

**Sevenoaks Town Council**

**MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY 23<sup>RD</sup> MARCH 2020  
AT SEVENOAKS TOWN COUNCIL OFFICES**

**Meeting Commenced:** 7.00 p.m.

**Meeting Closed:** 7.12 p.m.

Cllr Keith Bonin	Present		Cllr Nicholas Busvine OBE, Mayor	Present
Cllr Sue Camp	Present		Cllr Dr Marilyn Canet, Deputy Mayor	Present
Cllr Tony Clayton	Present		Cllr Andrew Eyre	Present
Cllr Victoria Granville Baxter	Present		Cllr Roderick Hogarth	Present
Cllr Lise Michaelides	Apologies		Cllr Tom Morris Brown	Present
Cllr Rachel Parry	Apologies		Cllr Richard Parry	Present
Cllr Robert Piper	Apologies		Cllr Simon Raikes	Present
Cllr Claire Shea	Present		Cllr Edward Waite	Present

There were no members of the public present.

553 APOLOGIES FOR ABSENCE

Noted as above.

554 REQUEST FOR DISPENSATIONS

There were no requests for dispensations.

555 DECLARATIONS OF INTEREST

There were no requests for Declarations of Interest.

556 MINUTES OF THE PREVIOUS MEETING

**RESOLVED:** To receive and approve the Minutes of the Planning Committee Meeting held on 9<sup>th</sup> March 2020.

557 COMMISSIONER FOR THE PUBLIC REALM

**RESOLVED:**

- i) To receive and note Sevenoaks District Council had announced that Cllr Roderick Hogarth had been appointed Commissioner for the Public Realm.
- ii) Town Councillors to submit by email to Planning Officer suggestions for items to be added to a list of public realm spaces and features within the Town Council's parish.

558 SEVENOAKS DISTRICT LOCAL PLAN

**RESOLVED:** To receive and note documentation relating to the Government Planning Inspector's decision to reject the Local Plan.

559 TEMPLATE FOR COMMENTING ON PLANNING APPLICATIONS

Noted that during the Coronavirus pandemic it would be most helpful if Councillors used the template previously approved when commenting on planning applications.

**RESOLVED:** To recirculate the template by email to all Town Councillors.

560 ARRANGEMENTS FOR MEETINGS AND REVIEW OF PLANNING APPLICATIONS SHOULD MEMBERS BE RESTRICTED FROM ATTENDING DUE TO PUBLIC HEALTH ADVICE.

**RESOLVED:** To note the recent public health advice that meetings should no longer take place until advised to the contrary. Town Council staff will follow the Planning Committee Meeting schedule for as long as possible, distributing documentation on the Wednesday prior to a meeting and requesting responses and comments using the template form on the Monday which would have been a meeting day. Delegated powers will be used as appropriate.

561 PLANNING APPLICATIONS

**RESOLVED:**

- i) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- ii) To note there were no public comments.
- iii) To accept Ward Councillors' comments on planning applications received during the two weeks ending 17<sup>th</sup> March 2020.

562 PRESS RELEASE

**RESOLVED:** Not to issue a press release.

There being no further business the Chairman closed the Meeting.

Signed .....

Chairman

Dated .....

# Planning Applications Considered

Applications considered on 23-3-20

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Mark Mirams 31-03-2020	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20

**Conversion of existing redundant commercial building to provide 3 self-contained flats.**

**19/02804/FUL - Amended plan**

Two separate planning and listed building applications were originally submitted, both for conversion to 3no flats. These have been amalgamated into one planning and listed building application to incorporate the entire building of 43-45 High Street and the conversion into 6no flats.

**19/02804/FUL - Amended plan**

**Amended proposal description:**

**Conversion of existing redundant commercial building to provide 6 self-contained flats.**

**19/02804/FUL - Amended plan**

**Submission of amended drawings, omitting windows.**

*Comment*

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

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02972/FUL	Ray Hill 02-04-2020	Cllr Eyre	Open Architecture 01732 770500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Land South of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20

**Construction of three new detached dwellings with associated landscaping.**

**19/02972/FUL - Amended plan**

**Submission of tree survey report.**

*Comment*

**Sevenoaks Town Council recommended approval, provided the Arboricultural Officer is satisfied with regards to the trees which are being retained, and those which are being lost.**

## Planning Applications Considered

Applications considered on 23-3-20

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03411/FUL	Emma Gore 03-04-2020	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Blackman		Barberries	7 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<p><b>Demolition of existing bungalow and detached garage and construction of three detached houses with integral garages.</b></p> <p><b>19/03411/FUL - Amended plan</b></p> <p><b>Amended plans to alter one unit to a bungalow and detailed site plan.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00426/CONVAR	Emma Gore 01-04-20	Cllr Clayton	Studio EK Architects 078 42241244
<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>
				11/03/20
<p><b>Variation of condition 2 of 19/02747/FUL to 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 with amendment to approved materials.</b></p>				

*Comment*

**Sevenoaks Town Council notes that most of the neighbouring roofs are slate in this part of the Conservation Area, but recommends approval, provided the applicant specifies an alternative approved by the Conservation Officer.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00436/HOUSE	Ronald Tong 06-04-2020	Cllr Parry	Mrs Buckland 885484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Coxon			17 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<p><b>Hard and soft landscaping works to front and rear garden, installation of pool.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 23-3-20

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00494/CONVAR	Rebecca Fellows 26-03-2020	Cllr Parry	Mr Bavarskis 0794998450
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Jack		East Weald	135 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/20
<p><b>Variation of condition 2 (materials to be used in the construction) and condition 3 (approved plans) of application 18/01819/HOUSE for the demolition of existing side extension, rear gable, side bay window. Erection of two storey rear extension with dormer, rooflights, single storey side extension. Juliet balcony to side and alterations to fenestration with amendment to the side and rear extensions.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00577/FUL	Rebecca Fellows 26-03-2020	Cllr Shea	Mr Crawford 0800612206
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Shayler			30 Swanzy Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/20
<p><b>Detached New Build House.</b></p>				

*Comment*

**Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment and insufficient parking.**

**INFORMATIVE: Sevenoaks Town Council noted that it is not clear from the information submitted whether trees are to be removed to facilitate the build.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00593/HOUSE	S Simmons 24-03-2020	Cllr Piper OOW	Mr Aylward 01892 838851
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Melamed		Braeside House	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/20
<p><b>Erection of outbuilding.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-3-20

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00594/FUL	Emma Gore 24-03-2020	Cllr Dr Canet	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Land West Of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/20
<b>Erection of one residential dwelling with new vehicular access, crossover and associated car parking.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00599/MMA	Alexis Stanyer 27-03-2020	Cllr Piper OOW	Mrs Bakunowicz 07732 2 18567
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/20
<b>Minor material amendment to 19/02137/FUL.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00609/HOUSE	Ronald Tong 27-03-2020	Cllr Clayton	Mr Wraight 02076044339
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown			36 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/20
<b>Rear and side single storey extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00612/HOUSE	Ronald Tong 03-04-2020	Cllr Hogarth	Mr Goodhew 01580 2304 42
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Rudd			5 Thicketts	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<b>Demolition of existing conservatory. Part conversion of garage to habitable, erection of a first floor front extension over existing porch and a part first floor rear extension and two storey rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to there being sufficient off-street parking.**

**INFORMATIVE: Sevenoaks Town Council noted that this plot appears to be close to maximum development and would therefore request that the Planning Officer establishes whether Permitted Development Rights have already been exhausted.**

## Planning Applications Considered

Applications considered on 23-3-20

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00616/HOUSE	S Simmons 31-03-2020	Cllr Parry	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20
<b>Proposed part first floor front and part two storey rear extension, new garage, formation of vehicular access, external alterations, associated landscape works and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00644/HOUSE	Ronald Tong 31-03-2020	Cllr Granville-Baxter	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Solly			38A Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20
<b>Construction of a single storey rear extension with roof lights.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to 21 The Meadway through loss of light and overshadowing.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00671/HOUSE	Holly Pockett 31-03-20	Cllr Hogarth	Sutton Architects 016228 40000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bourne			46 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20
<b>Proposed replacement 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>
	20/00693/FUL	Mark Mirams 03-04-2020	Cllr Shea	Mr Bennett 07787182288
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Uttley			1 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<b>Erection of replacement dwelling.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 23-3-20

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/00701/MMA</b>	Alexis Stanyer 03-04-2020	Cllr Raikes	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<b>Minor material amendment to 20/00004/HOUSE.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/00705/HOUSE</b>	Alexis Stanyer 03-04-2020	Cllr Bonin	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs King		Trelissick House	140 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<b>Garage conversion with bay window and alterations to loft to form habitable accommodation with rooflights and gable window.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there are no issues with overlooking.**