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Clerk to the Council: Emma Fulham

Goods Yard House

Edenbridge Road, Hartfield, TN7 4JG

01342 822404

01892 771140

parishclerk@hartfieldonline.com

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**Hartfield Parish Council Planning Committee meeting minutes 6th March 2023 6:30pm at Goods Yard House.**

Present: Cllrs Eastwood, Gunn (Chair), Norman, Beare and Shaw

Apologies: Cllrs Reed.

In attendance: The Clerk to the Council, Members of the Public.

1. To accept Apologies for Absence

Cllr Reed.

Claire Bourne’s resignation from the Council and this Committee was noted.

1. To hear members’ declarations of disclosable and pecuniary interests in matters to be discussed

The Chair reminded Cllrs to declare interests when appropriate.

The Chair declared an interest in Application No. [WD/2023/0397/F](https://planning.wealden.gov.uk/plandisp.aspx?recno=161020) and would withdraw accordingly from the meeting for this decision.

1. To approve previous minutes as attached

**Signed and unanimously approved as a true record.**

1. Matters arising.

None.

1. Correspondence

Various correspondence on Application No. WD/2022/1709/MAJ was noted.

1. To consider planning applications.

*The meeting was opened for the Committee to listen to public concerns on the application.*

Several members of the public raised various concerns.
The applicants were also invited to provide a short presentation.

*The public part of the meeting was then closed.*

Application No. WD/2022/1709/MAJ

Location: PERRYHILL NURSERY, EDENBRIDGE ROAD, HARTFIELD, TN7 4JP

Description: REDEVELOPMENT OF BROWNFIELD NURSERY AND GARDEN CENTRE TO PROVIDE FOR 15 NO. ENVIRONMENTALLY FRIENDLY DWELLINGS, 4 NO. RURAL OFFICES AND A LANDSCAPE CONTRACTING BUSINESS YARD WITH OFFICE, TOGETHER WITH ALL ASSOCIATED LANDSCAPING AND SITE WORKS.

*The Parish Council raised some points with the applicants during their discussion and the meeting was again briefly opened to a few public questions then closed by the Chair the Council then considered the application.*

**The Parish Council supports the application subject to the following concerns which were outstanding on the following aspects of the application and would require further clarification and agreement.**

* **Highway safety and access.**
* **Drainage standards and rainwater run off standards.**
* **Protection of ancient woodland buffer.**
* **Preoccupancy conditions for sustainability and energy efficiency**

**This decision was approved by a vote of 3 to 2 with one against and one abstention.**

Application No. WD/2023/0298/F

Location: 29 MOTTE FIELD, HARTFIELD, TN7 4JF

Description: PROPOSED INFILL PORCH AND FIRST FLOOR ADDITIONAL WINDOW

**The Parish Council supports the application.**

1. To consider newly submitted applications since the agenda was published.

Application No. WD/2023/0197/PO Application Location: 20 OAKLEA COURT, HARTFIELD, TN7 4AE

Description: MODIFICATION OF SECTION 52 AGREEMENT DATED 1ST JUNE 1989 ATTACHED TO PLANNING PERMISSION WD/1988/3764 TO ALLOW FOR THE LOWERING OR REMOVAL OF THE AGE RESTRICTION.

**The Parish Council objects to the application as we continue to need housing for our older parishioners there is need to protect this type of dwelling in the lower price bracket for this generation. There is a lift and facilities in the building suitable for older people suited for independent living so there is no need for communal facilities or a warden. A change in the conditions would affect the residential ambience for older residents who would be affected by mixed generation living.**

Application No. [WD/2023/7003/AD](https://planning.wealden.gov.uk/plandisp.aspx?recno=160929)

Location: NIGHTINGALE FARM, PARROCK LANE, HARTFIELD, TN7 4AT

Description: ALTERATION TO STEEL FRAMED BARN FOR OVER WINTERING OF YOUNG CATTLE.

**The Parish Council supports the application.**

Application No. [WD/2023/0467/F](https://planning.wealden.gov.uk/plandisp.aspx?recno=161103)

Location: NORTH CLAYS FARM, BUTCHERFIELD LANE, HARTFIELD, TN7 4LB

Description: DEMOLITION OF EXISTING LOG CABIN AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY DWELLING

**The Parish Council supports the application subject to neighbours representations.**

Application No. [WD/2023/0543/F](https://planning.wealden.gov.uk/plandisp.aspx?recno=161206)

Location: HOLMSLEY HOUSE, HOLTYE COMMON, HOLTYE, COWDEN, TN8 7ED

Description: INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSION

**The Parish Council supports the application subject to neighbours representations.**

Application No. [WD/2023/0397/F](https://planning.wealden.gov.uk/plandisp.aspx?recno=161020)

Location: THE BARN, HIGH STREET, HARTFIELD, TN7 4AE

Description: SINGLE-STOREY OUTBUILDING

**The Parish Council supports the application subject to neighbours representations.**

1. To receive Wealden District Council decisions.

Application No. WD/2022/3345/F INSTALLATION OF 32 PHOTOVOLTAIC SOLAR PANELS ON AGRICULTURAL LAND LITTLE FURNACE FARM, COLEMANS HATCH ROAD, COLEMANS HATCH, HARTFIELD, TN7 4EH – APPROVED

Application No. WD/2022/3298/F PROPOSED 2 STOREY SIDE AND REAR EXTENSION WITH REPLACEMENT GARAGE 1 CASTLE FARM COTTAGES, WITHYHAM ROAD, HARTFIELD, TN7 4JD – APPROVED

Application No. WD/2022/3368/F REMOVAL OF EXISTING SLAB PATIO, EXCAVATION OF SITE TO PROVIDE A FOUNDATION FOR NEW CONSERVATORY. NEW SLAB WITH INCORPORATED VENTILATION FOR EXISTING HOUSE SUB FLOOR AND WATERPROOF MEMBRANE. ERECTION OF DWARF WALLS TO A HEIGHT OF 600MM AS PER DRAWINGS PROVIDED. THE WEALD, SHEPHERDS HILL, COLEMANS HATCH, HARTFIELD, TN7 4HN- APPROVED

Application No. WD/2022/3211/F 3211/LB PROPOSAL FOR NEW SINGLE STOREY SIDE PORCH EXTENSION. CHESTNUT HOUSE, HIGH STREET, HARTFIELD, TN7 4AD – WITHDRAWN

Application No. WD/2022/2862/F DETACHED GARAGE AND HOME OFFICE PLUS ASSOCIATED LANDSCAPING (REVISION TO APPROVAL WD/2021/2250/F) SOUTH VIEW, EDENBRIDGE ROAD, HARTFIELD, TN7 4JP – APPROVED

Application No. WD/2023/0041/FA VARIATION OF CONDITION 3 OF WD/2018/1887/F (CONVERSION OF GARAGE LOFT SPACE FOR DOMESTIC USE) TO ENABLE THE LOFT SPACE TO BE USED FOR HABITABLE PURPOSES. FRESHFIELD HOUSE, CAT STREET, HARTFIELD, TN7 4DU - APPROVED

Application No. WD/2022/3192/FA VARIATION OF CONDITION 17 OF WD/2020/1655/F (PROPOSED RESIDENTIAL DEVELOPMENT TO CREATE FOUR DETACHED DWELLINGS) INCLUSION OF ROOF LIGHTS PRIMROSE COTTAGE, GALLIPOT HILL, HARTFIELD, TN7 4AL – APPROVED

Application No. WD/2022/3148/F and 3149/ LB

ERECTION OF A NEW ENTRANCE PORCH AND INSTALLATION OF A NEW ENSUITE SHOWER ROOM. FAULKNERS FARM, EDENBRIDGE ROAD, HARTFIELD, TN7 4JL – REFUSED.

1. Date of next meeting – 3rd April 2023

Meeting closed at 7:30pm