

HARTLEY PARISH COUNCIL

Clerk to the Council: Mrs H Boden
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15th July 2021

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **Wednesday 21st July 2021** commencing at **09:30a.m** at **Hartley Village Hall**

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 (WHITE)

To approve as a correct record the minutes of the meeting of the Planning Committee held on 7th July 2021.

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 applications:

Application no	Site	Description
21/02089/FUL	Fairfields, Manor Lane **GREEN BELT**	Conversion of existing garage/workshop to a single dwelling house including garden amenity space, access and associated landscaping.
21/01885/HOUSE	Clifton, 2A Green Way	Demolition of existing garage and erection of replacement garage. New crossover, reconfiguration of hard standing, hedge, fence and gate.
21/02021/HOUSE	Merry Ways, Ash Road	Conversion of side loft to a habitable space and loft conversion with rear flat roof dormer, Juliet balcony and alterations to fenestration.
21/02036/HOUSE	Barncroft, Church Road	Proposed single storey rear extension, new pitched roof to existing first floor rear extension with gable glazing to rear elevation. Re-alignment of the centre window to the main elevation at first floor.
21/02039/LDCEX	WH Groundworks Ltd, Manor Farm Yard, Manor Road	Confirmation of the change of use for the stationing of 7 static caravans for residential occupancy. N.B The applicant is asking for a formal legal determination from the Council as to whether a particular use or development is lawful under planning law. They can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.
21/02087/HOUSE	Flora, Church Road **GREEN BELT**	Proposed demolition of side conservatory and alterations to ground floor. Proposed raising of wall plate, roof alterations and attic conversion.
21/01585/HOUSE	Annians, 19, Fairby Lane	*Amended Consultation* Single storey rear extension with change to 1 st floor window placement. Replacement of conservatory with part side single storey extension. New front porch. <i>Amendment – The new front porch has been included in the proposal description.</i>

Application no	Site	Description
21/01896/HOUSE	42, Springcroft	<p>*Amended Consultation*</p> <p>Part first floor/part two storey extension to front and rear. Erection of garage to rear.</p> <p>Amended description to include garage.</p>
21/01855/HOUSE	<p>Woodview, Chapel Wood Road</p> <p>**GREEN BELT**</p>	<p>*Amended Consultation*</p> <p>Demolition of existing garage and erection of a single storey side extension.</p> <p>Amendment – Further information regarding the demolition of the existing garage.</p>
21/01032/CONVAR	Site of Amberley, Ash Road	<p>*Amended Consultation*</p> <p>Variation of condition 4 (landscaping) of 17/02903/FUL for demolition of existing dwelling and construction of a two storey building providing four flats (3 x 2 bed and 1 x 1 bed) with off street parking, garden areas and refuse storage for alterations to the previously approved landscaping, which was previously discharged under application 17/03739/DETAIL</p> <p>Amendment – An amended landscaping plan has been submitted along with photos, which reflects the landscaping on the application site.</p>

5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
21/01405/HOUSE	<p>Innisfree, Fairby Lane</p> <p>**GREEN BELT**</p>	Proposed ground floor extensions, conversion of garage, new roof and loft conversion with dormers and balcony to the rear, raised patio terrace, landscaping	Hartley Parish Council objects to the above application as it is considered that the proposal

Application no	Site	Description and SDC decision	HPC comment
		and alterations to fenestration. Refused	would detrimentally harm the openness of the Green Belt due to the increase in scale and bulk to the original dwelling.
21/00806/HOUSE	Beresford, Ash Road	Proposed new garden house to be located to the western side of the garden. Granted	The Parish Council wishes that an objection be raised in respect of application SE/21/00806/HOUSE, Beresford, Ash Road. Proposed new garden house to be located to the western side of the garden. In conjunction with application SE/21/00808/PAE, this appears to be overdevelopment of the site. The Parish Council also believes that the proposed new garden house is not subservient in scale and position to the original dwelling

6. Neighbourhood Plan (WHITE)

- a) To consider any update on the proposed Neighbourhood plan.
- b) To discuss and consider background documents regarding the Settlement Hierarchy designation applied by Sevenoaks District Council to Hartley (Current designation of Local Services Centre)

7. Hartley Settlement Hierarchy Designation

To receive and note a response from Sevenoaks District Council dated 14th July 2021 following our letter to them regarding the designation of Hartley as a 'Local Service Centre' and the process of reviewing the designation.

8. Planning Enforcement Updates

To receive a verbal update on any enforcement issues.

9. Date of the 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 7th July 2021 (**WHITE**)
2. Hartley Settlement Hierarchy Designation - Copy of letter received from Sevenoaks District Council dated 14th July 2021

Committee membership

Cllr Abraham (<i>ex officio</i>)	Cllr Mrs Oxtoby (<i>ex officio</i>)
Cllr Alford	Cllr Ramsay
Cllr Sewell	Cllr Ross