

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN HARTLEY VILLAGE HALL ON 23rd JUNE 2021 AT 10:00 a.m.

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

In attendance: Cllr Perry Cole, Mrs J Tyrrell (Assistant Clerk) & 1 member of the public.

1. Apologies

There were no apologies for absence.

2. Declarations of Interest

There were none.

3. Minutes of the previous meeting

RESOLVED: That, the minutes of the meeting of the Planning Committee held on 9 th June 2021, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 21/01512/FUL Land behind Greenacre and Little Cedars, Castle Hill. Demolition of existing dwelling, formation of new access and erection of replacement dwelling to rear with associated garage, parking and landscaping.

The Committee noted that six letters of representation had been received from members of the public, objecting to the application. Correspondence had also been received from Kent Fire and Rescue Service with concerns regarding the parking and turning circle and the Tree Officer at Sevenoaks District Council had asked for a landscaping condition to be imposed.

RESOLVED: That, an objection be raised in respect of application 21/01512/FUL Land behind Greenacre and Little Cedars, Castle Hill. Demolition of existing dwelling, formation of new access and erection of replacement dwelling to rear with associated garage, parking and landscaping. as it is considered that the proposal would detrimentally harm the openness of the Green Belt. The proposal, by virtue of the siting, within 30 metres of a listed building, design, bulk and scale, would create a development harmful to the character of the

adjacent Green Belt and also to the character of the street scene (Contrary to Policy GB4)

b) 21/01819//HOUSE Sonesta, 11, Round Ash Way Part single storey and two storey extension, alterations to fenestration and addition of pitched roof to existing porch.

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

RESOLVED: That,
No objection be raised in respect of application 21/01819//HOUSE Sonesta, 11, Round Ash Way Part single storey and two storey extension, alterations to fenestration and addition of pitched roof to existing porch.

c) 21/01855/HOUSE Woodview, Chapel Wood Road (GREEN BELT). Single storey side extension. .

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 21/01855/HOUSE Woodview, Chapel Wood Road. Single storey side extension as it is believed that in conjunction with previously granted applications, this would exceed the 50% allowance of the original dwelling and be contrary to the Green Belt Policy.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
21/00916/HOUSE	5, Downs Valley	Proposed demolition of existing conservatory and construction of a new sun room. Alterations and extension to existing balcony area. <i>Amended consultation.</i> Granted	No objection.
21/01108/HOUSE	Porthcurno, Gorse Way	Rear extension consisting of orangery, utility room and shower	No objection.

		room. Granted	
21/01243/HOUSE	27, Billings Hill Shaw	Single storey front extension. Garage conversion. New pitched roof to front. Granted	No objection.
21/01243/HOUSE	Ashdown, Gorsewood Road	Proposed demolition of existing conservatory and conversion of existing garage into habitable with construction of new side, rear	No objection.

6. Neighbourhood Plan

a) Cllr Alford updated members on his progress to date. He also circulated notes taken at the meeting of the steering committee held on the 18th June for reference.

He continued to liaise with representatives of Fawkham Parish Council and was currently researching Planning Consultants.

b) At the previous meeting, a question had been raised regarding the Settlement Profile assigned to Hartley which instead of being allocated a profile of 'Village', had been allocated 'Local Service Centre'. It was questioned whether this should be challenged with Sevenoaks District Council. It was agreed that a letter should be sent to Sevenoaks District Council asking the process to challenge the designation assigned to Hartley.

RESOLVED: That,
A letter is sent to the Principal Planning Officer at Sevenoaks District Council asking for details of the process to have the designation assigned to Hartley changed back to 'Village' instead of 'Local Service Centre'.

7. Planning Enforcement Updates

A verbal report was given to the Committee.

8. Date of the next meeting

Wednesday 7th July 2021 commencing at 10.00 a.m.

Cllr Abraham advised Members that he had been consulted by Sevenoaks District Council on application 21/01032/CONVAR. Removal 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.

The Planning Officer was mindful to pass the application based on the information to hand.

A discussion followed and it was agreed that Cllr Cole would request that this application is called to the Planning Committee rather than agreed to be determined by delegated powers. Cllr Cole would speak as a District Councillor and asked Cllr Oxtoby to speak on behalf of the Parish Council.

The meeting closed at 10:45 a.m

Signed:

Date:

Chairman of the Planning Committee