

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT HARTLEY LIBRARY, ASH ROAD ON 7th OCTOBER 2026 AT 10:00 a.m.

Present:

Cllr Larry Abraham
Cllr Lesley Driscoll
Cllr Laurence Glander
Cllr Anne Oxtoby
Cllr Brian Ramsay
Cllr Vincent Sewell.

In attendance:

Mrs H Boden (*Clerk*)

There were no site visits prior to the meeting.

1. Apologies

Apologies for absence had been received from Cllr Jim Colwell.

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 23rd September 2026,
be approved and signed by the Chairman as a correct record.

4. Planning applications

a) 26/02443/HOUSE, The Seasons, Gorse Way. First floor side extension and new two-storey front entrance feature. Revisions to fenestration. Removal of existing chimney and alterations to roof line with new pitched roof.

Members noted that no representations had been received from members of the public.

RESOLVED: That,
no objection be raised in respect of application 26/02443/HOUSE, The Seasons, Gorse Way, for a first floor side extension and new two-storey front entrance feature, revisions to fenestration and removal of existing chimney and alterations to roof line with new pitched roof

b) 26/02336/HOUSE, Elderberry Cottage, Gorse Way. Removal of existing two storey rear extension single storey rear extensions, front balcony and detached garage. Double storey rear and side extension with whole replacement roof to dwelling. Alterations to fenestration and materiality. Addition of single storey detached annexe outbuilding, and secondary single storey outbuilding. Addition of automatic entrance gates, fences gates and front landscaping. Addition of in-roof solar photovoltaic panels.

Members noted that no representations had been received from members of the public.

RESOLVED: That,

no objection be raised in respect of application 26/02336/HOUSE, Elderberry Cottage, Gorse Way, for the removal of existing two storey rear extension single storey rear extensions, front balcony and detached garage. Double storey rear and side extension with whole replacement roof to dwelling. Alterations to fenestration and materiality. Addition of single storey detached annexe outbuilding, and secondary single storey outbuilding. Addition of automatic entrance gates, fences gates and front landscaping and addition of in-roof solar photovoltaic panels.

c) 26/01802/FUL, 29, Cherry Trees. AMENDED APPLICATION: 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. Amended bedroom layout at first floor level.

RESOLVED: That,

an objection be raised in respect of amended application 26/01802/FUL, 29, Cherry Trees, for the 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, on the grounds that the Committee considers the proposal to be over development of the site.

d) 26/01657/HOUSE, Fairby House, 1 Round Ash Way. AMENDED APPLICATION: 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. Amended application to remove the formation of a vehicular access.

RESOLVED: That,

no objection be raised in respect of amended application 26/01657/HOUSE, Fairby House, 1 Round Ash Way, for a 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.

e) 26/02100/FUL, Annexe at Quay House, Ash Road. Erection of a replacement dwelling together with demolition of the existing dwelling use existing stable building for use for storage and cycle parking and associated works including provision of parking space.

Members noted that no representations had been received from members of the public.

RESOLVED: That,

an objection be raised in respect of application 26/02100/FUL, Annexe at Quay House, Ash Road, for the erection of a replacement dwelling together with demolition of the existing dwelling use existing stable building for use for storage and cycle parking and associated works including provision of parking space, on the grounds that the Committee considers the proposal to be over development of the site. In addition, the plans are unclear, as there are two block plans included with the application, both stating that they are “proposed block plans” (Drawing nos 102 and 104).

5. Planning Decisions

RESOLVED: That,

the following planning decisions be received and noted:

Application no	Site	Description and SDC decision	HPC comment
26/01912/HOUSE	9, Culvey Close	Proposed new vehicle crossover and replacement of lawn with hardstanding. Granted	No objection.
26/01196/HOUSE	Woodcote, Ash Road	Existing annexe with raised decking and steps. Ancillary laundry room. Granted	No objection.
26/02017/HOUSE	Fourways, 1, Conifer Avenue	Single storey front extension, single storey rear extension and internal alterations. Granted	No objection.

6. Sevenoaks District Council TRO Amendment 5 Waiting Restrictions

The Chairman reported that the proposal to install double yellow lines on the Ash Road, outside the Post Office has been abandoned. Cllr Perry Cole is due to meet with the SDC Officer on the 6th October to discuss the situation and will update Members accordingly.

RESOLVED: That,

the above report be noted:

7. Tree Preservation Order

Reference: 26/02548/WTPO

Site: Chatenay, Manor Drive

Proposal: Beech Tree – cut back 3 branches to boundary.

The Committee had been requested to note that this application has 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.

RESOLVED: That, the above report be noted:

8. Date of next meeting

The next meeting will be held on Wednesday 21st October, commencing at 10:00a.m. at Hartley Library

The meeting closed at 10:22 a.m.

Signed:

Date:

Chairman of the Planning Committee.