MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT HARTLEY LIBRARY, ASH ROAD ON 4th NOVEMBER 2026 AT 10:00 a.m.

Present:
Cllr David Conroy
Cllr Lesley Driscoll
Cllr Laurence Glander
Cllr Anne Oxtoby
Cllr Brian Ramsay
Cllr Vincent Sewell.

In attendance:
Mrs J Tyrrell *(Assistant Clerk)*

There were no site visits prior to the meeting.

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

1. Apologies

Apologies for absence were received from Cllr Larry Abraham and Cllr Jim Colwell due to family commitments.

2. Declarations of Interest

Cllr Sewell declared an interest as he knew the applicant of planning application 26/02324/FUL to be discussed under item no.4

3. Minutes of the previous meeting.

RESOLVED: That,

the minutes of the meeting of the Planning Committee held on 21st October 2026, be approved and signed by the Chairman as a correct record.

4. Planning applications

a) 26/02602/FUL Manor Farm, Manor Road. Use of land for the stationing of a residential caravan.

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

RESOLVED: That,

an objection be raised in respect of application 26/02602/FUL Manor Farm, Manor Road. Use of land for the stationing of a residential caravan. The Parish Council considers the application inappropriate development within the Green Belt and harmful to its openness.

b) 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.

Amended application - to note that the application has been amended - Additional parking provision.

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

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. Amended application - to note that the application has been amended - Additional parking provision.

The Parish Council objects to this application as it considers it to be overdevelopment of the site.

c) 26/02324FUL 2, Cherry Trees. Removal of existing hedgerow and erection of new front boundary fencing. Installation of a boundary wall along the remaining front boundary.

RESOLVED: That,

an objection be raised in respect of application 26/02324FUL 2, Cherry Trees. Removal of existing hedgerow and erection of new front boundary fencing. Installation of a boundary wall along the remaining front boundary.

The Parish Council considers the proposal out of keeping with the street scene. It is also aware that this application *may* contravene a covenant attached to the properties in this road in regards to boundary fences/walls.

d) 26/02596/HOUSE. Lillison, Manor Drive. Erection of a two-storey front and a two-storey rear extension. Conversion of loft, creation of dormers and installation of Juliet balcony. Installation of bi folding doors, repositioning of front door and alterations to fenestration.

Amended application - to note that the application has been amended – Internal wall removed on proposed ground floor plan. No material changes to application.

RESOLVED: That,

No *additional* comments be submitted be raised in respect of application 26/02596/HOUSE. Lillison, Manor Drive. Erection of a two-storey front and a two-storey rear extension. Conversion of loft, creation of dormers and installation of Juliet balcony. Installation of bi folding doors, repositioning of front door and alterations to fenestration.

5. Planning Decisions

RESOLVED: That,

the following planning decisions be received and noted:

Application no: 26/02070/HOUSE, Site: Arisaig, Gorse Way, Description; Demolition of conservatory and replacement with single storey rear extension with gable ended pitched roof. HPC comment; No objection, SDC decision: Granted.

6. Lawful Development Certificate

a) Reference: 26/02646/LDCPR
Site: Hagersville, Ash Road
Proposal: Two side extensions and three outbuildings, with associated alterations to fenestration.

Members noted 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.

Members agreed to submit a response to this application as they agreed that it was overdevelopment of the Green Belt site.

RESOLVED: That,

an objection be raised in respect of application 26/02646/LDCPR Hagersville, Ash Road.Two side extensions and three outbuildings, with associated alterations to fenestration. The Parish Council considers the application inappropriate development within the Green Belt and harmful to its openness.

b) Reference: 26/02709/LDCPR
Site: The Cottage, Hartley Bottom Road
Proposal: Siting of mobile single unit caravan structure to provide ancillary accommodation.
Members noted 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.

Members discussed this application, recalling that the previous application (24/01725/HOUSE) had been granted on the condition that *"very special circumstances are put forward in the form of the removal of existing outbuildings and hardstanding on site to benefit openness".*
On this basis, Members agreed to submit an objection to the application.

RESOLVED: That,

an objection be raised in respect of application 26/02709 LDCPR The Cottage, Hartley Bottom Road. Siting of mobile single unit caravan structure to provide ancillary accommodation. The Parish Council considers the application inappropriate development within the Green Belt and harmful to its openness. The Parish Council wishes to draw attention to the fact that previous outbuildings were removed as part of the condition of the granting of application 24/01725/HOUSE.

7. Tree Preservation Order

a) Reference: 26/02568/WTPO

Site: The Ivys, Gorsewood Road
Proposal: Various works to trees

Members noted 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.
Members recalled recent treeworks at this property and as a result, agreed to voice its concerns to the Tree Officer.

RESOLVED: That,

an objection be raised in respect of application 26/02568/WTPO, The Ivys, Gorsewood Road. Proposal: Various works to trees. The Parish Council is concerned about the number of applications submitted at this address in a relatively short space of time.

8. Sevenoaks District Council – Street naming and numbering – Section 64 Town Improvements Act 1847

a) Reference: 26/00120/CHGADD
Site: Appledore, Ash Road DA3 8EN

Proposal: It has been discovered that there are two properties with the same name (Appledore) on Ash Road, Hartley. Following consultation with the owners, it has been decided to change the spelling of one of the properties, which is in the postcode DA3 8EN. Please note the change only applies to the property in this postcode.
Old address: Appledore DA3 8EN, New address: Appledoor, DA3 8EN

RESOLVED:,

To note the new spelling for the two properties.

b) Reference: 26/00090/STSDEV
Site: Land Rear of Olinda, Woodcroft and Kingswood, Ash Road
Proposal: Construction of nine detached dwellings

To note that the new addressing for the above development has been confirmed.

RESOLVED:,

To note the new addressing for the development at Land Rear of Olinda, Woodcroft and Kingswood, Ash Road

9. Correspondence received

An email has been received from a Developer requesting a meeting with the Parish Council to discuss a possible development in Hartley.
In line with our policy, the request was declined and a response sent to the Developer. Members discussed the Policy and agreed that it should be upheld.

Cllr Conroy suggested that, should the site be accepted by Sevenoaks District Council as part of the Call for Sites, then Members needed to discuss this site in more detail as a

potential development site and make the necessary preparations in anticipation of a planning application being received. This was agreed.

RESOLVED:,

To monitor the site at the rear of Banckside and should the site be accepted by Sevenoaks District Council as part of the Call for Sites, to discuss this site in more detail as a potential development site, making the necessary preparations in anticipation of a planning application being received.

10. Sevenoaks District Council – List of planning appeals
Reference: 26/00057/RFPLN
Site: St Martins, 17, Fairby Lane, DA3 8DA

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

11. Planning application invalidated

a) Reference: 26/02241/HOUSE
Site: Willow Tree Cottage, Church Road
Proposal: Demolition of rear conservatory and side dormer. New two-storey rear extension with roof light and dormer windows. Associated internal alterations and alterations to fenestration and to roof line. Adjustments to existing garden gate.

Members noted that this application that had previously been submitted to Sevenoaks District Council to carry out operations described above, has since been withdrawn.

12. Planning Enforcement Update

A verbal report was given on the current enforcement cases.

13. Date of next meeting

The next meeting will be held on Wednesday 18th November, commencing at 10:.00a.m. at Hartley Library

The meeting closed at 10:36 a.m.

Signed: ……. Date: ……..

Chairman of the Planning Committee.