

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT HARTLEY LIBRARY, ASH ROAD ON 13th May 2026 AT 10:00 a.m.

Present:

Cllr L Driscoll
Cllr L Glander
Cllr A Oxtoby
Cllr B Ramsay
Cllr V Sewell

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)

In the absence of the Chairman, Cllr L Driscoll chaired the meeting.

1. Election of Chairman of the Planning Committee

RESOLVED: That,

Cllr Mr L Abraham be elected the Chairman of the Planning Committee until the Annual Meeting of the Council in May 2027.

2. Election of Vice Chairman of the Planning Committee

RESOLVED: That,

Cllr Mrs L Driscoll be elected Vice Chairman of the Planning Committee until the Annual Meeting of the Council in May 2027.

3. Apologies

Apologies for absence were received from Cllr L Abraham, Cllr J Colwell and Cllr D Conroy due to family commitments.

4. Declarations of Interest

There were no declarations of interest.

5. Minutes of the previous meeting.

RESOLVED: That,

the minutes of the meeting of the Planning Committee held on 29th April 2026, be approved and signed by the Chairman as a correct record.

6. Planning applications

a) 26/00781/HOUSE Bedale, Church Road. Demolition of existing conservatory and replacement of existing side/rear extension with new wrap around extension, including roof lights, alteration to fenestration, and internal alterations. Demolition of existing garage and replacement with a new car port. Associated hard and soft landscaping.

RESOLVED: That,

No objection be raised in respect of application 26/00781/HOUSE Bedale, Church Road. Demolition of existing conservatory and replacement of existing side/rear extension with new wrap around extension, including roof lights, alteration to fenestration, and internal alterations. Demolition of existing garage and replacement with a new car port. Associated hard and soft landscaping provided it complies with Green Belt Regulations.

b) 26/00951/HOUSE Rosecroft, Ash Road. New front boundary fence and gate and extended tarmac driveway with additional parking space.

RESOLVED: That,

No objection be raised in respect of 26/00951/HOUSE Rosecroft, Ash Road. New front boundary fence and gate and extended tarmac driveway with additional parking space.

7. Planning Decisions

RESOLVED: That,

The following planning decision be received and noted:

Application no	Site	Description and SDC decision	HPC comment
26/00756/PIP	Land North of Bay Lodge, Ash Road.	Erection of dwellings with a minimum of 2 or maximum of 3 new dwellings and associated ancillary works.	

Refused **OBJECTION** _ The proposed development, by reason of its siting and scale would be harmful to the rural character and appearance of the area contrary to policy EN2 of the ADMP and SP1 of the Core Strategy. It would also constitute in appropriate development within the Green Belt and cause harm to the openness, contrary to the NPPF.

26/00293/HOUSE Langley, Ash Road Two-storey side extension linking the existing outbuilding to the main dwelling with rooflights, together with dormer extensions to the front and rear roof slopes. Alterations to fenestration. Relocation of 1st floor balcony.

Granted No objection provided it complies with Green belt Regulations.

8. Planning Enforcement Updates

Members received a verbal update on any enforcement cases.

9. Tree Preservation Orders

a) Reference: 26/00997/WTPO

Site: The Ivys, Gorsewood Road

Proposal: T1 & T2 Hornbeam - fell to ground level. Reason for removal: Both of these trees are trunks of timber with no canopy or amenity value in what is an existing well wooded area already offering species age and habitat diversity. The owner is keen to replant within their curtilage.

Members were requested to note that this application had been submitted to Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this was for information purposes only.

Members noted that several tree works had been previously granted to this property in 2020 (20/01275/WTPO and 20/01786/WTPO). Members considered the works unnecessary as the trees are still growing and therefore do provide amenity to the property and street scene. Their removal would be considered detrimental to the local amenity.

RESOLVED: That,
A comment be submitted in respect of Reference: 26/00997/WTPO Site: The Ivys, Gorsewood Road, Proposal: T1 & T2 Hornbeam - fell to ground level. Reason for removal: Both of these trees are trunks of timber with no canopy or amenity value in what is an existing well wooded area already offering species age and habitat diversity. The owner is keen to replant within their curtilage.
The Parish Council considered the works unnecessary as the trees are still growing and therefore do provide amenity to the property and street scene. Their removal would be considered detrimental to the local amenity.

10. Lawful Development Certificates

**a) Reference: 26/00829/LDCPR
Site: 19, Billings Hill Shaw**

Proposal: The site currently forms part of the existing front garden. Following the demolition of the exiting wall and its replacement with a fence.

Members noted that this application had been submitted to Sevenoaks District Council to carry out operations described above. As the Parish Council is not formally consulted, this was for information purposes only.

11. Planning Appeals

**a) Reference: 26/00022/RFPIP
Site: Land North East of bay Lodge, Ash Road.**

Proposal: Erection of dwellings with a minimum of 2 or maximum of 3 net dwellings and associated ancillary works.

Members noted that an appeal has been submitted to The Planning Inspectorate following refusal of planning consent by Sevenoaks District Council to carry out operations described above.

10. Date of next meeting

The next meeting will be held on 27th May 2026, commencing at 10:00 a.m.

The meeting closed at 10:20 a.m.

Signed:

Date:

Chairman of the Planning Committee.

