

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 21<sup>st</sup> October 2019 at 7:00 pm.

**Present:**

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp - <b>Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Apologies</b>
Cllr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Apologies</b>	Cllr Piper – <b>Vice Chairman</b>	<b>Present - Left 7.47pm</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes	<b>Present - Arrived 7.05pm</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Apologies</b>
Cllr Hogarth	<b>Apologies</b>	Cllr Waite	<b>Present - Arrived 7.25pm</b>

**Also in attendance:**

Deputy Town Clerk  
 Planning Committee Clerk  
 Planning Assistant  
 1 Member of the Public

**PUBLIC QUESTION TIME**

None

**322 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**323 DECLARATIONS OF INTEREST**

Councillors Parry, Piper and Raikes declared a non-pecuniary interest in the following applications:

[Plan nos. 1 & 2]                      19/01943/HOUSE & 19/01944/LBCALT: Whyteladies, Wildernesse Avenue

Councillor Granville-Baxter declared a non-pecuniary interest in the following application:

[Plan no. 9]                              19/02775/HOUSE: 37 The Drive

Councillors Eyre and Raikes declared a non-pecuniary interest in the following applications:

[Plan nos. 16 & 17]                      19/02842/HOUSE & 19/02843/LBCALT: Three Elms, 142 Kippington Road

**324 DECLARATIONS OF LOBBYING**

None

**325 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 7<sup>th</sup> October 2019. **It was resolved that** that the minutes be approved and signed.

326 PLANNING TRAINING SESSIONS AT SEVENOAKS DISTRICT COUNCIL

The Committee received and noted the (previously circulated) invitation from Sevenoaks District Council to a Planning Training Session for Town and Parish Councillors.

Date: Wednesday 20<sup>th</sup> November 2019  
Time: 3.15pm – 5pm  
Venue: Conference Room, Sevenoaks District Council

*INFORMATIVE: Councillor Granville-Baxter confirmed that she wished to attend.*

327 YEARS ONE AND TWO FORWARD PLANNED WORKS PROGRAMME (2019/20 – 2020/21)

The Committee received and noted email correspondence (September/October 2019) with Kent Highways regarding Members' concerns that Sevenoaks Town seemed under-represented in the Planned Works Schedule.

*INFORMATIVE: The Committee expressed disappointment that Kent Highways were unable to accord greater priority and resources to the Town.*

328 NEIGHBOURHOOD DEVELOPMENT PLAN (NDP): NEXT STEPS

The Committee received and noted the schedule for the next stages of the Neighbourhood Development Plan.

It was noted that the strategic policies of Sevenoaks Town Council's NDP must be in accordance with those of Sevenoaks District Council's emerging Local Plan, which has been undergoing an Examination process. However, Sevenoaks Town Council had that afternoon received notification from the District Council that the Planning Inspector had advised them to consider withdrawing the Local Plan from Examination and had cancelled the remainder of the Examination Hearings, due, primarily, to concerns around the evidence that the District Council had provided to confirm it had carried out its duty to cooperate with neighbouring Local Planning Authorities.

**It was resolved that** despite the likelihood of further delays to the Local Plan, Sevenoaks Town Council would continue to aspire to follow its schedule for the NDP, especially given that the policies and aims of the NDP will inform those of the Local Plan.

*INFORMATIVE: It was noted that the Planning Inspectorate had yet to supply a detailed report on its findings with regards to the Local Plan and that this would be circulated to Members, once received.*

329 PLANNING APPLICATIONS

- (a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) No members of the public had registered to speak on individual planning applications.

(c) The Committee considered planning applications received during the two weeks ending 15<sup>th</sup> October 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

330 PRESS RELEASES

None.

Finished: 7. 55pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 21-10-19

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01943/HOUSE	Alexis Stanyer 28-10-2019	Cllr Piper (OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/19
<p><b>Repair/replacement of steel Crittall windows.</b></p> <p><b>19/01943/HOUSE - Amended plan</b></p> <p><b>The applicant has submitted more detailed information relating to the window repairs in response to initial feedback received from the Conservation Team.</b></p>				

*Comment*

<p><b>Sevenoaks Town Council recommended approval.</b></p> <p><b>INFORMATIVE: Given growing concerns over climate change, Sevenoaks Town Council would request that an appropriate environmentally-friendly and well-insulated window design be adopted where possible.</b></p>
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<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01944/LBCALT	Alexis Stanyer 28-10-2019	Cllr Piper (OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/19
<p><b>Repair/replacement of steel Crittall windows.</b></p> <p><b>19/01944/LBCALT - Amended plan</b></p> <p><b>The applicant has submitted more detailed information relating to the window repairs in response to initial feedback received from the Conservation Team.</b></p>				

*Comment*

<p><b>Sevenoaks Town Council recommended approval.</b></p> <p><b>INFORMATIVE: Given growing concerns over climate change, Sevenoaks Town Council would request that an appropriate environmentally-friendly and well-insulated window design be adopted where possible.</b></p>
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## Planning Applications Considered

Applications considered on 21-10-19

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02246/HOUSE	S Simmons 23-10-2019	Cllr Clayton	Mrs Morris 07903 356558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hunter			40 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/19
<p><b>Proposed porch and overhang added to existing garage and house. Single storey rear infill extension. Proposed hip to gable loft conversion with a box dormer to the rear and roof lights to the front. Alteration to fenestration.</b></p> <p><b>19/02246/HOUSE - Amended plan</b></p> <p><b>Proposed plans amended to show revised juliet balcony.</b></p>				

*Comment*

<p><b>Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that:</b></p> <p><b>-The removal of the hipped roof does not affect the street scene and the character of the area.</b></p> <p><b>-The one full-length window does not overlook and impair the privacy of neighbouring gardens.</b></p> <p><b>INFORMATIVES:</b>  <b>Cllr Granville-Baxter abstained from voting.</b>  <b>Cllr Parry was not present for the discussion and voting on this application and therefore abstained from voting.</b></p>
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<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02594/FUL	Emma Gore 22-10-2019	Cllr Shea	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Roberts		Land East Of	63 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/10/19
<p><b>Erection of 3 bedroom detached dwelling to side of 63 with new garage and associated pathway and fencing with bin and cycle storage, private rear garden and associated landscaping.</b></p>				

*Comment*

<p><b>Sevenoaks Town Council recommended refusal, on the following grounds:</b></p> <p><b>-Overdevelopment of the plot, which already has very little external space and off-street parking for one car only.</b></p> <p><b>-The design, including the raising of the roofline, is detrimental to the cohesion of the area.</b></p> <p><b>-The proposal does not comply with guidance contained in the Residential Character Area Assessment SPD.</b></p> <p><b>INFORMATIVE: Cllr Raikes abstained from voting.</b></p>
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## Planning Applications Considered

Applications considered on 21-10-19

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02747/FUL	Sean Mitchell 22-10-2019	Cllr Clayton	Offset Architects 453333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Lane		Site Of	21 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/10/19
<b>Demolition of five garages. Erection of one-storey dwelling with six roof lights and two solar panels. Forecourt reconfigured to create a new private garden and driveway.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, provided that:**

- Permitted Development Rights are withdrawn, so that no further additions to the roof are possible.
- The Planning Officer is satisfied that the new dwelling protects the character of the surrounding Conservation Area.

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02750/HOUSE	Emma Gore 01-11-2019	Cllr Bonin	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/19
<b>Alterations to existing outbuilding to form a self-contained granny annexe and guest accommodation as ancillary use to existing dwelling.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02751/LBCALT	Emma Gore 01-11-2019	Cllr Bonin	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/19
<b>Alterations to existing outbuilding to form a self-contained granny annexe and guest accommodation as ancillary use to existing dwelling.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.**

# Planning Applications Considered

Applications considered on 21-10-19

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02763/HOUSE	Alexis Stanyer 22-10-2019	Cllr Piper (OOW)	Mr Hinkins 07736 732088
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Cain		Hillbury	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/19
<b>Proposed detached cart shed garage.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02775/HOUSE	S Simmons 29-10-2019	Cllr Michaelides	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Adams			37 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/19

**Proposed two storey side extension with loft conversion including dormer window and single storey rear extension.**

*Comment*

**Sevenoaks Town Council recommended refusal, on the following grounds:**

- Overdevelopment of the site.
- Excessive bulk and massing, with overshadowing of neighbouring property no. 39.
- Loss of privacy to no. 39 through overlooking.
- Over-prominence which is detrimental to the street scene.
- The proposal does not preserve or enhance The Vine Conservation Area.

**INFORMATIVE: Cllr Raikes abstained from voting.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02778/HOUSE	S Simmons 28-10-2019	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Wooders			15 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/19

**Two storey rear extension along with modification and extension of front entrance with associated internal alterations.**

*Comment*

**Sevenoaks Town Council recommended approval.**

**INFORMATIVE: Sevenoaks Town Council regrets the loss of the traditional style rounded front door.**

# Planning Applications Considered

Applications considered on 21-10-19

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02789/FUL	Mark Mirams 29-10-2019	Cllr Michaelides	Miss Woodall 01132 0447
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mehra			49 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/19
<b>Erection of external wheelchair access ramp to the front elevation of the building.</b>				

*Comment*

**An initial motion to recommend refusal was proposed, seconded and lost at the vote.**

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the proposal minimises any negative impact on the listed building.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02790/LBCALT	Mark Mirams 29-10-2019	Cllr Michaelides	Miss Woodall 01132 0447
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mehra			49 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/19
<b>Erection of external wheelchair access ramp to the front elevation of the building.</b>				

*Comment*

**An initial motion to recommend refusal was proposed, seconded and lost at the vote.**

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the proposal minimises any negative impact on the listed building.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02800/FUL	Ray Hill 29-10-2019	Cllr Bonin	Mr Alderman 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Acorn Ltd			68B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/19
<b>Alterations to existing shopfront and associated advertisement consent.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.**

**INFORMATIVE: Sevenoaks Town Council would request that the timer for the illumination be set so that it is switched off overnight.**

# Planning Applications Considered

Applications considered on 21-10-19

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02801/ADV	Ray Hill 29-10-2019	Cllr Bonin	Mr Alderman 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Acorn Ltd			68B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/19
<b>1 x externally illuminated fascia sign. 1 x non illuminated projecting sign.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.**

**INFORMATIVE: Sevenoaks Town Council would request that the timer for the illumination be set so that it is switched off overnight.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02841/HOUSE	S Simmons 01-11-2019	Cllr Eyre	Mr Payne 01622 663399
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Burgess			65 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/19
<b>Erection of a rear conservatory.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02842/HOUSE	Alexis Stanyer 30-10-2019	Cllr Eyre	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Winkett		Three Elms	142 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/19
<b>Conversion of greenhouse/garden store to craft room with rooflights.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02843/LBCALT	Alexis Stanyer 31-10-2019	Cllr Eyre	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Winkett		Three Elms	142 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/19
<b>Conversion of greenhouse/garden store to craft room (with rooflights).</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**