

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD
IN HARTLEY VILLAGE HALL ON 11th August 2021 AT 10:00 a.m.**

Present: Cllr L Abraham (*Chairman*)
Cllr C Alford
Cllr A Oxtoby
Cllr B Ramsay
Cllr I Ross
Cllr V Sewell

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

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 21st July 2021, be approved and signed by the Chairman as a correct record.
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4. Planning Applications

a) 21/02397/HOUSE Lonicera, Stack Lane. Erection of part single and part two storey extensions at front and rear to existing detached dwelling.

The Committee noted that one letter of support had been received from members of the public.

RESOLVED: That, no objection be raised in respect of application 21/02397/HOUSE Lonicera, Stack Lane. Erection of part single and part two storey extensions at front and rear to existing detached dwelling.
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b) 21/02483/HOUSE Orchard Side, Ash Road. The proposal is to create a single larger entrance to the property. In order to make entering and leaving the property safer and easier, reconfigure the front boundary wall. There are currently two entrances to the property, the left entrance is unsafe to exit from as you are unsighted in both directions. The right entrance has partial visibility of oncoming traffic but is difficult to exit from due to its narrow width. The existing front wall will remain in place but lowered from 1200mm to 900mm to increase visibility of oncoming traffic. The left entrance will be closed off by extending the front wall

between the existing walls on either side of the entrance and filling the gap. The right entrance will then be widened by 1000mm by removing 1000mm of existing front wall. An additional wall section 1800mm in length and 900mm height and perpendicular to the front wall. Pillars will be built at 900mm in height at the ends of the entrance walls.

The Committee noted that one letter of objection had been received from members of the public.

RESOLVED: That,
no objection be raised in respect of application 21/02483/HOUSE Orchard Side, Ash Road. The proposal is to create a single larger entrance to the property. In order to make entering and leaving the property safer and easier, reconfigure the front boundary wall. There are currently two entrances to the property, the left entrance is unsafe to exit from as you are unsighted in both directions. The right entrance has partial visibility of oncoming traffic but is difficult to exit from due to its narrow width. The existing front wall will remain in place but lowered from 1200mm to 900mm to increase visibility of oncoming traffic. The left entrance will be closed off by extending the front wall between the existing walls on either side of the entrance and filling the gap. The right entrance will then be widened by 1000mm by removing 1000mm of existing front wall. An additional wall section 1800mm in length and 900mm height and perpendicular to the front wall. Pillars will be built at 900mm in height at the ends of the entrance walls.

c) 21/02461/HOUSE Glebe House, Ash Road. Part single/part double storey rear extension, demolition of existing shed, fenestration alterations, demolition of existing porch and porch extension, replacement of side extension flat roof with pitched roof and addition of rooflights, landscape alterations including raised patio, erection of a detached garage with driveway alterations

The Committee noted that no letters of representation had been received from members of the public.

RESOLVED: That,
an objection be raised in respect of application 21/02461/HOUSE Glebe House, Ash Road. Part single/part double storey rear extension, demolition of existing shed, fenestration alterations, demolition of existing porch and porch extension, replacement of side extension flat roof with pitched roof and addition of rooflights, landscape alterations including raised patio, erection of a detached garage with driveway alterations. The proposal, in conjunction with previously granted applications, would exceed the 50% allowance of the original dwelling and be contrary to Green Belt Policy. It is also considered that the proposal would detrimentally harm the openness of the Green Belt and the proposed siting of the garage would seriously detract from the visual amenities of the adjacent Local Nature Reserve (Rectory Meadow)

5. Planning Decisions

RESOLVED: That, the following planning decisions be received and noted;

Application no	Site	Description and SDC decision	HPC comment
21/01585/HOUSE	Annians, 19, Fairby Lane	Single storey rear extension with change to 1st floor window placement. Replacement of conservatory with part side single storey extension. New front porch. Granted	No objection
21/01524/HOUSE	The Red House, Ash Road	Proposed first floor extension. Granted	No objection
21/01855/HOUSE	Woodview, Chapel Wood Road	Demolition of existing garage and erection of a single storey side extension. Granted	Hartley Parish Council objects to the proposed application as it is considered that the proposal in conjunction with previously granted applications, would exceed the 50% allowance of the original dwelling and be contrary to the Green Belt Policy

6. Neighbourhood Plan

a) Cllr Alford advised Members that he was continuing to liaise with Fawkham Parish Council and was in the process of shortlisting Planning Consultants.

b) The Committee noted that correspondence had been submitted to Sevenoaks District Council regarding the Parish Council's concern regarding the designation of Hartley as a 'Local Service Centre' and noted that a request had been made to re-evaluate the designation at the next review.

RESOLVED: That,
Cllr Alford's report be noted.

7. Sevenoaks District Council – Local Plan Update. Development & Conservation Advisory Committee 6th July 2021

a) The Committee had been requested to note a report from Sevenoaks District Council dated 6th July 2021 providing an update on the Local Plan and outlining the next steps in the plan making process.

b) The Committee had been requested to note Minutes from Sevenoaks District Council meeting of the Development & Conservation Advisory Committee 6th July 2021

RESOLVED: That, Both report and Minutes are noted.
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8. Tree Preservation Orders

Application for consent to cut down, prune or uproot trees covered by a Tree Preservation Order.

Site: 42, Springcroft, Hartley

Ref: 21/02228/WTPO

Development: Trim back branches overhanging into rear garden to fence line.

Members had been requested 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.

9. Community Asset Status

Following a recent fire at a local public house, Members had been advised that assets within a Parish could be considered for Community Asset Status which would offer the building a certain level of protection.

Members had been asked to consider if there were any buildings in the Parish eligible and if the Parish Council wish to further explore this option.

After considering assets within the village, it was agreed that Hartley Library should be considered as a Community Asset and that the Community Right to Bid Nomination Form be completed and submitted to Sevenoaks District Council.

RECOMMENDED : That, The Community Right to Bid Nomination Form be submitted to Sevenoaks District Council nominating Hartley Library as a Community Asset.
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10. Planning Enforcement Updates

There were no updates.

11. Date of the next meeting

Wednesday 25th August commencing at 10.00 a.m.

The meeting closed at 10:45 a.m

Signed:

Date:

Chairman of the Planning Committee