

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 15th April 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://www.youtube.com/watch?v=TGcEeAQ3wks>

Present:

Committee Members

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

Also in attendance:

Responsible Finance Officer / Deputy Town Clerk
 Planning Committee Clerk

PUBLIC QUESTION TIME

None.

13 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

14 **DECLARATIONS OF INTEREST**

None.

15 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 2nd April 2024.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the Minutes from the STNP Monitoring & Implementation Group held on 18th February 2024, it was **RESOLVED** that the following actions recommended by the Group be actioned:

- To bring to SDC’s attention to and seek clarification on why Policy L2 (drainage) appears to be inconsistently applied – using 9 Crownfields (23/02649/FUL and 23/03428/HOUSE) as a case study.
- To seek clarification on when Policy L2 can be applied with regards to smaller developments and Householder applications – e.g. extensions.
- To request similarly clarification on why Policy L1 is inconsistently applied, and enquire whether it will become stronger following April 2024 when smaller developments are required to deliver BNG.

- For a case to be made to the Examiner at the 5 year review stage, for Policy L1 to be strengthened to eliminate potential for interpretation. To include in the Annual Report examples of when it has been unsuccessfully applied, or considered unnecessary by the Case Officer.

16 SEVENOAKS DISTRICT COUNCIL COMMUNITY ENGAGEMENT EVENTS ON EARLY DESIGN CONCEPTS FOR THE AREA EAST OF SEVENOAKS TOWN CENTRE

a) The Committee received notice that Sevenoaks District Council (SDC) will be holding the following community engagement events to seek views on the early design concepts for the area east of the Town Centre, including the leisure centre and library.

- Wednesday 24th April 2024, 1:30pm to 8:30pm (Sevenoaks Leisure Centre)
- Saturday 27th April 2024, 10am to 3pm (Sevenoaks Leisure Centre)
- 29th April 2024, 7pm to 9pm (online)

b) It was noted that the early design concepts would be on the Planning Committee Agenda for 29th April 2024, for the Town Council to agree an official stance and any comments.

17 PUBLIC WORKSHOPS FOR SEVENOAKS TOWN CENTRE AND ST JOHNS AREA MASTERPLANS

a) The Committee received a report, outlining the Town Council's intentions to create two Masterplans, for Sevenoaks Town Centre and for the St Johns Hill area. This includes proposed study-area boundaries, as well as information on the following public workshops.

- Tuesday 23rd April 2024, 4pm to 7pm (The Stag Theatre's *Footlights** Bar)
- Tuesday 30th April 2024, 4pm to 7pm (Town Council Chambers)

**Corrected from "Floodlit" as per Agenda papers.*

b) It was noted that invites had been sent out to key stakeholders, including residents associations, churches, businesses and organisations. Attendees would have the opportunity to discuss with the Town Council and its consultants, issues, opportunities and their future vision for the two Masterplan areas.

18 PUBLIC CONSULTATION ON REVISED VALIDATION AND GUIDANCE REQUIREMENTS FOR PLANNING APPLICATIONS DETERMINED BY KENT COUNTY COUNCIL

a) The Committee received consultation documents on Kent County Council's (KCC) draft revised Guidance and Validation Requirements for planning applications determined by the County Council.

b) It was noted that the deadline to respond to the consultation is 3rd May 2024, and it was therefore **RESOLVED** to defer the Item for the 29th April 2024 Planning Committee, to allow Councillors enough time to review the documents.

19 STREET NAMING AND NUMBERING – AMENDMENT TO NEW ADDRESS

a) Councillors noted that an amendment had been made to the new addressed created at the below development site, previously received by the Planning Committee on 8th January 2024. This was due to a change to the layout of some of the flats.

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

20 CURRENT MATTERS REPORT

a) Councillors received and noted the Current Matters report.

21 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 8th April 2024.

b) The following two differences between the Town Council's recommendation, and the District Council's decisions were noted:

- The Planning Officer's recommendation for approval of 24/00068/FUL – The Old Meeting House was contrary to the Town Council's recommendation for "refusal unless", although in line with the conditions set on its recommendation due to its concerns being addressed via proposed planning conditions. The application was Refused by the Development Management Committee.
- Cllr Ancrum noted that 23/03620/FUL – 155 Seal Hollow Road was Granted despite the Town Council's recommendation for "refusal unless". Cllr Clayton informed that he had been consulted by the Planning Officer in his capacity as District Councillor for Eastern Ward, and had been advised that the Town Council's concerns with highway safety would not have enough weight to support a refusal should it be appealed. He had therefore consented to allowing the decision to be made by the Officer under delegated powers.

22 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 8th April 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

23 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued in collaboration with Sevenoaks District Council, explaining the two Councils' coinciding upcoming projects and plans for the Town. This would also help to clarify which authority is pursuing which project for the Town and how the Town and District Council will be working together to ensure the individual projects complement each other.

There being no further business the Chair closed the meeting at 7:55pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 15-4-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03429/FUL	Christopher Park 18/04/2024	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>
				26/03/24
23/03429/HOUSE - Amended plan				
Hardstanding to the principle elevation of dwelling.				
A summary of the main changes are set out below:				
Ful application submitted.				

Comment

Proposed by the Chair:

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 in the Sevenoaks Town Neighbourhood Plan Policy L2.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03718/FUL	Stephanie Payne 19/04/2024	Cllr Granville	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>
				27/03/24

23/03718/FUL - Amended plan

Conversion of former office space to domestic apartment with reinstatement of timber bay window.

A summary of the main changes are set out below:

Additional information relating to noise and the window replacement has been submitted.

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the specification of the street-facing window, and that the Planning Officer is satisfied with the materials and fire regulations.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00415/HOUSE	Abbey Aslett 19/04/2024	Cllr Michaelides	Mr C Bennett
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C & Mrs S Hansen			58A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/24

Construction of attached garage and gym with bathroom.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and designs.

Planning Applications Considered

Applications considered on 15-4-24

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00500/ADV	Stephanie Payne 23/04/2024	Cllr Michaelides	ISG Ltd.
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Nationwide Building Society		Nationwide	86 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/24
<p>Replace 1no. Projecting signage with new 500mm. Retain existing bracket. Existing Projecting sign bracket to be painted in blue to match new fascia. Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 290mm logo height. Install 1no. new ATM surround. Replace safety manifestation with new. Decorate shopfront & spray door frame to match existing with like for like. Post box no. to be sprayed in grey.</p>				

Comment

A recommendation for approval on two conditions was made, seconded, and LOST AT THE VOTE.

Sevenoaks Town Council recommended refusal, on the grounds that the internally illuminated signage is contrary to the Town Council's Planning Committee Policy PC4.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00501/LBCALT	Stephanie Payne 23/04/2024	Cllr Michaelides	ISG Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Nationwide Building Society		Nationwide	86 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/24
<p>External signage to be replaced with new and associated works to shopfront.</p>				

Comment

A recommendation for approval on two conditions was made, seconded, and LOST AT THE VOTE.

Sevenoaks Town Council recommended refusal, on the grounds that the internally illuminated signage is contrary to the Town Council's Planning Committee Policy PC4.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00509/ADV	Sean Mitchell 20/04/2024	Cllr Michaelides	AW Architectural Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ice King			127 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/24
<p>2no fascia sign & 1no projecting sign.</p>				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and designs, and that the Conservation Officer is satisfied that there is no negative impact on the Conservation Area.

Planning Applications Considered

Applications considered on 15-4-24

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00541/FUL	Abbey Aslett 20/04/2024	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Todd-Frankowska			3 Knotts Place	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/24
Change of front door.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that no listed or locally listed restrictions apply.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00543/HOUSE	Stephanie Payne 18/04/2024	Cllr Clayton	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kortum			101 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/24
Single storey rear and front extension and two storey side extension. Roof alterations. Landscaping.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that:

- A one metre gap to the boundary is maintained
- The impact on neighbouring homes is acceptable.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00545/FUL	Sean Mitchell 23/04/2024	Cllr Granville	Mr John Robinson
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Arslanboga			68A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/24
Change of use from restaurant Class EA to Hot Food takeaway (Sui Genesis).				

Comment

Sevenoaks Town Council recommended approval.

Informative:

Sevenoaks Town Council recommended that a condition be placed to restrict opening times, to be in line with those of surrounding establishments.

Planning Applications Considered

Applications considered on 15-4-24

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00569/HOUSE	Sean Mitchell 18/04/2024	Cllr Camp	Westleigh Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Z Hou			6 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/24
<p>Proposed rear, side and flank extensions. Front porch. First floor bay roof alterations . Proposed front and rear dormers gable roof alterations. Loft conversion to habitable space. Rooflights. Chimney removal.</p>				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no overlooking or loss of amenity to neighbours either side from the new windows - especially the velux windows.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00594/HOUSE	Christopher Park 29/04/2024	Cllr Clayton	DEB Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O & Mrs C Nicholas			51 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/24
<p>Alterations to fenestration to rear of property.</p>				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00642/HOUSE	Summer Aucoin 29/04/2024	Cllr O'Hara	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brown			33 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/24
<p>Ground floor and first floor extension to rear of property, patio enlargement, alterations to fenestration.</p>				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the height and proximity of the extension to the boundary line will not adversely impact neighbours.

Planning Applications Considered

Applications considered on 15-4-24

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00644/CONVAR	Anna Horn 29/04/2024	Cllr Daniell	OA-Residential
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P McPartland		Chance Cottage	104 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/24
Variation of Condition 2 (Approved Plans) and 3 (Materials) of 23/02344/FUL (Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works) to change House A from hip end to gable end.				

Comment

Sevenoaks Town Council noted that this application had since been Withdrawn.