

Sevenoaks Town Council

NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 7th September 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.

There were no representations received from Members of the Public.

167 APOLOGIES FOR ABSENCE

Cllr Waite and Cllr Morris Brown were noted as absent.

168 DECLARATIONS OF INTEREST

None.

169 DECLARATIONS OF LOBBYING

Cllr Raikes and Cllr Michaelides declared they had been lobbied on the following application:

[Plan no. 16] 23 Eardley Road

170 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 24th August 2020.

171 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) Meetings will commence virtually via Zoom from October 2020.

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

172 ALLINGTON (IWMF) PUBLIC CONSULTATION EXTENSION

The committee noted that due to a technical error, the consultation period had been extended to 16 October 2020.

173 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 1st September 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.

174 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 7-9-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01666/HOUSE	Holly Pockett 14-09-20	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hodkinson		Scots Pines	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/20
<p>Proposed new property access; drop kerb; side wall to be increase; enlarging parking area; proposed electric gate and proposed retaining wall at side.</p> <p>20/01666/HOUSE Amended Plan -</p> <p>Amended Plans and Further information as requested by the SDC Tree Officer.</p>				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01892/HOUSE	S Simmons 16-09-2020	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>
				26/08/20
<p>Proposed single storey rear extension, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.</p> <p>20/01892/HOUSE - Amended Plan:</p> <p>Amended Plans to confirm ground floor window on front elevation is to stay unaltered and an email to confirm the second floor window on the front elevation is to be repaired rather than replaced.</p>				

Comment

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

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01893/LBCALT	S Simmons 16-09-2020	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>
				26/08/20
<p>Proposed single storey rear extension, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.</p> <p>20/01893/LBCALT - Amended Plan:</p> <p>Amended Plans to confirm ground floor window on front elevation is to stay unaltered and an email to confirm the second floor window on the front elevation is to be repaired rather than replaced.</p>				

Comment

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

Planning Applications Considered

Applications considered on 7-9-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02051/HOUSE	Ronald Tong 16-09-2020	Cllr Eyre	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bharuchia			1 Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/20
Single storey rear extension (with basement) with 3 first floor front extensions. Changes to fenestration. Detached carport				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02133/FUL	Ronald Tong 09-09-2020	Cllr Busvine	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Mitchell			28 - 30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/08/20

To attach (adhere) wood glazing bars (beads) to the existing single plate-glass shop front windows externally and internally to number 30 and paint black, additionally paint black the existing glazing bars (beads) at number 28 and at the front of the building paint black all other doors, frames, panels, woodwork, first & second floor windows and all existing render, guttering, downpipes that are currently black. The stucco render on the first floor to be retained and painted white and the existing 'fake' painted black beams painted over in white to eliminate.

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02208/HOUSE	Anna Horn 17-09-2020	Cllr Piper	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Le Roux		Tanglewood Muchley	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/20

Conversion of garage to games room, erection of two storey side extension and erection of a double garage, two storey front extension, single rear and partial side extension. Alterations to fenestration.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-9-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02293/LBCALT	Ronald Tong 09-09-2020	Cllr Busvine	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Mitchell			28 - 30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/08/20
<p>To attach (adhere) wood glazing bars (beads) to the existing single plate-glass shop front windows externally and internally to number 30 and paint black, additionally paint black the existing glazing bars(beads) at number 28 and at the front of the building paint black all other doors, frames, panels, woodwork, first & second floor windows and all existing render, guttering, downpipes that are currently black. The stucco render on the first floor to be retained and painted white and the existing 'fake' painted black beams painted over in white to eliminate.</p>				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02315/HOUSE	Holly Pockett 15-09-20	Cllr Granville Baxter	Mr Rayfield
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Cresswell			164 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/20
<p>Removal of existing conservatory with replacement proposed extension.</p>				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02337/HOUSE	Anna Horn 10-09-2020	Cllr Piper	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Yates		Meadow Lodge	Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/20
<p>Removal of roof, two storey front extension, second storey extension and new roof.</p>				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02352/HOUSE	Mike Holmes 12-09-20	Cllr Parry	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Huddy		Grey Havens	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/20
<p>Single storey side and rear extensions; new porch.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-9-20

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02353/HOUSE	S Simmons 16-09-2020	Cllr Eyre	Glyn Doughty Design
<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>
				25/08/20
Two storey detached annexe with garage space and landscape works.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02398/HOUSE	Holly Pockett 17-09-2020	Cllr Clayton	Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Upton			36 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/20
Conversion of existing garage into residential office.				

Comment

Sevenoaks Town Council recommended approval provided that:
 - the Planning officer is satisfied that at least one parking space remains on the site, to avoid overcrowding Bethel Road which is narrow, has no pavements and no parking provision.
 -a condition can be applied which makes clear that the office is not for residential use, and that its use is attached to the main residential property site.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02413/FUL	Emma Gore 19-09-2020	Cllr Shea	Workman LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P Blackman		Tacwise Group PLC Connectio	Vestry Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/20
Installation of a security system to facilitate a security access gate, CCTV cameras and installation of palisade fencing.				

Comment

CHAIRMAN'S ACTION:
Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-9-20

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02427/HOUSE	Anna Horn 18-09-2020	Cllr Raikes	Studio EK Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms M Gotts & Mr T Harland			51 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/08/20
Demolition of existing rear single storey extension to build new single storey rear extension and loft conversion.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning officer being satisfied that the rear dormer will not result in any unacceptable loss of amenity/privacy to neighbouring properties.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02438/HOUSE	S Simmons 19-09-2020	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Farrow			12 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/20
Demolish existing shed, new garden room with rooflights, extended vehicular access at front and landscaping.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02439/HOUSE	Michael Clawson 19-09-2020	Cllr Michaelides	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Citron			23 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/20
Rear first floor extension.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overshadowing of neighbouring properties.