

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD  
IN HARTLEY VILLAGE HALL ON 21<sup>st</sup> JULY 2021 AT 09:30 a.m.**

Present: Cllr L Abraham (*Chairman*)  
Cllr C Alford  
Cllr B Ramsay

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

**1. Apologies**

Apologies for absence had been received from Cllr Oxtoby, Cllr Ross and Cllr Sewell.

**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 7 <sup>th</sup> July 2021, be approved and signed by the Chairman as a correct record.
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**4. Planning Applications**

**a) 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.**

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 21/02089/FUL Fairfields, Manor Lane conversion of existing garage/workshop to a single dwelling house including garden amenity space, access and associated landscaping as the proposal is considered to be inappropriate development within the Green Belt.
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**b) 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.**

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 21/01885/HOUSE Clifton, 2A Green Way. Demolition of existing garage and erection of replacement garage. New crossover, reconfiguration of hard standing, hedge, fence and gate.

**c) 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.**

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 21/02021/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

**d) 21/02036/HOUSE Barncroft, Church Road (GREEN BELT). 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.**

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 21/02036/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 providing it complies with Green Belt Policies.

**e) 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.**

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 21/02039/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. It is noted that activity has been reported at the site in recent years and the

Parish Council challenges that all the caravans have been in place for more than ten years as stated in the application form.

**f) 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.**

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 21/02087/HOUSE Flora, Church Road Proposed demolition of side conservatory and alterations to ground floor. Proposed raising of wall plate, roof alterations and attic conversion providing the proposal complies with Green Belt Policies.

**g) 21/01585/HOUSE Annians, 19, Fairby Lane \*Amended Consultation\*  
Single storey rear extension with change to 1st floor window placement. Replacement of conservatory with part side single storey extension. New front porch.**

***Amendment – The new front porch has been included in the proposal description.***

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

RESOLVED: That,  
no additional comments be submitted in respect of application 21/01585/HOUSE Annians, 19, Fairby Lane \*Amended Consultation\*  
Single storey rear extension with change to 1st floor window placement. Replacement of conservatory with part side single storey extension. New front porch.

**h) 21/01896/HOUSE 42, Springcroft \*Amended Consultation\*  
Part first floor/part two storey extension to front and rear. Erection of garage to rear.**

***Amended description to include garage.***

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

RESOLVED: That,

no additional comments be submitted in respect of application 42, Springcroft Part first floor/part two storey extension to front and rear. Erection of garage to rear.

**i) 21/01855/HOUSE Woodview, Chapel Wood Road (GREEN BELT)  
\*Amended Consultation\***

**Demolition of existing garage and erection of a single storey side extension.**

***Amendment – Further information regarding the demolition of the existing garage.***

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

RESOLVED: That,

no additional comments be submitted in respect of application 21/01855/HOUSE Woodview, Chapel Wood Road Demolition of existing garage and erection of a single storey side extension.

**j) 21/01032/CONVAR Site of Amberley, Ash Road \*Amended Consultation\***

**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**

***Amendment – An amended landscaping plan has been submitted along with photos, which reflects the landscaping on the application site.***

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

RESOLVED: That,

The original objection that was submitted on 5<sup>th</sup> May 2021 be withdrawn having reviewed the additional documents submitted for the variation of condition in respect of application 21/01032/CONVAR Site of Amberley, Ash Road 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.

## 5. Planning Decisions

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

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

Cllr Alford updated members on the Steering Group's progress to date.

He was continuing to liaise with Fawkham Parish Council and was in the process of shortlisting Planning Consultants.

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

## 7. Hartley Settlement Hierarchy Designation

The Committee had been requested to receive and note a response from Sevenoaks District Council dated 14<sup>th</sup> July 2021 following our letter to them regarding the designation of Hartley as a 'Local Service Centre' and the process of reviewing the designation.

RECOMMENDED: That,  
A response is sent to Sevenoaks District Council to advise that the Parish Council wishes to challenge the designation assigned to Hartley.

## 8. Planning Enforcement Updates

A verbal report was given in relation to the current planning enforcement cases.

RESOLVED: That,  
The verbal report be noted.

## 9. Date of the next meeting

Wednesday 4<sup>th</sup> August commencing at 10.00 a.m.

The meeting closed at 10:00 a.m

Signed: .....

Date: .....

Chairman of the Planning Committee