

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD
IN HARTLEY LIBRARY ON 2nd FEBRUARY 2022 AT 10:00 a.m.**

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

In attendance: Cllr P Cole Mrs J Tyrrell (*Assistant Clerk*),
1 Member of the public,

Before the start of the meeting, members of the Committee inspected the application sites 22/00062/FUL Briar Cottage, Gorsewood Road, 22/00098/HOUSE Ashdown, Gorsewood Road, 22/00174/HOUSE 2, Culvey Close

1. Apologies

Apologies for absence were received from Cllr Colwell, Cllr Ross & Cllr Oxtoby

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 19th January 2022, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 22/00062/FUL Briar Cottage, Gorsewood Road. Demolish existing bungalow and replace with two storey detached dwellings with integral garages, creation of a new access for each dwelling and associated landscaping.

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 22/00062/FUL Briar Cottage, Gorsewood Road. Demolish existing bungalow and replace with two storey detached dwellings with integral garages, creation of a new access for each dwelling and associated landscaping.

b) 22/00098/HOUSE Ashdown, Gorsewood Road. Proposed demolition of existing conservatory and construction of new side, rear and front single storey extensions.

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 22/00098/HOUSE Ashdown, Gorsewood Road. Proposed demolition of existing conservatory and construction of new side, rear and front single storey extensions.

c) 21/03847/HOUSE Ash End, Ash Road. Relocation of the front driveway, demolition of existing summer house and garage. Proposed rear conservatory and detached garage. Amended consultation - Amended plans have been submitted following consultee comments showing amendments to the proposed boundary treatments and visibility splays.

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

RESOLVED: That,
No *additional* comments be submitted for application 21/03847/HOUSE Ash End, Ash Road. Relocation of the front driveway, demolition of existing summer house and garage. Proposed rear conservatory and detached garage. Amended consultation - Amended plans have been submitted following consultee comments showing amendments to the proposed boundary treatments and visibility splays .

d) 22/00152/HOUSE Greenacre, Castle Hill. Proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration.

RESOLVED: That,
An objection be raised in respect of application 22/00152/HOUSE Greenacre, Castle Hill Proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration. The bulk of the proposed extension appears to be in very close proximity to the neighbouring property which is a Listed Building and would have an adverse impact on the property. The Conservation Officer doesn't appear to have been consulted on this application which would be expected in light of the Listed Building adjacent.

10:12 A member of the public joined the meeting.

e) 22/00174/HOUSE 2, Culvey Close, Hartley Erection of first flank extension over existing ground floor extension together ground floor flank/rear extension. New roof on existing rear conservatory and internal alterations.

RESOLVED: That,
No objection be raised in respect of application 22/00174/HOUSE 2, Culvey Close, Hartley. Erection of first flank extension over existing ground floor extension together ground floor flank/rear extension. New roof on existing rear conservatory and internal alterations.

**f) 21/03550/FUL The Barn, Hartley Wood Corner. Change of use and conversion of existing barn to provide 1no. dwelling with associated amenity space, parking and landscaping.
Amended Consultation - Additional information as requested from comments by KCC Ecology.**

RESOLVED: That,
An additional comment be submitted for application 21/03550/FUL The Barn, Hartley Wood Corner. Change of use and conversion of existing barn to provide 1no. dwelling with associated amenity space, parking and landscaping.
Amended Consultation - Additional information as requested from comments by KCC Ecology.
The Parish Council wished to enquire whether the building should be considered for Listed Building Status.

5. Planning Decisions

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

Application no	Site	Description and SDC decision	HPC comment
21/03801/HOUSE	4, Merryfields Close	Demolition of a conservatory and construction of a single storey rear extension. Granted	No objection.

Application no	Site	Description and SDC decision	HPC comment
21/03868/HOUSE	The Old Paddock, Gorsewood Road	Conversion of existing garage into habitable space and erection of side /rear /front extension to create double garage/utility /living space incorporating new garage space , exterior walls update ,interior design alteration and Velux roof lights installation Granted	No objection.

6. Planning Enforcement Updates

A verbal report was given on the cases that had been reported to Planning Enforcement.

7. Planning Appeals

a) Appeal Ref: APP/G2245/W/21/3275324

SDC Ref: SE/20/03134/FUL

Site: Ludham, Woodland Avenue.

Nature: Creation of a new plot in a back garden and erection of a new dwelling house in it.

The Committee had been requested to note 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.

To note that the above appeal had been *dismissed*.

8. Community Asset - Right to Bid Nomination form

The Community Right to Bid provides town and parish councils with the right to nominate land or buildings within Sevenoaks District which they believe to be of importance to their community's social well-being, for inclusion on a list of assets of community value maintained by the Local authority.

If successfully listed and the asset subsequently comes up for sale, then the group nominating the asset for listing will be given the opportunity to make a bid to buy it on the open market.

Following on from the discussion at the meeting on the 11th August 2021 and 8th September 2021 when Members had been asked to consider if there were

any buildings in the Parish eligible a, Members chose to nominate Hartley Library in the Community Right to Bid.

Having received the necessary paperwork, Members were asked to consider Question 16 & 17 and agree on the responses before the form is submitted to Sevenoaks District Council for its consideration.

It was agreed that this proposal should be considered by Members at the Council meeting and that completion of the form, including questions 16 & 17 be delegated to the Clerk to complete should the proposal be accepted.

RECOMMENDED: That,

An application is made to Sevenoaks District Council to the Community Right to Bid scheme nominating Hartley Library as an asset and to delegate completion of the application form to The Clerk.

9. Date of the next meeting

Wednesday 16th 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 10:30 a.m

Signed:

Date:

Chairman of the Planning Committee