

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 22nd 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/sBvKk4GYz1g>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk

*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.

Prior to the commencement of the meeting, Cllr O’Hara was presented with a certificate by the Chair, acknowledging his successful attainment of Carbon Literacy Certification.



PUBLIC QUESTION TIME

None.

625 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

626 DECLARATIONS OF INTEREST

Cllr Willis declared that he had a non-pecuniary interest in the following plan:

- [Plan no. 9] 23/03714/FUL – Sevenoaks School, Solefields Road.

627 DECLARATIONS OF LOBBYING

None.

628 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 8th January 2024.

It was RESOLVED that the minutes be approved.

629 APPEALS

The Committee noted that the following appeal had been DISMISSED and planning permission refused by the Planning Inspector on 6th December 2023:

APP/G2245/D/23/3317507: 22/02628/HOUSE – Gable Cottage, Fig Street

630 HAS MADE DOCUMENTS FOR AMENDMENT 3: A SPEED LIMIT ON VARIOUS ROADS, SEAL IN THE DISTRICT OF SEVENOAKS

a) The Committee received notice that Kent County Council (KCC) had officially made the following order to reduce the speed limit from 40mph to 30mph on the following lengths of road:

- Ash Platt Road: For its entire length
- Highlands Park: From its junction with Ash Platt Road to a point 7 metres west of the boundary of 7/8 Highlands Park (excluding the cul-de-sacs)
- Seal Road: From its junction with High Street to a point 95 metres west of its junction with Pinewood Avenue.

b) Councillors welcomed this change, although noting that the Public Notice incorrectly states that all roads affected reside in Seal Parish. It was therefore agreed that STC would notify KCC of this inaccuracy, as Highlands Park, Ash Platt Road and a section of Seal Road reside in Sevenoaks Town.

631 TEMPORARY ROAD CLOSURES – A224 LONDON ROAD 8TH – 10TH MARCH 2024

a) Councillors noted that the above road would be closed outside Halfway House from 8pm on 8th March 2024 until 10am on 10th March 2024.

b) The diversion route, as well as maintenance of pedestrian access was noted.

632 TEMPORARY ROAD CLOSURES – MILL LANE, UNDERRIVER 7TH FEBRUARY 2024 FOR 3 DAYS

a) Councillors noted that the above road would be closed outside Great Hollenden Farm from 7th February 2024 for 3 days.

b) The diversion route, as well as maintenance of pedestrian access was noted.

633 KENT BUS SERVICE CHANGES BULLETIN COVERING DECEMBER 2023 – MARCH 2024

a) Councillors received and noted a summary from KCC, identifying bus service changes registered by an operator to take place between December 2023 and March 2024.

b) It was noted that further information as to these changes could be found via the following website: <https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/bus-travel/bus-services-in-kent>

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

a) The Committee received and noted copy of Sevenoaks Town Council's full response to the above consultation, as approved by the Planning Committee on 8th January 2024 and submitted to the District Council on 11th January 2024.

b) Councillors thanked the Councillors and Officers involved in preparing this response.

635 HIGHWAY IMPROVEMENT PLAN – PROPOSED LOCATIONS FOR PROTECTIONS AGAINST PARKING ON CORNERS

a) Councillors received and discussed a request from a member of the public, regarding corner protections in the form of double yellow lines at the junction of Letter Box Lane and Tonbridge Road.

b) Cllr Gustard informed the Committee that this request had been looked into by KCC, with Officers having confirmed its viability and passed it onto their Design and Delivery Team to progress. Details would be forwarded to the Planning Committee Clerk.

c) It was **RESOLVED** that the Kippington Councillors form a Working Group to review the resulting design prepared by KCC and visit the site in order for Sevenoaks Town Council to confirm that the changes are sufficient to address the issue.

636 UPDATE ON KENT COUNTY COUNCIL'S PUBLIC CONSULTATION ON ITS DRAFT EMERGING LOCAL TRANSPORT PLAN

a) The Committee received and noted a report, detailing the results of KCC's 2023 public consultation on its draft Emerging Local Transport Plan.

b) It was noted that this would be useful for the next STNP Monitoring and Implementation Group meeting.

637 PUBLIC SPACES PROTECTION ORDER FOR THE VINE

a) The Committee noted that the proposal to put a Public Spaces Protection Order (PSPO) at The Vine had been approved, with next steps to include installation of necessary signage across the designated areas, and enforcement and implementation to commence 1st February 2024.

b) The Town Clerk advised Councillors that she had forwarded to the District Council the concerns which had been registered by the Youth Council on 17th January 2024 in regards to the poster designs, but had not yet received a response.

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

a) 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 15th January 2024.

b) Cllr Granville and Cllr Camp expressed concern that neither of them recalled having received an email in their District Councillor capacities from the Case Officer of the below application, asking whether they wished to call the application to the Development Management Committee (DMC). It was agreed that Cllr Granville would liaise with the Case Officer to ensure due process had been followed – this being that, in the instance of the Town Council’s recommendation being contrary to the Officer’s, they will email the local District Councillors to seek either delegated powers or a recommendation to the DMC.

- **23/02142/CONVAR – 9 Crownfields**

639 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chair’s Action, submitted to Sevenoaks District Council.

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

(c) The Committee considered planning applications received during the two weeks ending 15th January 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

640 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, announcing the Town Council’s support of the new 30mph speed limit on Ash Platt Road, Highlands Park and Seal Road, with an emphasis on lower speeds equalling safer streets.

There being no further business the Chair closed the meeting at 7:45pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 22-1-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02990/HOUSE	Stephanie Payne 31/01/2024	Cllr Clayton	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J O'Donnell			10 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/24

23/02990/HOUSE - Amended plan

Single storey side and rear extensions with a roof terrace with steps. Privacy screening. Alteration to fenestration. New oriel bay window. Variation of the sunken terrace shape. Reposition of steps leading to ground floor terrace.

A summary of the main changes are set out below:

Revised plans have been provided showing the existing fencing and the fencing proposed which has now been reduced.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied measures are taken to reduce overlooking of the neighbouring garden, especially from the steps leading down from the new terrace to the garden.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03185/FUL	Anna Horn 30/01/2024	Cllr Granville	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms N Holmes		Wetton Cleaning Services Ltd E	2 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/24

23/03185/FUL - Amended plan

Conversion and extension of the existing property to create 8 x new dwellings and new office provision.

A summary of the main changes are set out below:

The applicant has submitted below amended plans and documents, including:

- A Phase 1 assessment
- A noise assessment
- A light assessment
- Amended elevations and floor plans showing reduced dormers at the rear, existing rear bay window reinstated and alterations to the link extension to allow more decorative tiles to be retained and remain visible.

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Overshadowing and overwhelming of the single storey houses and bungalows located behind it (Pembroke Mews)
- Non-compliance with the Sevenoaks Residential Character Area Assessment as defined by the Urban Design Officer's response.
- Undue prominence within the streetscene and in juxtaposition of the locally listed building, as described in the Conservation Officer's report.

Informative:

Sevenoaks Town Council did not object to the conversion and amendments to previous application which refer to the existing locally listed building.

Planning Applications Considered

Applications considered on 22-1-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03527/FUL	Abbey Aslett 29/01/2024	Cllr Michaelides	Howard Sharp and Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin and Cornford			43B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/24
Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that there is not a negative impact on a listed building in a Conservation Area, and that also the Environmental Health Officer is satisfied that measures have been put in place to enable future residents to have a reasonable assumption of good air quality, as indeed all residents of the centre of Sevenoaks should be able to expect.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03528/LBCALT	Abbey Aslett 29/01/2024	Cllr Michaelides	Howard Sharp and Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin and Cornford			43B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/24
Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that there is not a negative impact on a listed building in a Conservation Area, and that also the Environmental Health Officer is satisfied that measures have been put in place to enable future residents to have a reasonable assumption of good air quality, as indeed all residents of the centre of Sevenoaks should be able to expect.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03567/FUL	Samantha Yates 05/02/2024	Cllr Varley	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover form Burntwood Road.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 22-1-24

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03571/HOUSE	Summer Aucoin 23/01/2024	Cllr Gustard	Ark Design Build Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Adams			5 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/24
Erection of a garden studio.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03697/HOUSE	Christopher Park 05/02/2024	Cllr Daniell	Mr Wyatt Glass
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Harvey			20 Lea Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Two storey rear extension, insertion of rooflights and porch canopy.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there is no loss of amenity to No. 18.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03705/HOUSE	Summer Aucoin 29/01/2024	Cllr Camp	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mullin		Medway	28 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/24
Single story and part two story rear extension, internal alterations and changes to fenestration. Removal of existing chimney, roof alterations and installation of an external flue.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no loss of amenity to the neighbours at No. 30 via the first floor windows, and provided that both the Planning Officer and Conservation Officer are satisfied that the removal of the large chimney stack will not be detrimental to the street scene.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03714/FUL	Samantha Yates 05/02/2024	Cllr Varley	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Sevenoaks School	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Purpose built metal barn for storage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 22-1-24

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03718/FUL	Stephanie Payne 30/01/24	Cllr Willis	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Dann		First Floor	114 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/24
Conversion of former office space to domestic apartment with reinstatement of timber bay window.				

Comment

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied with the materials and fire regulations.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00034/MMA	Samantha Yates 05/02/2024	Cllr Layne - Proposed by Cllr Cl	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss K Jordan			68 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Amendment to 22/00262/HOUSE.				

Comment

Proposed by Cllr Clayton with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that there is sufficient separation between No. 68 and their neighbour to avoid damage to the street scene, and that there will be no adverse impact on amenity to No. 66.