

Minutes of the PLANNING COMMITTEE meeting held on Monday 11th January 2021 at 7:00pm via Zoom available to view on YouTube:

<https://www.youtube.com/watch?v=OSuZcUQ51rM&t=4153s>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Present – left at 7:30pm	Cllr Waite	Present

Also in attendance:

Town Clerk
 Planning Committee Clerk
 1 Member of the Public

PUBLIC QUESTION TIME

None.

360 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

361 **DECLARATIONS OF INTEREST**

None.

362 **DECLARATIONS OF LOBBYING**

Representation was received and circulated to all Cllrs objecting to the following application:

[Plan no. 4] 20/03476/HOUSE – 136 High Street

Cllr Michaelides declared she had been lobbied against the following application:

[Plan no. 4] 20/03476/HOUSE – 136 High Street

363 **MINUTES**

(a) [Minute no. 353] Cllrs noted that Cllr Shea voted in favour of the proposal.

(b) The committee received the minutes of the Planning Committee meeting held 21st December 2020. **It was RESOLVED** that the minutes be approved.

364 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings will commence virtually via Zoom from October 2020
- b) It was noted that all arrangements were subject to review.

365 SEVENOAKS TOWN FOOTBALL CLUB APPLICATION

- a) The committee received and noted Certificate B form.
- b) The committee received and noted the cover letter confirming that an application has been made by Sevenoaks Town FC on land that the Town Council have an interest in.

RESOLVED: To note the information supplied.

366 LETTER FROM SDC TO STC REGARDING PAPER CONSULTATIONS

The committee received and noted a letter from SDC stating the move from paper consultation to electronic consultation.

Councillors stated that they experienced technical issues when trying to access the SDC Planning Portal.

RESOLVED: That the Planning Committee Clerk would contact SDC regarding issues with access the online planning documents.

367 KCC APPLICATION

- a) The committee received and noted submission of the following KCC Application:
 - KCC/SE/0288/2020 - Sevenoaks Grammar School, Annexe

RESOLVED: To note the information

368 PLANNING APPLICATIONS

- (a) The committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement.

[Plan no. 4] 136 High Street (Against)

(c) The Committee considered planning applications received during the two weeks ending 5th January 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

369 PRESS RELEASES

RESOLVED: That a press release be drafted on the recommendation made by the Committee for the development of 136 High Street [Plan no. 4].

Finished: 8:40pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 11-1-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03106/HOUSE	Anna Horn 19-01-2021	Cllr Morris Brown	Richardson Architectural
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Freeburn			39 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/20
Loft conversion with rear dormer and front velux windows.				
20/03106/HOUSE - Amended plan				
An amended design has been received.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the dormer occupies too much of the roof space to meet the requirements of the conservation area designation.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03148/FUL	Alexis Stanyer 12-01-21	Cllr Eyre	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wallis			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/20
Replacement detached dwelling with integral garage.				

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03310/HOUSE	S Simmons 26-01-2021	Cllr Mrs Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Bell		Woodhall	4 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/21
Erection of a Garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-1-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03476/FUL	Emma Gore 20-01-2021	Cllr Michaelides	Freeths LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Daejan Commercial Properties Limited			136 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/20
Demolition of existing buildings and re-development to provide 104 no. apartments (use class 3) and 931 sq m of retail/commercial uses (use class e) across 3 blocks of 4-6 storey's with undercroft car parking, servicing, access and associated highway works, landscaping and boundary treatments.				

Comment

A motion for approval (full text below) was put forward, seconded and LOST at the vote: Sevenoaks Town Council recommended approval subject to the number of car park spaces being increased from 52 to 62 and the provision of affordable homes being increased from 12 to 23.

A motion for refusal (full text below) was put forward, seconded and PASSED at the vote: Sevenoaks Town Council recommended refusal on the following grounds:

- scale and bulk of proposed buildings constituting overdevelopment
- quality and sustainability of design
- inadequate car parking provision for the number of flats proposed
- inadequate provision of affordable housing
- overlooking and loss of amenity
- environmental character of the dwelling

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03618/HOUSE	Anna Horn 25-01-2021	Cllr Clayton	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Smith			53B Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/21
Removal of existing glazed/pitched rear extension roof. Construction of a single storey rear extension and flat roof over existing/proposed extension.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03620/HOUSE	Michael Clawson 12-01-2021	Cllr Parry	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Farr			9 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/20
Construction of single storey rear extension. Alterations to roof of existing ground floor rear extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-1-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03636/HOUSE	Alexis Stanyer	Cllr Eyre	Kentec Draughting Serv
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Fontaine			54 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/20
Proposed two storey side and rear extension.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03648/CONVAR	Guy Martin 25-01-2021	Kippington	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portofino Homes Ltd		Barberries	7 Beaconsfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/21
Variation of condition 9 and 11 of 19/03411/FUL for demolition of existing bungalow and detached garage and construction of three detached houses with amendments to finished floor levels and drawings.				

Comment

Sevenoaks Town Council recommended approval provided the drawings are accurate.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03674/HOUSE	Anna Horn 20-01-2021	Cllr Canet	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Lingham			11 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03675/HOUSE	Anna Horn 20-01-2021	Cllr Canet	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Wilcox			13 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/20
Single storey rear extension and first floor side extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-1-21

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03681/HOUSE	Anna Horn 20-01-2021	Cllr Bonin	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/20
Erection of a wooden pergola in the terrace area and landscaping work to the existing patio/rockery.				

Comment

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

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03682/LBCALT	Anna Horn 20-01-2021	Cllr Bonin	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/20
Erection of a wooden pergola in the terrace area and landscaping work to the existing patio/rockery.				

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>
	20/03683/HOUSE	Alexis Stanyer 25-01-2021	Cllr Eyre	VB Garden Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M and N Zapico and Webb			4 Bramble Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/21
Redesign the sloping rear garden with terracing to facilitate new swimming pool, pool and landscaping works.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03699/HOUSE	Anna Horn 20-01-2021	Cllr Shea	Building Drawings
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Heald			17 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/20
Demolish garage. Erection of a ground floor rear extension., two storey side extension and porch.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-1-21

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03706/HOUSE	Anna Horn 25-01-2021	Cllr Waite	Mr W Glass
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Ghuznavi			6 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/21
Rear dormer, 2 no. skylights to front roof elevation. glazed area to kitchen and widen glazed doors to basement.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03712/FUL	Mark Mirams 25-01-2021	Cllr Granville Baxter	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Burton		Knole Academy	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/21
Canopy over walkway.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03718/HOUSE	Alexis Stanyer 26-01-2021	Cllr Michaelides	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Allan			47 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/21
New swimming pool in the rear garden.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03727/FUL	Emma Gore 26-01-2021	Cllr Clayton	Howard Sharp and Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Z Zhang			31B Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/21
Change of use of shop accommodation to Chinese Health and Wellness Treatment Rooms.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-1-21

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03729/HOUSE	Anna Horn 26-01-2021	Cllr Piper	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Earl			4 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/21
Extensions to the front, side and rear, alterations and remodeling of the existing dwelling and loft conversion. Alterations to the landscaping to accommodate a larger driveway.				

Comment

Sevenoaks Town Council recommended approval.