

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD  
IN HARTLEY LIBRARY ON 19<sup>th</sup> JANUARY 2022 AT 10:00 a.m.**

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

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

**1. Apologies**

Apologies for absence were received from Cllr Colwell and Cllr Ross.

**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 5th January 2022, be approved and signed by the Chairman as a correct record.
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**4. Planning Applications**

**a) 21/03981/HOUSE Taywin, Gorse Way. Remove existing conservatory and construct a new single storey rear extension. Amended consultation to lengthen the rear extension by a further 1 metre.**

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 21/03981/HOUSE Taywin, Gorse Way. Remove existing conservatory and construct a new single storey rear extension. Amended consultation to lengthen the rear extension by a further 1 metre.
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**b) 21/04219/FUL Sloane Square, Bramblefield Close. Remodelling of Sloane Square and St George's Square to include the creation of 1No.additional 2-bed apartment and two storey extensions to remodel existing one bedroom apartments into two bedroom apartments (net increase 1 unit).**

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

RESOLVED: That,  
No objection be raised in respect of application 21/04219/FUL Sloane Square, Bramblefield Close. Remodelling of Sloane Square and St George's Square to include the creation of 1No.additional 2-bed apartment and two storey extensions to remodel existing one bedroom apartments into two bedroom apartments (net increase 1 unit)

**c) 21/04185/HOUSE Burberry House, Gorsewood Road. Conversion of integral garage into ancillary living space and the construction of a detached single garage.**

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 21/04185/HOUSE Burberry House, Gorsewood Road. Conversion of integral garage into ancillary living space and the construction of a detached single garage. The proposed garage, due to its siting, scale and significant forward projection from the main body of the house towards the highway, would result in an unduly prominent and obtrusive form of development which would seriously detract from the visual amenities of the street scene to the detriment of the character and appearance of the area. It is also noted that there is an established tree in the front garden which the Parish Council would like to see retained/protected.

**d) 21/03661/LDCEX South Place (Formerly Braemar Lodge), Castle Hill. Garden Building for use as a home gym and art studio for our children.**

**Please note, the applicant is asking for formal legal determination from the Council as to whether a particular use or development is lawful under planning law. The Council can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.**

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 21/03661/LDCEX South Place (Formerly Braemar Lodge), Castle Hill. Garden Building for use as a home gym and art studio for our children. The Parish Council does not believe that there was a building on this site beforehand and therefore considers this

building as a new building. It considers the proposed development to be a visual intrusion on the landscape in the Green Belt which is contrary to Green Belt Policy H14B (P3.25-27)

## 5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
21/03533/HOUSE	Melford Lodge, The Warrens	Demolition of existing conservatory with single storey side and rear extension.  <b>Granted</b>	No objection
21/03537/HOUSE	Lone Oak, Castle Hill	Proposed single storey ground floor wrap around extension, internal alterations and garden landscaping.  <b>Granted</b>	Objection as it appears that the proposed development, along with the cumulative impact of the existing extension, would exceed the 50% increase in the Green Belt and detrimentally harm the openness of the Green Belt.
21/03843/HOUSE	6, Perran Close	Proposed garage conversion.  <b>Granted</b>	No objection.

## 6. Tree Preservation Orders

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

**Site: Cedars, Manor Drive, Hartley**

**Ref: 22/00012/WTPO**

**Development: Various works to trees (TPO)**

The Committee noted that this application has been received by Sevenoaks District Council to carry out operations described above.

## 7. Planning Enforcement Updates

There were no updates on the cases that had been reported to Planning Enforcement.

## 8. Planning Appeals

a) Appeal Ref: APP/G2245/D/21/3284104

SDC Ref: SE/21/02036/HOUSE

Site: Barncroft, Church Road

**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 on the main elevation at first floor.**

The Committee noted that an appeal had been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above. The appeal started on 31<sup>st</sup> December 2021.

b) Appeal Ref: APP/G2245/D/21/3277332

SDC Ref: SE/21/00344/HOUSE

Site: 44, Wellfield

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

The Committee noted that the above appeal had been *dismissed*.

## 9. Date of the next meeting

Wednesday 2<sup>nd</sup> February 2022 commencing at 10.00 a.m. Site inspections will commence at 9.45 a.m. or earlier, depending on the number of visits required.

The meeting closed at 10:25 a.m

Signed: .....

Date: .....

Chairman of the Planning Committee