

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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30th July 2026

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **WEDNESDAY 5th AUGUST 2026** commencing at **10:00 a.m** in **Hartley Library, Ash Road.**

Yours sincerely

Jane Tyrrell

Assistant Clerk to the Council

Please note that the proceedings of this meeting may be recorded, in line with regulations set out in the Openness of Local Government Bodies Regulations 2014.

Background papers for the agenda items can be obtained from the Parish Office. Alternatively background papers may be emailed upon written request.

AGENDA

1. Apologies

To receive apologies for absence.

2. Declarations of Interest

To receive Members' declarations of interest which have not already been entered in the Members' register of interests or notified to the Monitoring Officer.

3. Minutes of the previous meeting

To approve as a correct record the minutes of the meeting of the Planning Committee held on 22nd July 2026.

Pursuant to Standing Order 3 (e) the Chairman will invite members of the public to express an interest should they wish to make representations, answer questions or give evidence in respect of any item of business included in the agenda.

4. Planning Applications

To consider the following planning applications:

Application no	Site	Description
26/00879/HOUSE	Pinewood, Church Road	Two storey side extension with a part pitched roof to the front elevation and then flat roof to rear and a rooflight to the existing roof above the existing staircase. New pedestrian access with new all

Application no	Site	Description
		and removal of existing hedge. Alterations to the fenestration.
26/01659/HOUSE	Beresford, Ash Road	Removal of existing security bollard, replacement with a 1.6m tall gate and erection of 1.6m fence.
26/01657/HOUSE	Fairby House, 1, Round Ash Way	New proposed rear access door to utility room, new window to shower room. Replacement Rain water down pipes and guttering. Existing SVP - External waste pipes relocated within dwelling. Full new replacement white UPVC external windows. Installation of roof mounted PV Solar panels to rear elevation. Formation of vehicular access
26/01196/HOUSE	Woodcote, Ash Road *GREEN BELT*	Existing annexe with raised decking and steps. Ancillary laundry room.

5. Planning Appeals

a) Reference: 26/00038/RFPLN
Site: Haley Shaw, Church Road

Description: Erection of outbuilding used for incidental storage.

To note that an appeal has been made against the Refusal of planning permission for the above proposal.

6. Planning Enforcement Updates

To receive a verbal update on any enforcement cases.

7. Regulation 18 Sevenoaks District Council Local Plan 2025 with Regulation 19 updates

The consultation for the Local Plan Regulation 19 is running from 23rd July to 17th September 2026.

Members are requested to note that following the Recommendation made at the meeting of the Planning Committee on the 22nd July, and ratified at the Extra-Ordinary meeting of the Council on the 27th July, that Tony Fullwood, the Planning Consultant previously instructed to respond on behalf of Hartley Parish Council, is instructed again to respond to this Consultation.

Mr Fullwood had initially proposed that he responds to Policy **ST1, H7, TLC1** and the **Site Allocations**. He has since asked ***“In connection with the site allocations, I wanted to confirm that, for this more focused representation, the Parish Council would wish to follow their precedent at the Regulation 18 stage and therefore not comment on the two small New Ash Green sites (which are technically within Hartley Parish)?”***

Members are requested to consider Mr Fullwood’s question and decide whether or not they wish to comment on ***“the two small New Ash Green sites (which are technically within Hartley Parish)?”***

Any comments must be received by **7th August** in order to give him sufficient time to prepare his report.

8. Proposal for Ebbsfleet AI Data Centre Campus

Members are requested to receive a verbal report following a meeting with the Developer of the proposal for Ebbsfleet AI Data Centre Campus on land either side of New Barn Road, between Pepperhill Recycling Centre and Southfleet Cricket Club.

10. Date of next meeting

List of circulated documents

In order to reduce the amount of photo copying in respect of the background papers relating to this agenda, only members of the committee have been provided with copies of certain documents. Should any member of the Council require copies of the following documents, please contact the Clerk. Copies of all documents listed below are available for inspection in the Parish Office

1. Minutes of the meeting held on 22nd July 2026

Committee membership

Cllr Abraham, Cllr Andrews, Cllr Colwell, Cllr Conroy (*ex officio*), Cllr Driscoll, Cllr Glander (*ex officio*), Cllr Ramsay, Cllr Sewell