

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 4th March 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/TbDDbU7mNy0>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 2 Members of the Public

PUBLIC QUESTION TIME

None.

718 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

719 **DECLARATIONS OF INTEREST**

a) Cllr Camp declared that although she did not have a disclosable pecuniary interest in the below plan, she would recuse herself from the room during the application’s discussion. Cllr Varley as Vice Chair chaired the meeting in her absence:

- **[Plan no. 4] Pinehurst House Nursing Home, Pinehurst**

b) Cllr Shea and Cllr Dr Canet declared that they had both been lobbied by the applicant as well as those opposing the below plan. They stated that they both remained open minded and would vote in accordance with evidence and planning policy:

- **[Plan no. 4] – Pinehurst House Nursing Home, Pinehurst.**

720 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 19th February 2024.

It was RESOLVED that the minutes be approved.

721 APPEALS

a) Councillors noted that the following appeal against conditions imposed on planning consent had been allowed and planning permission GRANTED by the Planning Inspector on 17th January 2024:

- **APP/G2245/W/23/3318386: Summerhill, Seal Hollow Road – 22/03345/MMA**

b) It was noted that a separate application for a reward of costs had also been allowed, and the District Council ordered to pay the costs of the applicant's appeal proceedings.

722 DEVELOPMENT MANAGEMENT COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 7th March 2024 at 7pm.

- **23/03609/CONVAR – Ground Floor & First Floor Flats, School House, 73 Solefields Road**

b) The Committee noted that the Town Council had previously recommended approval with an informative requesting that a condition be put in place to ensure the units remain as affordable housing.

c) It was noted that the full documentation could be accessed via the District Council's Planning Portal, via the below link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5K3N8BK0UL00>

d) It was not deemed necessary to nominate a Ward Councillor to attend the meeting, as the Town Council was supportive of the application.

723 TRAFFIC SURVEYS COMPLETED BY KENT COUNTY COUNCIL

a) The Committee received and noted copy of correspondence from Kent County Council (KCC), including results of traffic surveys completed in response to the Town Council's Highway Improvement Plan (HIP) priorities.

b) The Planning Committee Clerk stated that KCC Officer Nigel Rowe had since clarified that he would be raising the results and potential for a strategic HGV route with his colleagues in Planning and Advice to see what can be done. With regards to reducing speeds on Tonbridge Road, he further predicted that reducing the speed limit would not be viable in accordance with Department for Transport guidance on setting local speed limits, but that he would look into it.

c) The Planning Committee Clerk further stated that Nigel Rowe had confirmed the traffic surveys as the starting point for the additional items on the HIP. Councillors expressed that they had hoped for more progress on other items, especially with

regards to parking on Seal Hollow Road, about which Councillors often receive complaints and reports of concern from public.

d) Councillors requested that a follow up meeting be requested with KCC Officers, Town Council Officers and Town Councillors, to discuss the results of the speed surveys as well as progress of the remaining HIP items and actions as set out in correspondence with KCC.

724 GATWICK AIRPORT – DETAILS FROM RECENT AIRSPACE CHANGE PROPOSAL UPDATE BRIEFING EVENTS

a) The Committee received copy of presentation slides and a summary of questions and answers provided by Gatwick Airport Limited, during two recent update briefing events they held on the proposals to redesign the airport's arrival and departure routes.

b) The Committee also received a document outlining the Full Options Appraisal metrics, which Gatwick Airport are planning on generating as part of the Stage 3 activities.

c) Councillors noted that they could provide feedback and suggestions on additional metrics that could be appraised, with responses required by 8th March 2024. This was not deemed necessary.

725 SEVENOAKS TOWN CENTRE AND ST JOHN'S HILL MASTERPLANS

a) Councillors received and noted a proposal document prepared by the Town Council's consultant for the Sevenoaks Town Neighbourhood Plan, Urban Initiatives Studio. This had been provided to support preparation of Masterplans for Sevenoaks Town Centre and St John's Hill area, and includes detailed Methodology and Project Programme.

b) The Town Clerk noted that the proposal document outlined the current parameters, however that the specifications could be subject to change, following meetings with key stakeholders.

c) It was also noted that the District Council were pursuing its own Masterplanning exercise, and hoped that they would work with the Town Council to ensure that both authorities produced documents that complimented each other.

d) Cllr Varley reported that the latest update he had received on this as a District Councillor was via the Improvement & Innovation Advisory Committee on 29th February 2024, where District Council Officers had informed the Committee that they were still working on their specification.

726 CURRENT MATTERS AND COMPLETED MATTERS

a) Councillors received and noted the Current Matters report, noting the two highlighted items which required action of the Planning Committee.

b) The Planning Committee Clerk summarised these as potentially requiring creation and action of a Working Group. It was agreed that the item be deferred.

727 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 26th February 2024.

b) Cllr Granville and Cllr Michaelides reported that their concerns with the below application had since been alleviated by the application’s Case Officer, since the Town Council’s recommendation for refusal in January 2024. They were both satisfied that the application had been appropriately scrutinised, and conditions put in place to ensure neighbour amenity and design quality.

728 PLANNING APPLICATIONS

(a) Minute Item 728.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. 4] 24/00322/MMA – Pinehurst House Nursing Home, Pinehurst **(Against)**
- [Plan no. 4] 24/00322/MMA – Pinehurst House Nursing Home, Pinehurst **(For)**

(c) The Committee considered planning applications received during the two weeks ending 26th February 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

729 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued providing details on the specifications and timetables for the Town Council’s anticipated Masterplans for Sevenoaks Town and St Johns area.

There being no further business the Chair closed the meeting at 7:58pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 4-3-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03054/ADV	Stephanie Payne 07/03/2024	Cllr Willis	
<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>
				15/02/24

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:

Further clarification relating to the illuminated signs has been provided.

Comment

Proposed from the Chair with Cllr Willis' apologies:

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that

- The steps to address the lighting are satisfactory,
- The scale of the signage is in keeping is in keeping with the area
- There will be no adverse impact on neighbours, via the signs being illuminated at night

Informative:

Should the District Council be minded to Grant planning permission, Sevenoaks Town Council requested that a time limit be put on when the signs can be illuminated, in order to reduce impact on nearby residents.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03567/FUL	Samantha Yates 08/03/2024	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>
				16/02/24

Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover from Burntwood Road.

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00003/MMA	Samantha Yates 05/03/2024	Cllr Camp	Scandia-Hus
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lambourne		Gardens rear of	83 to 91 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/24

Amendment to 23/00260/FUL.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied with the amendment.

Planning Applications Considered

Applications considered on 4-3-24

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00322/MMA	Sean Mitchell 18/03/2024	Cllr Shea and Cllr Dr Canet	SJM Planning Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Felton		Pinehurst House Nursing Home	Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/24
Amendment to 20/03293/FUL.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The amendments to the fenestration to the front of blocks A&B and the outward facing facades of blocks C&E causing no loss of amenity to neighbours and complying with condition 20 of the original permission,
- The Planning Officer being satisfied that the proposed materials are consistent with the full permission and the Residential Character Area Assessment;
- The parking arrangements set out on the site plan are consistent with the approved landscaping plan;
- The changes to the drawings in condition 2 have no adverse impact on the nature or application of the remaining conditions of the planning permission which depend upon them.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00341/HOUSE	Christopher Park 18/03/2024	Cllr Gustard	EK Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Noble		Hilbre Cottage	21 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/24

Proposed loft conversion with removal of existing roof and new hipped roof, insertion of rooflights, glazed gable ends and PV solar panels.

Comment

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