

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD
IN HARTLEY LIBRARY ON 30TH MARCH 2022 AT 10:00 a.m.**

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

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

Before the start of the meeting, members of the Committee inspected the application sites 22/00650/HOUSE Innisfree, Fairby Lane and 22/00743/HOUSE 33, Billings Hill Shaw.

1. Apologies

Apologies for absence were received from Cllr Anne Oxtoby due to family commitments.

2. Declarations of Interest

Cllr Ian Ross advised members present that he had received a Neighbour consultation letter from Sevenoaks District Council as a neighbour of Glebe House application number 22/00652/FUL.

3. Minutes of the previous meeting

RESOLVED: That,
the minutes of the meeting of the Planning Committee held on 16th March 2022, be approved and signed by the Chairman as a correct record.

4. Planning Applications

a) 22/00652/FUL Glebe House, Ash Road. New build outbuilding for a gym with monopitched roof and associated landscape work.

The Committee noted that no letters of representation had been received by Sevenoaks District Council from members of the public

RESOLVED: That,
An objection be raised in respect of application 22/00652/FUL Glebe House, Ash Road. New build outbuilding for a gym with monopitched roof and associated landscape work as the Parish Council could see no Special Circumstances to justify this *additional* development within the Green Belt.

b) 22/00650/HOUSE Innisfree, Fairby Lane. Proposed ground floor extensions, new roof and loft conversion with dormers to the rear and raised patio terrace.

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 22/00650/HOUSE Innisfree, Fairby Lane. Proposed ground floor extensions, new roof and loft conversion with dormers to the rear and raised patio terrace.

c) 22/00676/FUL 2, Sloane Square, Bramblefield Close. Remodelling and extension of 2 Sloane square to include the creation of 1No. additional 2-bed apartment and a two storey and to convert the existing apartment into two bedroom unit (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 Thames Water and one from KCC Highways.

RESOLVED: That,
No objection be raised in respect of application 22/00676/FUL 2, Sloane Square, Bramblefield Close. Remodelling and extension of 2 Sloane square to include the creation of 1No. additional 2-bed apartment and a two storey and to convert the existing apartment into two bedroom unit (net increase 1 unit)

d) 22/00688/FUL 3-6, Sloane Square. Remodelling of 3-6 Sloane square to include two storey extensions to remodel existing one bedroom apartments into two bedroom apartments (no net increase in units)

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 22/00688/FUL 3-6, Sloane Square. Remodelling of 3-6 Sloane square to include two storey extensions to remodel existing one bedroom apartments into two bedroom apartments (no net increase in units).

e) 22/00664/HOUSE Ferndale, Church Road. Proposed ground floor rear extension and alterations to fenestration.

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

No objection be raised in respect of application 22/00664/HOUSE Ferndale, Church Road. Proposed ground floor rear extension and alterations to fenestration.

f) 22/00743/HOUSE 33, Billings Hill Shaw. Demolition of conservatory and existing garage. Proposed single storey side and rear extension, bay window extension, relocation of entrance to front of property, replacement cladding and expansion of parking area.

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

No objection be raised in respect of application 22/00743/HOUSE 33, Billings Hill Shaw. Demolition of conservatory and existing garage. Proposed single storey side and rear extension, bay window extension, relocation of entrance to front of property, replacement cladding and expansion of parking area.

5. To receive and note the following planning decisions:

Application no	Site	Description and SDC decision	HPC comment
21/03550/FUL	The Barn, Hartley Wood Corner, Manor Drive.	Change of use and conversion of existing barn to provide 1no. dwelling with associated amenity space, parking and landscaping. *Application Withdrawn*	Hartley Parish Council objects to the proposed application as it is considered to be overdevelopment of the site. The Parish Council also has concerns that the proposed development would not see at least 75% of the original structure maintained.
22/00135/HOUSE	The Elms, Church Road	Demolition of existing attached garage and building of enlarged single storey side extension with roof lights and alterations to fenestration. Granted	No objection

22/00174HOUSE	2, Culvey Close	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. Granted	No objection
22/00218/FUL	Copthorne, Ash Road	Demolition of existing garden room, garage and shed. New garage with garden room to the existing house that is smaller than previously consented proposal. Erection of a single storey two bedroom dwelling replacing equivalent existing and previously consented outbuildings to the rear garden of Copthorne, Ash Road. *Application Withdrawn* Submitted red line boundary plan. The existing and proposed red line boundary lan show buildings that should be and should not be there.	Objection - No special circumstances to support this proposed development within the Green Belt.

6. Proposed Horton Wood Solar Park

Members had been requested to consider information received from Wessex Solar energy detailing their proposal for a solar energy park on land 0.9km east of Horton Kirby, adjacent to Horton Woods. A drop in session was held on the 23rd March and a formal meeting will be held on the 30th March. No planning application has been submitted at this point. This information was received and noted.

RESOLVED: That,
Information received from Wessex Solar energy detailing their proposal for a solar energy park on land 0.9km east of Horton Kirby, adjacent to Horton Woods be received and noted.

7. Planning Enforcement Updates

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

8. Date of the next meeting

Wednesday 13th April 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