

Sevenoaks Town Council

NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 27th JULY 2020

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

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

Representation was received from a member of the public in relation to [plan no. 4] 100 Weald Road and circulated to all Town Councillors.

132 APOLOGIES FOR ABSENCE

None.

133 DECLARATIONS OF INTEREST

None.

134 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 13th July 2020.

135 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.

136 ALLINGTON (IWMF) PUBLIC CONSULTATION

The committee received notification of the consultation on the proposed extension of the Allington Integrated Waste Management Facility (IWMF).

The Councillors welcomed this development due to the latest technology being employed to manage the nonrecyclable waste and resulting gases. It was also noted that there will be considerable electricity generated which will be beneficial to the area.

137 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 21st July 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.

138 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 27-7-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01286/HOUSE	Ronald Tong 29/07/2020	Cllr Michaelides	MW designs
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Beane			17 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/07/20
<p>Demolition of existing extension, rear infill extension, conversion of attic with L shape rear dormer.</p> <p>20/01286/HOUSE - Amended Plan</p> <p>Amended Plans received with regard to the application, the Applicant/agent states that the change would comprise the following:</p> <p>-The chimney stack was found missing on the side elevations as shown on proposed drawings.</p> <p>-Updated plans received to show the chimney stack on the proposed drawings which the agent/applicant are intending to maintain.</p>				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01348/FUL	Sean Mitchell 03-08-20	Cllr Michaelides	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bateman			9 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/20
<p>Demolition of the existing offices and erection of a five storey replacement office complex with basement.</p> <p>20/01348/FUL - Amended Plan</p> <p>Revised transport technical note, further landscaping, window details and further CGI.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-7-20

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01354/HOUSE	Emma Gore 03-08-2020	Cllr Parry	Louis de Soissons Archite
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Clark		Otia Tuta	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/20
<p>Demolition of single storey. Proposed single and two storey extensions. New window and door openings. Alterations to detached garage. Addition of two dormer windows and new window opening to garage. Alterations to driveway and parking area.</p> <p>20/01354/HOUSE - Amended Plan</p> <p>Amended Plans for rear and side extensions.</p>				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01600/HOUSE	S Simmons 30-07-2020	Cllr Parry	JAT-Surv
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Seager			100 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/20
<p>Demolition of single storey rear extension and erection of single storey side and rear extension.</p> <p>20/01600/HOUSE - Amended Plan</p> <p>Certificate B signed.</p>				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed development is not sympathetic to the dwelling because of the dwelling's inclusion in the Local List.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01870/HOUSE	Scott Fisher 30-07-2020	Cllr Granville Baxter	Mr S Coxon
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dorman & Miss J Coxon			31 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/20
<p>Removal of existing roof. Rear extension and construction of new roof with front and rear dormers to create additional living space.</p>				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overshadowing of number 29 and overdevelopment.

Planning Applications Considered

Applications considered on 27-7-20

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01871/HOUSE	Alexis Stanyer 30-07-2020	Cllr Bonin	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Neale		Uplands House	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/20
Demolition of two front staircases and existing garage. Erection of a single storey side extension. Existing North elevation side roof to be altered and reduced in height, new dormer to rear, alterations to fenestration, reconstruct chimneys to match original and reinstatement of basement window.				

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01877/HOUSE	Hannah Donnellan 29/07/2020	Cllr Parry	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bowen			25 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/07/20
Two storey rear extension, single storey side extension, removal of existing garage & internal alterations.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01879/HOUSE	Hannah Donnellan 30-07-2020	Cllr Eyre	Stewart Mumford Architec
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs K Ritchie			89 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/20
Erection of a garden room to the rear of the property.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01880/HOUSE	Scott Fisher 30-07-2020	Cllr Waite	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Brown		The Dutch House	53 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/20
Converting the triple garages into a gym and a storage area with pitched roof and roof lights and changing elevational finish to painted render.				

Comment

Sevenoaks Town Council recommended approval subject to the planning and conservation officers being satisfied that the design and fabric of the conversion will be in keeping with the main property.

Planning Applications Considered

Applications considered on 27-7-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01881/LBCALT	Scott Fisher 30/07/2020	Cllr Waite	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Brown		The Dutch House	53 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/20
Converting the triple garages into a gym and a storage area with pitched roof and roof lights and changing elevational finish to painted render.				

Comment

Sevenoaks Town Council recommended approval subject to the planning and conservation officers being satisfied that the design and fabric of the conversion will be in keeping with the main property.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01883/MMA	Alexis Stanyer 29-07-2020	Cllr Mrs Parry	Mrs A Bakunowicz
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/07/20
Amendment to 19/02137/FUL.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01892/HOUSE	S Simmons 03-08-2020	Cllr Bonin	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/20
Proposed single storey rear extension, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01893/LBCALT	S Simmons 03-08-2020	Cllr Bonin	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/20
Proposed single storey rear extension, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied.

Planning Applications Considered

Applications considered on 27-7-20

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01902/MMA	Alexis Stanyer 11-08-2020	Cllr Clayton	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Walters			2 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/20
Minor material amendment to 19/03489/HOUSE.				

Comment

Sevenoaks Town Council recommended approval, provided Conservation and planning officers are content with design and materials

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01905/MMA	Guy Martin 04-08-2020	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Sandell		Barberries	7 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/20
Amendment to 19/03411/FUL.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01911/HOUSE	Ronald Tong 04-08-2020	Cllr Eyre	Church Lukos
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Mercer		Garnetts	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/20
Single storey ground floor rear extension. Window replacements.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01915/HOUSE	S Simmons 04-08-2020	Cllr Mrs Parry	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Gallagher		Whitecraigs	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/20
Erection of pair of gates on brick piers with metal railings to sides.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-7-20

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01932/HOUSE	S Simmons 04-08-2020	Cllr Piper	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs T Hanlon			25 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/20
Two story front extension and single storey front extension, alterations to fenestration, alterations to cladding, alterations to existing conservatory.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01938/HOUSE	Holly Pockett 11-08-2020	Cllr Piper	Resi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Tebbenham			12 Lea Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/20
Proposed ground floor rear extension, windows fenestration alteration at front elevation, floor plan redesign and all associated works.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01950/FUL	Alexis Stanyer 05-08-2020	Cllr Michaelides	F J Thompson & Co
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Destiny Properties International Ltd			128A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/20
Change of use of 1st and second floor from residential to Office use.				

Comment

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the plans enhance and improve this listed building and the surrounding street scene.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01970/HOUSE	Alexis Stanyer 06-08-2020	Cllr Morris Brown	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Foyle			21 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/20
Demolish the conservatory and erect a single storey side and rear extension with a pitched roof and roof lights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-7-20

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02069/MMA	Alexis Stanyer 11-08-2020	Cllr Clayton	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Walters			2 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/20
Minor material amendment to 19/03490/LBCALT.				

Comment

Sevenoaks Town Council recommended approval, provided Conservation and Planning officers are satisfied with design and materials.