

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 8th January 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/FTNmrHm3D6A>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Apologies
Cllr Camp – Chair	Present	Cllr O’Hara	Apologies
Cllr Dr Canet	Present	Cllr Shea – Mayor	Present
Cllr Clayton	Present	Cllr Skinner OBE	Apologies
Cllr Daniell	Present	Cllr Varley – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Willis	Remote Attendance*
Cllr Granville	Present	Cllr Wightman	Present

Also in attendance:

Responsible Finance Officer / Deputy Town Clerk
 Planning Committee Clerk
 KCC Cllr Richard Streatfeild
 1 Member of the Public

*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

PUBLIC QUESTION TIME

None.

584 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

585 DECLARATIONS OF INTEREST

Cllr Clayton declared an interest in the below application in his capacity as a District Councillor, due to the District Council being a principle shareholder in Quercus Housing Ltd:

- **[Plan no. 8] 23/03609/CONVAR – Ground & First Floor Flats, School House, 73 Solefields Road**

586 DECLARATIONS OF LOBBYING

a) Representation was received and forwarded to all Cllrs, objecting to the following planning application:

- **[Plan no. 2] 23/03486/HOUSE – 50 St Johns Hill**

b) The Planning Committee Clerk informed that representation in support of the following application had been received from the District Council’s Housing Policy Team:

- **[Plan no. 8] 23/03609/CONVAR – Ground & First Floor Flats, School House, 73 Solefields Road**

587 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 18th December 2023.

It was RESOLVED that the minutes be approved.

588 DEVELOPMENT MANAGEMENT COMMITTEE

a) Councillors noted that the below application was Granted by the Development Management Committee (DMC) on 4th January 2024, and that Cllr Daniell attended and spoke against the application on behalf of STC.

- **23/02344/FUL – Chance Cottage, 104 Oakhill Road**

b) Cllr Daniell reported on the proceedings, and it was agreed worthwhile her having attended despite the DMC's decision being contrary to the Town Council's recommendation. This due to Cllr Daniell having brought to the DMC's attention the volume of planning applications received in Oakhill Road and the Town Council's concerns that these will eventually cause overdevelopment.

c) Councillors noted with surprise that Permitted Development Rights had not been removed from the property, despite the cramped nature of the site and potential for overdevelopment via Permitted Development.

589 APPEALS

Councillors noted that the following appeal had been allowed and planning permission GRANTED by the Planning Inspectorate on 18th December 2023:

- **APP/G2245/W/3322158: 23/00237/FUL – Sevenoaks Open Air School, Oakhill Road**

590 TEMPORARY ROAD CLOSURES – A225 TONBRIDGE ROAD BETWEEN KNOLE LANE AND SHENDEN WAY

The Committee received and noted details of the above road closure, which would take place from 30th January 2024 for 5 nights between the hours of 9pm and 6am. This included diversion route details.

591 STREET NAME AND NUMBERING – NEW ADDRESSES FOR DEVELOPMENT SITE

Councillors received details of the creation of six new addresses relating to the following development site:

- **43-45 High Street, Sevenoaks**

592 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN 2040 REGULATION 18 PART 2
CONSULTATION

a) The Committee received reminder that Sevenoaks District Council (SDC) is consulting on Part 2 of its Local Plan 2040 Regulation 18. This will close on 11th January 2024.

b) The Committee received copy of a draft response as prepared by the Working Group comprising Cllr Wightman, Cllr Gustard, Cllr Dr Canet, and Cllr Shea, as well as additional comments circulated from Cllr Shea and Cllr Clayton prior to the meeting. These were summarised for the Committee, with Cllr Clayton's proposed additions primarily relating to policy comments, and Cllr Shea's relating primarily to housing sites.

c) Responses to the consultation were considered and approved in three sections; Policy comments, Site comments, and Development Strategy.

d) Cllr Clayton summarised his additional Policy comments, which included issues raised and not yet addressed from the Town Council's previous Part 1 Regulation 18 response, as well as issues raised by Kent County Council in their Part 2 response that he recommended the Town Council endorse.

e) It was **RESOLVED** that the Policy comments, with Cllr Clayton's proposed additions, be submitted to the District Council.

f) Cllr Shea summarised her additional Housing site comments, which included comments on sites which are inside Sevenoaks Town but had been previously omitted from the Town Council's initial draft response, as attached to the Agenda.

g) It was **RESOLVED** that the Housing site comments, which Cllr Shea's proposed additions, be submitted to the District Council.

h) Cllrs discussed the Development Strategy Options, summarised by Cllr Daniell as the following:

- Option 1 – Baseline sites plus Multiple Sites on the edge of higher tier settlements including Sevenoaks) which are located in both the Green Belt and AONB
- Option 2 – Baseline sites plus Stand-alone Settlement in a single location
- Option 3 – Baseline sites plus Combined AONB/Green Belt sites on the edge of higher tier settlements, plus stand-alone settlement.
- None of the above

i) Cllrs debated between voting for Option 2 and None of the above, with the following arguments made:

- Option 2 contains sites which the Town Council and Sevenoaks Town Neighbourhood Plan are supportive of, and omits those that it is against. While some Cllrs considered this grounds to support it, others noted that as a Town Council, it would not be appropriate to vote on an outcome that affects other Towns and Parishes, as they may be opposed to the sites proposed within their boundaries.

- Voting for “None of the above” does not support the District Council in meeting its housing needs, which is a requirement for the Local Plan and which would protect the District from unwanted developments both in and outside the Green Belt. Without a Local Plan that can demonstrate ability to meet housing needs, these sites would not be protected due to the tilted balance in favour of sustainable development.
- Cllr Shea recommended that Town Councillors could vote on their preferred options, but as local authority, the Town Council should only vote on outcomes impacting the Town Council. The following resolution was therefore proposed, seconded and passed, and at the request of Cllr Gustard and in accordance with Standing Orders 3.s., a recorded vote was taken:

In Favour of the Resolution:

Cllr Ancrum, Cllr Camp, Cllr Layne, Cllr Dr Canet, Cllr Clayton, Cllr Dr Dixon, Cllr Granville, Cllr Shea, Cllr Wightman

Against the Resolution:

None

Abstained from Voting:

Cllr Gustard, Cllr Varley, Cllr Daniell

Not permitted to Vote:

Cllr Willis (Remote Attendance)*

j) It was **RESOLVED** that Sevenoaks Town Council vote for “None of the above”, with accompanying explanation as proposed by Cllr Shea, which outlines the Town Council’s support for the Option 2 sites located within the Town only. This to be submitted to the District Council.

k) Cllr Dr Canet thanked all of the Councillors and Officers involved in creating and amending the Town Council’s draft response.

593 PUBLIC CONSULTATION ON KCC’S DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY

a) The Committee received reminder that KCC has launched a public consultation on its draft new Local Flood Risk Management Strategy.

b) Councillors received copy of a draft response prepared using Cllr Granville’s feedback, as received by the Committee on 18th December 2023 and amended to include additional comments made throughout the Item’s previous discussion.

c) It was **RESOLVED** that the response be submitted to Kent County Council on behalf of the Town Council.

594 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC’s Planning Committee, received during the two weeks ending 1st January 2024.

595 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

(b) The Committee considered planning applications received during the two weeks ending 1st January 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

596 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued on the Town Council's response to the District Council's Local Plan 2040 Regulation 18 Public Consultation (Part 2). This to include reference to instances where the Local Plan aligns with the STNP, comments made on Infrastructure and in support of KCC's response, and the Town Council's rejection of additional Green Belt loss via HO9 and HO29.

There being no further business the Chair closed the meeting at 8:59pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 8-1-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03070/FUL	Abbey Aslett 15/01/2024	Cllr Michaelides	Ibbet Mosely
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S & Mrs J Martin & Aornford			43B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/23
23/03070/FUL - REVALIDATED plan				
Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.				
A summary of the main changes are set out below: Existing and Proposed plans updated.				

Comment

Proposed from the Chair with Cllr Michaelides' apologies:

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/HOUSE	Christopher Park 13/01/2024	Cllr Layne	Designhomeplan Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/23
Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment of the site and loss of privacy to neighbours.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03490/FUL	Stephanie Payne 14/01/2024	Cllr Dr Dixon	Maple Planning & Develo
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Enderby		Land South of	47 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/23
Proposed erection of a two bedroom, detached house.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the rights-to-light of No's 47-53 St Johns Hill are not compromised.

Informative:

If the District Council is minded to approve this application, the Town Council recommended that Permitted Development Rights be removed, as there is no room for additional structures to be added without it causing overdevelopment of the site.

Planning Applications Considered

Applications considered on 8-1-24

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03500/CONVAR	Abbey Aslett 12/01/2024	Cllr Clayton	Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lyndhurst Homes Ltd		Flats 1 & 2	43 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/23
Removal of condition 6 (fenestration) of 23/02672/FUL for Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New dormer, side staircase removed for building cost and for improved thermal performance.				

Comment

Sevenoaks Town Council recommended refusal of the application to remove this condition in total. This condition is normally required as part of the Hartslands Conservation Area Management plan on buildings which are being restored, and should continue to apply to windows which are visible from the road and which replace, or copy the designs of, existing windows. Alternative materials may be acceptable for new side facing roof dormers provided the Conservation Officer is satisfied that the designs fit with the character of the building and the surrounding conservation area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03515/HOUSE	Summer Aucoin 15/01/2024	Cllr Dr Dixon	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tema		Royston	27 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/23
Demolition of existing lean-to. Erection of single storey rear extension with associated works. Landscaping with associated works.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no unacceptable loss of amenity to neighbours.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03519/HOUSE	Christopher Park 19/01/2024	Cllr Varley	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heron			5 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/12/23
Demolition of existing conservatory and part garage, and removal of chimney; erection of part single, part two storey side and rear extensions; roof alterations, rooflights, solar panels, air source heat pump and alterations to fenestration, landscaping and boundary fence.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with:

- The finishes and materials
- Obscure glazing to be used where deemed necessary

Planning Applications Considered

Applications considered on 8-1-24

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03542/HOUSE	Abbey Aslett 13/01/2024	Cllr Dr Canet	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bennett			63 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/23
Create additional storey on existing bungalow with rooflights. Ground floor juliette balcony. Removal of chimney stack. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03609/CONVAR	Samantha Yates 20/01/2024	Cllr Daniell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Crockford		Ground & First Floor Flats, Sc	73 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/23
Removal of condition 2 (occupation of accommodation) for 89/02141/FUL for erection of Headmasters house and subsidiary staff accommodation.				

Comment

Sevenoaks Town Council recommended approval.

Informative: The Town Council requested that a condition be put in place to ensure that the units remain as affordable housing.