

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 19th February 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://www.youtube.com/watch?v=Rggb2KsY400&t=1754s>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Apologies
Cllr Layne	Present	Cllr Michaelides	Remote Attendance*
Cllr Camp – Chair	Present	Cllr O’Hara	Present
Cllr Dr Canet	Present	Cllr Shea – Mayor	Apologies
Cllr Clayton – Leader	Present	Cllr Skinner OBE	Present
Cllr Daniell	Apologies	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

Approx. 30 Members 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.

680 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

681 DECLARATIONS OF INTEREST

None.

682 DECLARATIONS OF LOBBYING

a) Written representation was received and forwarded to all Cllrs, objecting to the following application:

- [Plan no. 6] 24/00068/FUL – The Old Meeting House, St Johns Road

b) Cllr Granville declared that she and all other Councillors had been lobbied on the following application,

- [Plan no. 6] 24/00068/FUL – The Old Meeting House, St Johns Road

683 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 5th February 2024.

It was **RESOLVED** that the minutes be approved.

684 APPEALS

The Committee noted that the following appeal was dismissed and planning permission REFUSED by the Planning Inspector on 17th January 2024.

- **APP/G2245/D/23/3328771: 22/03572/HOUSE – 72 Brattle Wood**

685 TEMPORARY ROAD CLOSURE – GOLDING ROAD – 18TH MARCH 2024 FOR 2 DAYS

a) The Committee received notice that the above road would be closed for its entire length for 2 days.

b) The alternative route was noted, as well as weblink to up to date information, as below:

<https://one.network/?tm=135157438>

686 REQUEST FOR PELICAN CROSSINGS TO REPLACE ZEBRA CROSSING ON LONDON ROAD – VIA HIGHWAY IMPROVEMENT PLAN

a) Councillors received a request from a member of the public, for the zebra crossings on London Road, by Marks and Spencer and also by Branded, to be replaced by a pelican crossing in order to address reported pedestrian safety issues.

b) Councillors agreed that the crossing facilities on London Road aren't providing the level of protection they should be, with the following additional locations having been the subject of safety concern reports to the Councillors:

- Outside the Fish Shop on London Road
- The Crossing onto Hospital Road

c) Cllr Clayton reported that the owner of The Fish Shop on London Road had witnessed four accidents involving pedestrians by the crossing outside the premises within the last two months.

d) It was agreed that this was an urgent safety concern, and it was **RESOLVED** that Sevenoaks Town Council write to Kent County Council (KCC), flagging the near accident report, as well as requesting a review of the existing crossing facilities within the Town Centre triangle in order to make them more visible and safer for pedestrians.

e) Councillors enquired of the Planning Committee Clerk whether KCC had provided an update on any progress made on the priorities submitted in the HIP. The Committee Clerk confirmed that KCC's HIP manager had recently provided traffic data from several

of the requested traffic surveys, which would be on the next Planning Committee Agenda for consideration of next steps.

687 SEVENOAKS DISTRICT COUNCIL BOUNDARY REVIEW

a) The Committee received notice that the Local Government Boundary Commission for England (LGBCE) would be undertaking a review of the electoral arrangements for Sevenoaks District Council (SDC), with final proposals expected late 2025.

b) It was noted that LGBCE were expected to commence consultation on the District's warding patterns from October 2024.

688 CURRENT MATTERS AND COMPLETED MATTERS REPORTS

a) The Committee received and noted the Current Matters report, with attention drawn to the highlighted item which is awaiting action of the Planning Committee. It was agreed that this would be deferred to the next Planning Committee meeting.

b) The Committee received and approved the Completed Matters report, which had backdated actions completed by the Planning Committee since the beginning of the new Term 2023-2027.

689 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 12th February 2024.

690 PLANNING APPLICATIONS

(a) Minute Item 690.b. as well as consideration of its corresponding planning application was moved further up the Agenda and considered after Declarations of Interest. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement. The meeting remained adjourned for Councillors to address the applicant to clarify points on proposed use, current congregation numbers, and capacity of the site.

- [Plan no. 6] 24/00068/FUL – The Old Meeting House (For)
- [Plan no. 6] 24/00068/FUL – The Old Meeting House (Against)

(c) The Committee considered planning applications received during the two weeks ending 12th February 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

691 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued detailing the Town Council's safety concerns with the crossing facilities in Sevenoaks Town Centre, and its request for a review of these from Kent County Council.

There being no further business the Chair closed the meeting at 8:15pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 19-2-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03054/ADV	Stephanie Payne 22/02/2024	Cllr Willis	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Collins		Ground Floor	26-28 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/24

23/03054/ADV - Amended plan

Signage to identify the company on the external façade of the premises plus directional signage for car parking and entry way. Covering all four sides of the building and use of boundary wall along with two freestanding pillar mounted signs at angles to the road replacing current signage.

A summary of the main changes are set out below:

The amount and locations of the adverts has been revised and revised information regarding their specifications and illuminations has been provided.

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the steps to address the lighting are satisfactory, and the scale of the signage is in keeping with the area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03232/HOUSE	Stephanie Payne 27/02/2024	Cllr Clayton	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Ramsay			10 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/24

23/03232/HOUSE - Amended plan

Installation of Samsung Air Source Heat Pump on Front Elevation, with associated acoustic timber fence panelling.

A summary of the main changes are set out below:

Revised drawings have been provided which now incorporate acoustic fencing rather than a covering to the Air Source Heat Pump.

Comment

Sevenoaks Town Council recommended approval, provided noise is contained, and that the rest of the build is completed in line with the approved plans.

Planning Applications Considered

Applications considered on 19-2-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03429/HOUSE	Christopher Park 20/02/2024	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>
				30/01/24

23/03429/HOUSE - Amended plan

Hardstanding to the principal elevation of dwelling.

A summary of the main changes are set out below:

The site location plan includes communal land not within the sole ownership of the applicant. Therefore, given that notice was not served under an ownership certificate, the site location plan has been amended to exclude the land beyond the rear boundary.

Comment

Proposed by Cllr Clayton:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is adequate provision for water run-off, for instance via porous surfaces, as required by the Sevenoaks Town Neighbourhood Plan Policy L2.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03528/LBCALT	Abbey Aslett 28/02/2024	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>
				07/02/24

23/03528/LBCALT - Amended 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:

Updated proposed elevation drawings to correlate with the proposed floor plans.

Comment

Proposed from the Chair with Cllr Michaelides' remote attendance:

Sevenoaks Town Council recommended refusal, unless the Conservation Officer is satisfied that the proposal preserves and enhances the significance of a listed building in a Conservation Area.

Planning Applications Considered

Applications considered on 19-2-24

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03620/FUL	Stephanie Payne 26/02/2024	Cllr Ancrum	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C & D McCreedy			155 Seal Hollow Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/02/24	
Subdivision of the plot and erection of new dwelling.				

Comment

A recommendation for approval on four conditions was made, seconded, and LOST AT THE CHAIR'S CASTING VOTE.

Through the Chair's casting Councillor vote, Sevenoaks Town Council recommended refusal unless:

- The Planning Officer is satisfied regarding mitigation measures to reduce the impact of loss of light and overlooking on neighbouring properties, particularly at no.4 Pinewood Avenue
- KCC Highways confirm approval of the safety and traffic impact of the new access point
- The recommendations of the Tree Officer regarding tree replacement requirements are followed, and that all removed trees are replaced as required by Sevenoaks Town Neighbourhood Plan Policy L4
- A Net Gain of 10% Biodiversity will be delivered, as required by Sevenoaks Town Neighbourhood Plan Policy L1
- The impact the new access with regards to Pinewood Avenue being a common school drop off/pick up site is given due consideration.

Planning Applications Considered

Applications considered on 19-2-24

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00068/FUL	Samantha Yates 28/02/2024	Cllr Camp	DC Hudon & Partner LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr E Ansari		The Old Meeting House	St Johns Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/02/24	
24/00068/FUL - Amended plan				
Change of use to a place of worship. Works to fenestration.				

Comment

Sevenoaks Town Council recommended refusal, unless:

- The Highways Department and Planning Officer are satisfied with the full details of the Transport Plan.
- A condition is placed requiring the mitigation measures detailed in section 3 of the Noise Impact Assessment be installed and completed prior to the change of use commencing.
- A condition be placed that prohibits any amplified music (recorded or live) being played. This is in case there is intended to be any other use taking place in the hall, such as private functions or other celebrations.
- The effect of these measures to mitigate noise disturbance is monitored and the results, including an annual report, with any amendments that are reasonably required to these measures, be submitted annually to the Local Planning Authority.
- A Travel Plan is completed which confirms that the change of use would result in no harm in terms of local parking, amenity, highway safety, or capacity efficiency - to be approved by the Local Planning Authority.
- The Travel Plan, once approved, is implemented in full and monitored at yearly intervals, and the results - ncluding an annual report - together with any amendments that are reasonably required to the Travel Plan, is submitted for approval of the Local Planning Authority.

Informative:
Should the District Council be minded to approve this application, this should be a temporary application for one year only, in order to assess the traffic, transport and highway safety implications when the mosque becomes better established.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00168/HOUSE	Summer Aucoin 21/02/2024	Cllr Daniell	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M and Mrs A Le Roux		Tanglewood Muchley	Ashgrove Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/01/24	
Double storey side extension, single storey side extension, porch and two garages. Internal alterations and roof alterations.				

Comment

Proposed by Cllr Varley with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-2-24

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00181/HOUSE	Summer Aucoin 28/02/2024	Cllr Dr Dixon	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis			25 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/24
Extend existing dropped kerb, provision of new permeable driveway and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval.