

Sevenoaks Town Council

NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 6TH APRIL 2020

Cllr Keith Bonin	Cllr Nicholas Busvine OBE, Mayor (ex-officio)
Cllr Sue Camp (Chairman)	Cllr Dr Marilyn Canet
Cllr Tony Clayton	Cllr Andrew Eyre
Cllr Victoria Granville-Baxter	Cllr Roderick Hogarth
Cllr Lise Michaelides	Cllr Tom Morris Brown
Cllr Richard Parry	Cllr Robert Piper (Vice-Chairman)
Cllr Simon Raikes	Cllr Edward Waite
Cllr Claire Shea	

The Councillors listed above were consulted electronically, facilitated by the Town Clerk/ Chief Executive, Planning Committee Clerk and Planning Assistant.

There were no representations received from Members of the Public.

1 DECLARATIONS OF INTEREST

None.

2 MINUTES

Councillors received and agreed the Minutes of the Planning Committee meeting held on 23rd March 2020.

3 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that face-to-face Planning Committee Meetings would be suspended while social distancing measures remained in place.
- b) Councillors received and noted a report setting out how the Town Council would continue to:
- Follow the normal date cycle with regards to Planning Committee Meetings.
 - Fulfil its function as a statutory consultee on planning applications.

INFORMATIVE: It was acknowledged that the Report system was the best basis for meeting the Town Council's obligations as a statutory consultee until current guidance and legislation changes.

- c) It was noted that all changes were subject to review.

4 PLANNING APPEALS

Councillors received notice that the following appeal has been dismissed:

Appeal Ref: W/4000581

19/01911/FUL- Land to the Rear of 138-140 High Street

INFORMATIVE: Sevenoaks Town Council made the following comment at Planning Committee on 15th July 2019:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the loss of light to the existing flats in 140A and 142A High Street is within acceptable levels.

5 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 31st March 2020. It was agreed that the attached comments would be forwarded to the District Council.

6 PRESS RELEASES

The Town Clerk agreed to prepare a press release which would incorporate points raised by Members regarding the Town Council's continued commitment to exercising its responsibilities and delivering its obligations during the COVID-19 period, including the procedures which have been put in place to ensure that it fulfils its function as a statutory consultee on planning applications.

Council Meeting 23rd March 2020 Minute 567 ii)

RESOLVED: To agree emergency measures that if it was not possible to convene a meeting of the Council or Committee in reasonable time or where restrictions are in place, the Town Clerk (and Deputy Town Clerk) shall have delegated authority under s.101 of the Local Government Act 1972 to make decisions on behalf of the Council where such decision cannot be reasonably deferred and must be made in order to comply with a commercial or statutory deadline. This will be carried out where possible by consultation with members by electronic means or telephone. The Town Clerk will further consult with the Mayor for guidance as necessary. The delegation does not extend to matters expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decision made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations.

Planning Applications Considered

Applications considered on 6-4-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00109/HOUSE	Ronald Tong 08-04-2020	Cllr Granville-Baxter	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lelean			36 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/20
<p>Erection of a garden gazebo.</p> <p>20/00109/HOUSE - Amended plan</p> <p>Revised drawings received. Proposal description amended as follows:</p> <p>Erection of a garden gazebo and associated development.</p>				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there is no loss of amenity to the adjacent property.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00249/HOUSE	S Simmons 07/04/2020	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rowland			15 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/20

Rear single storey extension. Alterations to side roof areas.

20/00249/HOUSE - Amended plan

Plans to show retention of chimney and amended stairwell window.

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00409/FUL	Emma Gore 22-04-2020	Cllr Piper	Mr Draper 07855 426262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Turrell			7 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/20

Demolition of existing bungalow and erection of three storey detached house, with basement and garage.

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- Over development of the site.
- Loss of amenity due to overlooking, particularly Beacon Rise and Wood Drive.
- Unsympathetic design, at odds with the Residential Character Area Assessment.

Planning Applications Considered

Applications considered on 6-4-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00759/HOUSE	Ray Hill 11-04-2020	Cllr Dr Canet	Ms de Linde 0797362809
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Norris			33 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
Demolition of rear conservatory. Double height rear extension and two new dormas which incorporate rooflights. Landscaping works to facilitate a new decking area to the rear.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00771/FUL	Emma Gore 09-04-2020	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Fernandes		Flat 1	120 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/20
Demolition of rear extension. Erection of new extension. Construction of a wall to the front of the building to incorporate part of the walkway over the cellar into flat 1. Change of use from B1 (office) to residential.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00810/HOUSE	S Simmons 17-04-2020	Cllr Eyre	Mr Garland 01892 72454
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Arnold			67 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/20
Demolition of existing x 2 buildings, Single storey side, front and rear extensions with new garage, alterations to existing house elevations, new roof finish and external works to patio and drive and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-4-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00817/HOUSE	Ronald Tong 18-04-2020	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Dalton			14 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/20
Demolition of chimney and erection of a single storey front extension, conversion of existing garage. Raising of existing roof by 2.000m (sic) to form additional living accommodation.				

Comment

Sevenoaks Town Council recommended approval, provided:

- The extension is undertaken in materials in keeping with the existing house.
- The Planning Officer is satisfied that there is no loss of light or privacy to the neighbouring properties.
- The SDC Conservation Officer does not consider it detrimental to the Sevenoaks Vine Conservation Area.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00820/HOUSE	Ronald Tong 18-04-2020	Cllr Clayton	Mr Marshall 07718122255
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J McCanna			33 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/20

Proposed two storey side and single storey rear extensions. Roof alterations.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there is no loss of amenity to neighbours.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00823/HOUSE	Alexis Stranyer 18-04-2020	Cllr Piper	Mrs Morris 07903356558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Manning			28 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/20

Demolish existing rear conservatory and part of single storey rear/side extension. Proposed two storey front extension, single storey side and rear extension and double storey rear extension. Alteration to fenestration.

Comment

Sevenoaks Town Council recommended refusal, unless the side window to bed 4 is obscure-glazed as it faces a similar window 2 metres away, next door.

Planning Applications Considered

Applications considered on 6-4-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00842/HOUSE	Holly Pockett 22-04-2020	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Major			9 Oak Warren	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/20
Single storey rear extension and rooflights.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that if the application were allowed, it would result in over-development of the property.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00848/HOUSE	Holly Pockett 22-04-2020	Cllr Piper	Mr Knight 02084 645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Johnson			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/20
The mounting of an Air Source Heat Pump to the south west facing side elevation.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00850/MMA	S Simmons 19-04-2020	Cllr Morris Brown	Miss Burnham 07824387 676
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Patterson		The Old School House	4 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/20
Amendment to application 19/03504/HOUSE.				

Comment

Sevenoaks Town Council recommended approval

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00875/HOUSE	Alexis Stanyer 23-04-2020	Cllr Michaelides	Mr Bennett 01227 314170
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CCH Build Solutions Ltd			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/20
Alterations and lower ground floor rear and side extensions with garage, patio, terrace and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Conservation Officer being satisfied that the materials being used are acceptable.
- The character of this locally listed property being preserved.