

## Sevenoaks Town Council

### NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 24<sup>th</sup> AUGUST 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 and Planning Committee Clerk.

Representation was received from 2 members of the public in relation to [Plan no. 1] Land South of 65 Kippington Road and circulated to all Town Councillors.

155 APOLOGIES FOR ABSENCE

Cllr Bonin and Cllr Waite were noted as absent.

156 DECLARATIONS OF INTEREST

None.

157 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 10<sup>th</sup> August 2020.

158 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

It was noted that six Councillors had made comments supporting the restarting of Physical Meetings of the Planning Committee, two of which also raised concerns about being able to continue to involve those not being able to be present.

The Town Clerk will review the following:-

- Changes made to the 2020 Regulations by the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) (Amendment) Regulations 2020 which came into force on 1st August 2020.

- Risk Assessment / review of space available for social distancing of Councillors, Staff and Public for physical meetings.
- Review of resources available to enable Councillors and Public not able to be present to be able to engage in the meeting as legally required.

159 GOVERNMENT CONSULTATION: CHANGES TO THE CURRENT PLANNING SYSTEM

- (a) The Committee received and noted the Changes to the Current Planning System Consultation and online survey created by the Committee Clerk.
- (b) Councillors resolved that a virtual meeting be organised between the Committee to discuss consultation responses before submitting representation.
- (c) The committee noted that a key point overlooked by the government was the number of homes with planning permissions yet to be built by developers. Councillors agreed that to increase the number of new homes the prime focus should be on the size of the workforce needed to build them as well as the provision of modular homes.

Councillors also discussed building regulations as a neglected field, noting the small size of some homes built under permitted development.

160 GOVERNMENT CONSULTATION: PLANNING FOR THE FUTURE

- (a) The Committee received and noted the Planning for the Future Consultation and online survey created by the Committee Clerk.
- (b) Councillors resolved that a virtual meeting be organised between the Committee to discuss consultation responses before submitting representation.

161 GOVERNMENT CONSULTATION: TRANSPARENCY AND COMPETITION

- (a) The Committee received and noted the Transparency and Competition Consultation and online survey created by the Committee Clerk.
- (b) Councillors resolved that a virtual meeting be organised between the Committee to discuss consultation responses before submitting representation.

162 PLANNING APPEALS

The committee noted that the following appeal had been withdrawn:

APP/G2245/W/20/3254107: 20/01030/FUL – Crofters, 67 Oakhill Road, Sevenoaks

163 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 18<sup>th</sup> August 2020. It was agreed that the attached comments would be forwarded to the District Council, as a ward Councillors, Chairman of Planning Committee and Town Clerk delegated decision.

164 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 24-8-20

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02972/FUL	Sean Mitchell 27-08-2020	Cllr Eyre	Open Architecture
<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>
				07/08/20

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

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

**Submission of tree survey report.**

**19/02972/FUL - Amended Plan**

**Amended siting of new dwellings, further cross section drawings, ecology scoping report, revised design and access statement.**

*Comment*

**Sevenoaks Town Council recommended that this application be forwarded to the Sevenoaks District Council Development Control Committee for consideration.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01969/FUL	Sean Mitchell 02-09-2020	Cllr Busvine	Tim Ronalds Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		International Centre Sevenoaks	Solefields Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/20

**Re-routing and improvements to access road from Solefields Road to the International Centre. New parking area. Raised fences and new spectator stand to MUGA hockey pitch.**

*Comment*

**Sevenoaks Town Council recommended approval, subject to the aboricultural officer being satisfied with the tree planting and protection measures.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02057/FUL	Mike Holmes 25-08-2020	Cllr Parry	MSD ARCHITECTS
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Millington		Bankside	114 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/08/20

**Demolition of existing dwelling and construction of a replacement dwelling.**

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 24-8-20

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02080/FUL	Emma Gore 28/08/2020	Cllr Michaelides	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
E & M Kobler		West Lodge	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/20
<b>To replace the existing cottage structure and garage with a new build house and car-port with associated landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02205/HOUSE	Alexis Stanyer 26-08-2020	Cllr Michaelides	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pragassen		Fern Cottage	7 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/08/20
<b>Demolition of existing conservatory and construction of part single, part two storey replacement extension, new windows to southern elevation and repair and redecoration of render exterior and shutters and landscaping.</b>				

*Comment*

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

- This application does not enhance and preserve the Vine conservation area or improve the street scape.
- It has an adverse impact on a locally listed building.

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02230/HOUSE	S Simmons 03-09-2020	Cllr Hogarth	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Figaredo			6 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/20
<b>Single storey front and side extension, rear glazed covered terrace and part loft conversion with side facing dormer and rooflights. A 2.1m fence and gate to front elevation.</b>				

*Comment*

**Sevenoaks Town Council recommended approval but request the Dormer window be obscure glazed and fixed shut.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02235/CONVAR	Alexis Stanyer 04-09-2020	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>
				13/08/20
<b>Variation of condition 5 (site levels) of 19/02137/FUL.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 24-8-20

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02244/HOUSE	Anna Horn 03-09-2020	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Colenso			12 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/20
<b>To demolish the attached timber extension and construct a two storey side extension with a single storey extension with roof lights on the rear elevation and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval provided the planning officer is satisfied there is no loss of amenity to neighbours.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02270/FUL	Emma Gore 05-09-2020	Cllr Mrs Parry	Montagu Evans LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Abson		Little Wood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/08/20
<b>Demolition of existing dwelling house and garage and replacement with new dwelling house and garage and associated landscaping</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>
	20/02272/HOUSE	S Simmons 03-09-2020	Cllr Mrs Parry	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Madden		Holly Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/20
<b>Single storey 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>
	20/02274/HOUSE	Holly Pockett 04-09-2020	Cllr Morris Brown	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms K Hill			4 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/20
<b>To construct a single storey rear and side extension with roof lantern and roof lights, removal of rear steps at the basement and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to the conservation officer being happy that the proposed works are in keeping with the local area.**

## Planning Applications Considered

Applications considered on 24-8-20

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02279/HOUSE	H Donnellan 05-09-2020	Cllr Busvine	Glyn Doughty Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lynch			19 Argyle Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/08/20	
<b>Loft conversion to include second floor dormer to rear elevation.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the conservation officer being satisfied as to the materials to be used.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02285/HOUSE	Holly Pockett	Cllr Granville Baxter	Chris Saunders Associate
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Saunders			3 Bosville Drive	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/08/20	

**Proposed removal of dilapidated single garage. Erection of a two storey side extension and refurbishment of existing house including replacement windows and extend existing drop kerb to accommodate off road parking.**

*Comment*

**Sevenoaks Town Council recommended approval.**