

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD  
IN HARTLEY LIBRARY ON 8<sup>th</sup> SEPTEMBER 2021 AT 10:00 a.m.**

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

In attendance: Mrs J Tyrrell (*Assistant Clerk*), 2 Members  
of the public

Before the meeting commenced, Cllr Abraham suggested to the Members present that site visits, prior to each Planning Meeting should be reinstated. All Members present agreed that they should be reinstated.

**1. Apologies**

Apologies for absence were received from Cllr Anne Oxtoby and Cllr Vince 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 11<sup>th</sup> August 2021, be approved and signed by the Chairman as a correct record.

**4. Planning Applications**

**a) 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.**

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

RESOLVED: That,  
an objection be raised in respect of application 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. 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.

**b) 21/02655/HOUSE 9, Culvey Close. Demolition of existing conservatory and construction of new two storey rear extension.**

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

RESOLVED: That,  
no objection be raised in respect of application 21/02655/HOUSE 9, Culvey Close. Demolition of existing conservatory and construction of new two storey rear extension.

**5. Planning Decisions**

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

<b>Application no</b>	<b>Site</b>	<b>Description and SDC decision</b>	<b>HPC comment</b>
21/01946/HOUSE	Greenways, Larks Field	Single storey rear extension  <b>Granted</b>	No objection
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.  <b>Granted</b>	No objection
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.  <b>Granted</b>	No objection
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.	No objection providing it complies with Green Belt Regulations.

		<b>Refused</b>	
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.  <b>Granted</b>	No objection.
21/02089/FUL	Fairfields, Manor Lane	Conversion of existing garage/workshop to a single dwelling house including garden amenity space, access and associated landscaping.  <b>Granted</b>	An objection be raised as the proposal is considered to be inappropriate development within the Green Belt.
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.  <b>Granted</b>	No objection provided it complies with GB regulations

Cllr Alford raised his concerns that permission had been granted for Fairfields. Manor Lane (21/02089/FUL) as this property was located within the Green Belt.

Cllr Abraham advised Members present that he had consulted with the Chairman on this application when the application was referred back to him from Sevenoaks District Council.

Cllr Alford referred to Policy GB7 – Re-use of buildings within the Green Belt in particular point b which states *“The applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.”*

Cllr Alford could see no reference to these documents on the Sevenoaks District Council website and therefore, questioned whether they had been submitted as part of the application.

As this is a key element to this application, Cllr Alford suggested to Members that a letter should be sent to Sevenoaks District Council to query if these documents were indeed submitted as part of the application and considered as part of the decision process and if so, why these documents were not available on the portal for public viewing.

**RECOMMENDED:** That,

A letter is sent to Sevenoaks District Council querying 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 were submitted by the applicant to demonstrate that the building was capable of conversion without major or complete reconstruction and to query if these documents were considered as part of the decision process.

## **6. Neighbourhood Plan**

Cllr Alford advised Members that he had been in contact with a Planning Consultant. The Consultant needs to do some initial work prior to agreeing to take on the project. The estimated cost for this work is in the region of £1200.00 and Cllr Alford has instructed the Consultant to proceed.

Cllr Alford advised that the Steering Group are due to meet on the 14<sup>th</sup> September and at this meeting, details of a survey will be drawn up to be sent to Residents. One this has been compiled, this will be shown to the Planning Consultant for his opinion and advice.

Cllr Abraham suggested that as the Steering group was now in place, that this item could be removed from the Planning Agenda and updates would be reported back to all Council Members in the usual manner.

**RESOLVED:** That,

Cllr Alford's report be noted.

## **7. Planning Appeals**

**Ref: SE/21/00662/HOUSE**

**Site: Barncroft, Church Road, Hartley, Kent DA3 8DT**

**Development: New single storey extension to rear with green roof. New pitched roof to rear. Alterations to fenestration. Replacement of the clay roof tiles with slate tiles. New patio area. Realignment of the middle window on the main elevation first floor.**

The Committee had been requested to note that an appeal has been made to the Planning Inspectorate against the District Council's refusal of planning permission for the development described above.

## **8. Prior Approval of Demolition**

**Ref: SE/21/02444/PAD**

**Site: Chapel Wood Stables, Ash Road, Hartley, Kent DA3 8HA**

**Development: Prior notification of demolition of existing building and replacement with a single building comprising of a purpose-built detached dwelling house.**

The Committee 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.

Members noted that this was an application for prior approval under class ZA of the Town and Country Planning (General Permitted Development) Order 2020 but as the application was in Green Belt, they expected that to be taken into account.

Members present voiced their concerns that this application had not been received in the normal manner and as such, there was no opportunity to formally comment on the application.

**RESOLVED:** That,

The Assistant Clerk contact the Case Officer at Sevenoaks District Council to ask about the process with this type of application, specifically as the property is located within the Green Belt and also to request that any comments put forward by the Parish Council, can be considered

The Member of the public present, requested permission to speak regarding 21/02089/FUL, Fairfields, Manor Lane. Cllr Abraham advised that this matter had already been discussed but gave the Resident, an opportunity to speak. At the conclusion of the discussion, the Assistant Clerk was invited to advise the Resident, that the Parish Council was going to contact Sevenoaks District Council and raise the questions about the structural survey and method statement as mentioned in Policy GB7.

## 9. Amended Application

Ref: 21/01896/HOUSE

Site: 42, Springcroft, Hartley, Kent DA3 8AS

**Development: Part first floor/part two storey extension to front and rear.  
Erection of garage to rear.**

**Amendment: The proposed front extension has been reduced in size.**

The Committee noted that the above application has been amended. Any comments made on the original application would be considered when the decision is made.

## 10. Community Asset Status

The Committee had been asked to consider an email from a resident asking for The Black Lion Public House to be considered as a Community Asset.

Following on from the discussion at the meeting on the 11<sup>th</sup> August when Members had been asked to consider if there were any buildings in the Parish eligible and if the Parish Council wished to further explore this option, Members chose not to include the Black Lion Public House in the Community Right to Bid and to solely nominate Hartley Library as previously discussed.

RESOLVED: That,  
The Assistant Clerk contact the Resident and advise him that the Black Lion Public House would not be considered, at this stage, as a Community Asset.

## 11. Planning Enforcement Updates

There were no updates.

## 12. Date of the next meeting

Wednesday 22<sup>nd</sup> September 2021 commencing at 10.00 a.m. Site inspections will commence at 9.30 a.m. or earlier, depending on the number of visits required

The meeting closed at 10:50 a.m

Signed: .....

Date: .....

Chairman of the Planning Committee