

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT HARTLEY LIBRARY, ASH ROAD ON 19th AUGUST 2026 AT 10:00 a.m.

Present:

Cllr L Abraham
Cllr J Colwell
Cllr D Conroy
Cllr L Driscoll
Cllr L Glander
Cllr A Oxtoby
Cllr B Ramsay
Cllr V Sewell.

In attendance:

Mrs J Tyrrell (*Assistant Clerk*)
Cllr P Cole (SDC District Councillor)
1 member of the public

Before the start of the meeting, members of the Committee inspected the application sites 26/01802/FUL 29, Cherry Trees and 26/01815/ HOUSE St Martins, 17 Fairby Lane.

1. Apologies

There were no apologies for absence.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the previous meeting.

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 5 th August 2026, be approved and signed by the Chairman as a correct record.
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4. Planning applications

a) 26/01815/ HOUSE St Martins, 17 Fairby Lane. Two storey side extension and single storey rear extension. Creation of canopy to front elevation. Enlargement to existing side dormer. Removal of chimney and installation of rooflights. Associated internal alterations.

RESOLVED: That,

An objection be raised in respect of application 26/01815/ HOUSE St Martins, 17 Fairby Lane. Two storey side extension and single storey rear extension. Creation of canopy to front elevation. Enlargement to existing side dormer. Removal of chimney and installation of rooflights. Associated internal alterations. The Parish Council considers the proposed black horizontal timber cladding to be out of character and dominant thus detracting from the street scene. The Parish Council also objects as there is not the recommended 1 metre gap between the side wall of the proposed two storey extension and the boundary.

b) 26/01862/ HOUSE 4, Carmelite Way. Demolition of existing conservatory and erection of single-storey rear extension with lantern light; single-storey front extension to incorporate the existing garage. Alterations to fenestration, works to driveway including the erection of a wall.

RESOLVED: That,

No objection be raised in respect of application 26/01862/ HOUSE 4, Carmelite Way. Demolition of existing conservatory and erection of single-storey rear extension with lantern light; single-storey front extension to incorporate the existing garage. Alterations to fenestration, works to driveway including the erection of a wall.

c) 26/01870/ HOUSE Ethelbert, Ash Road. Proposed single-storey rear extension with roof lights following demolition/removal of the existing conservatory and part rear extension. Associated external alterations including replacement doors/windows.

RESOLVED: That,

No objection be raised in respect of application 26/01870/ HOUSE Ethelbert, Ash Road. Proposed single-storey rear extension with roof lights following demolition/removal of the existing conservatory and part rear extension. Associated external alterations including replacement doors/windows.

d) 26/01802/FUL 29, Cherry Trees. Demolition of existing garage. Roof side extension with rear dormers and roof lights. Single-storey side and rear extensions. Subdivision of existing dwelling to create two self-contained dwelling houses with associated parking, cycle storage, refuse storage and landscaping.

RESOLVED: That,

An objection be raised in respect of application 26/01802/FUL 29, Cherry Trees. Demolition of existing garage. Roof side extension with rear dormers and roof lights. Single-storey side and rear extensions. Subdivision of existing dwelling to create two self-contained dwelling houses with associated parking, cycle storage, refuse storage and landscaping. The Parish Council considers this application to be overdevelopment of the site.

5. Planning Decisions

To receive and note the following planning decisions:

1. 26/01200/HOUSE 65, Cherry Trees Demolishment of conservatory and garage for single storey side and rear extension. HPC Comment: No objection, SDC decision: Granted
2. 26/01090/HOUSE Kilrymont, Gorse Way Raise roof on existing garage to allow for standard height doorways and add small dormers for aesthetics. HPC Comment: No objection, SDC decision: Granted

6. Tree Preservation Orders

a) Reference: 26/02000/WTPO

Site: Oaklea, Gorse Way.

Proposal: Various works to trees.

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 is for information purposes only.

7. Neighbourhood Plan

a) Members had been asked consider a letter dated 4th August 2026, received from the Chairman of the Neighbourhood Plan Steering Group and to consider if Hartley Parish Council wishes to have its green spaces, as listed in the letter, designated as “Local Green Spaces”.

At the meeting of the Planning Committee on the 1st April 2026, a Recommendation was made to agree to have the green spaces, as listed in the letter, designated as “Local Green Spaces”.

Cllr Conroy asked if this could be formalised and a response sent to the Neighbourhood Plan Steering Group.

RESOLVED: That,

The Assistant Clerk, on behalf of the Parish Council, send an email to the Neighbourhood Plan Steering Group agreeing to have all of its green spaces, as listed in the letter from the Neighbourhood Steering Group dated 16th February 2026, designated as “Local Green Spaces.

b) Sevenoaks District Council Regulation 19. Members were advised that Mr Fullwood, Planning Consultant, had been instructed to respond on behalf of Hartley Parish Council.

Members were asked to consider whether they had any other information to pass onto the Planning Consultant to be added to our response.

A letter had been circulated by email from Ash cum Ridley Parish Council. The letter contained the response that they would be sending to Sevenoaks District Council to challenge the legal soundness of the Plan. Members agreed with this challenge and asked the Assistant Clerk to forward the letter to Mr Fulwood to be included in his formal response.

RESOLVED: That,

The Assistant Clerk, on behalf of the Parish Council, send an email to the Planning Consultant together with a copy of the letter from Ash Cum Ridley Parish Council and ask him to include the reasoning behind their challenge of the legal soundness of the Plan in the draft response from Hartley Parish Council to the Regulation 19 Consultation.

8. Proposed Parking Restrictions. The Parish Council had received notification of proposed parking restrictions at two locations on the Ash Road in Hartley;

a) On the Ash Road, outside the Post Office, from the junction at Culvey Close to outside Fairby Cottages

b) On the Ash Road at the junction with St John's Lane, outside No. 1 St John's Close.

Representations supporting or objecting to the proposed Orders are to be submitted to Kent County Council via their website by midday on **7th September 2026**.

Members had been requested to consider these two proposals and submit their comments.

Cllr Perry Cole, Sevenoaks District Councillor, explained the background to these two applications.

These applications were historic applications that had been brought to the attention of the current Parking Services Manager and as such, did not need to fulfil the normal consultation process (Pre-arrangement consultation, TRO consultation and then if successful, the installation costs).

He advised that parking issues can be dealt with by the District Council although matters of safety issues, were dealt with by Kent County Council.

Following his recent survey circulated to all households in the Parish, he advised that 76 of the responses received, wished for matters to be left as there are currently, 59 of the responses received wished for an increase in yellow lines, albeit with 34 of which suggested restricted times and 67 of the other responses received had other suggestions to improve the current situation.

Members agreed that the suggestion that the extension of the double yellow lines to *“eradicate the double parking that causes issues to free-flowing traffic moving vehicles to only park on one side of the road”* was inaccurate. Members had rarely seen parking on the *opposite* side of the road to the Post Office.

Cllr Oxtoby agreed that the Post Office should be protected at all costs especially as the Longfield one had closed and the one at New Ash Green was due to close in the Autumn.

Cllr Colwell pointed out that according to the data received from the Speed Indicator Device, peak times for traffic on the Ash Road was between 08:00-09:00 and 17:00-18:00. He also pointed out the increased volume of traffic on the Ash Road.

Cllr Conroy suggested that the Parish Council submit their response to the proposed parking restrictions on the Ash Road as an **objection** to the proposal. He also suggested that an explanation be made to the District Council explaining that the Parish Council wished this request to be *deferred* until sufficient time has been allowed to complete the collation of the data from the recent survey together with information from the mobile speed indicator device and to allow more consideration to be given to this matter. Members present agreed.

Cllr Cole advised that he would share the findings of his recent survey with the District Council and also ask them to defer this project. It was agreed that the Assistant Clerk respond in addition to Cllr Cole.

RESOLVED: That,

The Assistant Clerk, on behalf of the Parish Council, send an email to the Traffic Management Team, objecting to the proposed traffic Order in relation to the proposed

double yellow lines outside the Post Office on the Ash Road, offering an explanation and requesting that this matter be deferred.

Members discussed the second proposal to install double yellow lines on the Ash Road at the junction with St John's Lane, outside No. 1 St John's Close.

Members agreed that parking in St John's Lane was an ongoing issue due to the fact that people park on the bend and that it was a bus route. Members agreed that this suggestion should be **supported** but with the request that the proposed double yellow lines be extended further into St John's Close.

RESOLVED: That,

The Assistant Clerk, on behalf of the Parish Council, send an email to the Traffic Management Team, supporting the proposed traffic Order in relation to the proposed double yellow lines at the junction of John's Close on the Ash Road, asking if consideration could be made to extend the proposed lines further into St John's Close.

9. Draft CIL Charging Schedule for Sevenoaks District Council (August 2026)

The Parish Council had received an email dated 5th August 2026 from the Strategic Planning Team at Sevenoaks District Council.

Sevenoaks District Council is consulting on the Draft Community Infrastructure Levy (CIL) Charging Schedule Review between 6th August 2026 and 17th September 2026.

To ensure that the right infrastructure is delivered in the right place, at the right time and at the right scale to support new development, the Council is proposing to remove residential developments of 10 or more dwellings from CIL. These larger developments, along with all non-residential development, will instead mitigate their impacts through site-specific Section 106 agreements.

The Council welcomes comments on the proposed changes.

Under the current CIL legislation, a CIL charging authority must pass 15% of locals receipts to a Town or Parish Council. This rises to 25% if the Town or Parish Council has a neighbourhood plan in place.

Cllr Conroy suggested that the Parish Council responds to this consultation and requests that a larger percentage of locals receipts is passed to the Town or Parish Councils.

RESOLVED: That,

The Assistant Clerk, on behalf of the Parish Council, send an response to the Consultation requesting an *increase* to the percentage of locals receipts that is passed to the Town or Parish Councils.

9. Date of next meeting

The next meeting will be held on 2nd September, commencing at 10:00 a.m.

The meeting closed at 11:05 a.m.

Signed:

Date:

Chairman of the Planning Committee.