

**HARTLEY PARISH COUNCIL**

Clerk to the Council: Mrs H Boden  
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14<sup>th</sup> October 2021

Dear Councillor

You are hereby summoned to attend a meeting of the Planning Committee to be held on **Wednesday 20<sup>th</sup> October 2021** commencing at **10:00 a.m** in **Hartley Library**.

Note: Members of the Committee to assemble at Hartley Library at **09:45 a.m.** in order to carry out any site meetings as may be deemed necessary by the Chairman or Vice-Chairman of the Planning Committee.

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 8<sup>th</sup> September 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
21/03214/FUL	Land West of Highlands, Ash Road <b>*GREEN BELT*</b>	Erection of a single storey dwelling
21/03184/MMA	Fairfields, Manor Lane <b>*GREEN BELT*</b>	Minor Material Amendment to 21/02089/FUL

#### 5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
21/02655/HOUSE	9, Culvey Close	Demolition of existing conservatory and construction of new two storey rear extension.  <b>Granted.</b>	No objection
21/02760/HOUSE	Vrindhaven, Ash Road	Removal of front porch and bay windows, removal of side chimney and removal of front dormer. New front porch, two storey side extension and part single part two storey rear extension.  <b>Refused.</b>	Hartley Parish Council objects to the above application as it would appear that the proposed development, along with the cumulative impact of existing extensions to the original dwelling, would exceed the 50% permitted increase in the Green Belt.

## 6. Planning appeals

### a) SDC Ref: SE/21/00344/HOUSE

**Site: 44, Wellfield, Hartley**

**Nature: Part single, part two storey, rear and side extensions.**

To note that an appeal has been made under the **Householder Appeals Service** against the District Council's refusal of planning permission for the development described above.

The appeal start date is 24<sup>th</sup> September 2021

### b) SDC Ref: SE/20/03134/FUL

**Site: Ludham, Woodland Avenue, Hartley**

**Nature: Creation of a new plot in a back garden and erection of a new dwelling house in it.**

To note that an appeal has been made to the Secretary of State against the District Council's refusal of planning permission for the development described above.

The appeal start date is 24<sup>th</sup> September 2021

### c) SDC Ref: SE/21/02036/HOUSE

**Site: Barncroft, Church Road, Hartley**

**Nature: 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.**

To note that an appeal has been made to the Secretary of State against the District Council's refusal of planning permission for the development described above.

## 7. Prior Notification

### a) Ref: 21/03241/LDCPR

**Site: Innisfree, Fairby Lane, Hartley, Kent DA3 8DA (GREEN BELT)**

**Development: Proposed ground floor rear extension.**

To note that this application has been received by Sevenoaks District Council to carry out operations described above.

As there is no statutory requirement to publicise this application, this is for information purposes only.

## 8. Planning Enforcement Updates

To receive a verbal update on any enforcement issues

## **9. Correspondence received from Sevenoaks District Council (GREEN)**

Following a Recommendation at the meeting of the Planning Committee on 8<sup>th</sup> September 2021 a letter was sent to Sevenoaks District Council.

The letter queried if application 21/02089/FUL (Fairfields, Manor Lane) conformed with part b of “*Policy GB7 Re-use of buildings within the Green Belt*” and if a detailed structural survey and method statement had been submitted by the applicant to demonstrate that the building was capable of conversion without major or complete re-construction and to query if these documents had been considered as part of the decision process.

A response had been received and Members were requested to receive and note the response.

## **10. Sevenoaks District Settlement Hierarchy – 2021 Update and Audit**

As part of the ongoing work on the Local Plan and the evidence base, Sevenoaks District Council is currently undertaking an update of the Settlement Hierarchy.

The Parish Council is requested to review the information that Sevenoaks District Council holds and to submit any changes to the spreadsheet by **5<sup>th</sup> November 2021**.

## **11. Sevenoaks District Council - Local Plan (WHITE)**

a) To receive an update on the Local Plan from Cllr Alford.

b) To receive an email dated 14<sup>th</sup> October 2021 from Sevenoaks District Council – Strategic Planning Consultations. This email outlines the next stages in The Local Plan, the next stages and important dates.

## **12. 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 29<sup>th</sup> September 2021
2. Letter dated 30<sup>th</sup> September 2021 from Sevenoaks District Council re: application 21/02089/FUL
3. Email dated 8<sup>th</sup> October 2021 from Sevenoaks District Council and attached Settlement hierarchy list
4. Email dated 12<sup>th</sup> October 2021 from Fawkham Parish Council regarding an update on the Local Plan.
5. Email dated 14<sup>th</sup> October 2021 from Sevenoaks District Council regarding Strategic Planning Consultations.

### **Committee membership**

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