

**Sevenoaks Town Council**

**NOTES ON REPORT TO PLANNING COMMITTEE**

**MONDAY 18<sup>th</sup> May 2020**

Cllr Keith Bonin	Cllr Nicholas Busvine OBE, Mayor
Cllr Sue Camp ( <b>Chairman</b> )	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 Mrs Rachel Parry	Cllr Richard Parry
Cllr Robert Piper ( <b>Vice-Chairman</b> )	Cllr Simon Raikes
Cllr Claire Shea	Cllr Edward Waite

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

Representation was received from a member of the public in relation to [Plan no.6] Crofters 67 Oakhill Road and circulated to all Town Councillors.

**28**     DECLARATIONS OF INTEREST

Cllr Morris Brown declared a pecuniary interest in the following application:

[Plan no.10]     123 Hillingdon Avenue

Cllr Waite, Cllr Piper, Cllr Clayton and Cllr Raikes declared a non-pecuniary interest in the following application:

[Plan no 10]     123 Hillingdon Avenue

Cllr Raikes and Cllr Piper declared a non-pecuniary interest in the following application:

[Plan no. 16]     40 Robyns Way

Cllr Piper declared a non-pecuniary interest in the following application:

[Plan no. 5]     12 Beaconfields

**29**     NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 4<sup>th</sup> May 2020.

30 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that face-to-face Planning Committee meetings at the Town Council Offices would continue to be suspended while Social Distancing measures remained in place.

b) It was noted that all arrangements were subject to review.

31 PLANNING APPEALS

The Committee noted the dismissal of the following appeal:

- 18/00577/HOUSE – The Old Bakehouse, Six Bells Lane

32 KENT MINERALS AND WASTE LOCAL PLAN 2013-2030

(a) The committee noted that the Kent Minerals and Waste Local Plan, previously discussed at the Planning Committee meeting held on 13<sup>th</sup> January 2020 [Minute no. 428], was declared legally compliant and sound.

(b) The committee received a copy of the inspector's full report.

33 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 12<sup>th</sup> May 2020. It was agreed that the attached comments would be forwarded to the District Council, as a Ward Councillor, Chairman of Planning Committee and Town Clerk delegated decision.

34 PRESS RELEASES

None.

**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 18-5-20

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Mark Mirams 22-05-2020	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>
				01/05/20

**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.**

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

**Additional Fuller Long Heritage Statement now provided with drawing SS/201473/FL1 Southdowns Environmental Air Quality Report & Recommendations now provided. Peter Moore Acoustic Report now provided. Plan SS/201473/W&C Showing Waste and Recycling Storage and Bicycle Storage to be provided**

*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>
	19/02805/LBCALT	Mark Mirams 22-05-2020	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>
				01/05/20

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

**19/02805/LBCALT - Amended Plan**

**Additional Fuller Long Heritage Statement now provided with drawing SS/201473/FL1 Southdowns Environmental Air Quality Report & Recommendations now provided. Peter Moore Acoustic Report now provided. Plan SS/201473/W&C Showing Waste and Recycling Storage and Bicycle Storage to be provided.**

*Comment*

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

## Planning Applications Considered

Applications considered on 18-5-20

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00436/HOUSE	Ronald Tong 29-05-2020	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>
				06/05/20

**Hard and soft landscaping works to front and rear garden, installation of pool.**

**20/00436/HOUSE - Amended Plan:**

**Amended plan and an additional image file received with regard to the application, the Applicant/agent states that the change would comprise the following:**

**Re-designed the garden**

**Removed the originally proposed decking**

**Relocated the small pool down to the lower area**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00669/HOUSE	S Simmons 23 05 2020	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Harvey			1 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/20

**Convert existing single garage to a double garage.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00945/HOUSE	Ray Hill 21-05-2020	Cllr Eyre	Essenden Design Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bacon			12 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/20

**Construction of new pitched roof to rear utility room; first floor side extension; ground floor side extension and front porch with ground floor pitched roof.**

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 18-5-20

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01030/FUL	Sean Mitchell 27-05-2020	Cllr Piper	Offset Architects 459829
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CAP 3D		Crofters	67 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/20
<p><b>Demolition of existing dwelling and erection of a new detached 3 storey house and separate detached garage block.</b></p> <p><b>20/01030/FUL - Amended Plan</b>  <b>Revised Block Plan reflecting the amount of trees and planting that exists along northeastern boundary and a dimension showing the separation distance between houses.</b></p>				

*Comment*

**Sevenoaks Town Council recommended refusal due to overlooking of Ilex Cottage at rear of site.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01115/HOUSE	Holly Pockett 21-05-2020	Cllr Granville Baxter	KHD Architecture Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Lovell			147 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/20
<p><b>Demolition of existing conservatory and rear extension with single-storey ground floor rear extension, a rooflight in the new flat roof and internal modifications to the layouts.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01140/HOUSE	Holly Pockett 28-05-2020	Cllr Granville Baxter	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Cooper			119 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/05/20
<p><b>Proposed loft conversion. Enlarged front gable, side hip to gable, rear dormer, window to garage.</b></p>				

*Comment*

**CHAIRMAN'S ACTION:**

**Sevenoaks Town Council recommended approval providing the planning officer is satisfied there is no Overlooking, loss of privacy or amenity for the adjacent houses at 117 and 121.**

## Planning Applications Considered

Applications considered on 18-5-20

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01159/HOUSE</b>	Ronald Tong 29-05-2020	Cllr Parry	Ideaplan 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Elliot Larkin Surveyors			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/20
<b>Conversion of garage with double storey side and ground floor rear extension with roof lantern, rear dormer extension with front roof lights and alterations to fenestration and steps at front door.</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>
	<b>20/01164/HOUSE</b>	Ray Hill 21-05-2020	Cllr Waite	MLA Architecture Ltd 0795 2042101
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Morris-Brown			123 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/20
<b>Proposed demolition of existing single-storey rear extensions and erection of new single-storey rear and side extension.</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>
	<b>20/01169/HOUSE</b>	S Simmons 21-05-20	Cllr Clayton	Sevenoaks Plans Ltd 2401 46
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Der Velde			18 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/20
<b>Proposed ground, first and second floor rear extension; proposed dormer at sides, Juliette balcony, balcony, rooflights and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds that the extension will create overlooking and loss of privacy of the neighbouring garden, in an area where gardens are mostly spacious and private.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01209/HOUSE</b>	Ray Hill 27-05-2020	Cllr Shea	Draw and Plan 0800 689 0 40
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
I Harper			113A Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/20
<b>Ground floor side extension and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 18-5-20

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01217/HOUSE	Ronald Tong 27-05-2020	Cllr Dr Canet	Harringtons 2006 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Olorenshaw			10 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/20
<b>To erect a first floor side extension with rear dormer, extend the main roof with a gable end, rear dormer and roof lights to front roof slope and alter the elevational treatments.</b>				

*Comment*

**Sevenoaks Town Council recommended approval with the comment that the design of the extension should be sympathetic to the other houses in the road.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01228/MMA	Alexis Stanyer 02-06-2020	Cllr Eyre	Gareth Roberts 079390683
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Grylls		Tweedbank Cottage	Fernside Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/05/20
<b>Minor material amendment to 19/00970/HOUSE.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01229/HOUSE	S Simmons 28-05-2020	Cllr Eyre	Glyn Doughty Design 0195 0-500700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Scott		Arkendale	14 Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/05/20
<b>Two storey annexe to include double garage, landscaping and 2m timber fence.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds of over development of the site, lack of amenity space now for both houses. The applicant should re-submit explaining how they see the use of the space for the two houses which would exist on the site.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01233/HOUSE	Ronald Tong 30-05-2020	Cllr Shea	Mr P Hobbs 07973 255135
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ingram			40 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/20
<b>Enlarged roof conversion with a new dormer window to the front of the property.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 18-5-20

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01235/HOUSE	Ronald Tong 29-05-2020	Cllr Hogarth	Harringtons 2006 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Meon & Lee			34 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/20
<b>Demolition of existing single storey rear extension, single storey side and rear extension with roof lights, loft conversion with rear dormer and rooflights to front elevation.</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>
	20/01243/HOUSE	Holly Pockett 30-05-2020	Cllr Morris Brown	Kent Building Control Ltd 01222 550001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Menzel			53A Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/20
<b>Conversion of garage to single storey side and rear extension, new patio, new steps and roof lights.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to:**

- The conservation officer being happy that the proposal constitutes a sufficient improvement in the quality of the environment.
- The Planning officer being satisfied the extension will not overlook no. 51.

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01243/HOUSE	Holly Pockett 01-06-2020	Cllr Morris Brown	Kent Building Control Ltd 01222 550001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Menzel			53A Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/05/20

**Conversion of garage to single storey side and rear extension, new patio, new steps and roof lights.**

**20/01243/HOUSE - Amended Plan:**

**Change of proposal description: Demolition of existing garage and erection of a single storey side and rear extension, new patio, new steps and roof lights.**

*Comment*

**Sevenoaks Town Council recommended approval subject to:**

- The conservation officer being happy that the proposal constitutes a sufficient improvement in the quality of the environment.
- The Planning officer being satisfied the extension will not overlook no. 51.



## Planning Applications Considered

Applications considered on 18-5-20

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01249/HOUSE</b>	S Simmons 02-06-2020	Cllr Piper	Carmen Austin Architectur 01473000000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Kenyon			27 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/05/20
<b>Demolition of conservatory and erection of a double rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**