

Minutes of the PLANNING COMMITTEE meeting held on Monday 25th January 2021 at 7:00pm
via Zoom available to view on YouTube: <https://www.youtube.com/watch?v=-drpnJIOxeo>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present – left 7:40pm
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	Cllr Waite	Present – joined 7:15pm

Also in attendance:

Town Clerk
Planning Committee Clerk
2 Members of the Public

PUBLIC QUESTION TIME

None.

396 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

397 **DECLARATIONS OF INTEREST**

None.

398 **DECLARATIONS OF LOBBYING**

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

[Plan no. 13] 20/03804/FUL Greatness Playing Fields Mill Lane

Cllr Raikes declared he had been lobbied on the following application:

[Plan no. 8] 20/03751/FUL Alpine Residential Home 8A – 10 Bradbourne Park Road

399 **MINUTES**

(a) The committee received the minutes of the Planning Committee meeting held 11th January 2021. **It was RESOLVED** that the minutes be approved.

400 **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.

401 AMENDED APPLICATION CONSULTATION PROCESS

The committee received email from correspondence from SDC clarifying the amended application

RESOLVED: To note the information supplied.

402 SEVENOAKS NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The consultant provided a summary of the draft NDP’s status. It was suggested that discussion of the NDP be deferred to an upcoming planning meeting to allow more time to consider the feedback received from the Steering Committee.

RESOLVED: To defer the item.

403 APPEAL

The Committee noted that the following had been submitted

- APP/G22456/D/20/3263352/ - SE/20/02279/HOUSE: 19 Argyle Road Sevenoaks

RESOLVED: To note the information

404 PLANNING APPLICATIONS

(a) The committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

(b) The Committee considered planning applications received during the two weeks ending 19th January 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

405 PRESS RELEASES

None.

Finished: 8:30pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 25-1-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03246/HOUSE	Michael Clawson 05-02-2021	Cllr Waite	Studio Briner
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walsh			7 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/21

Erection of a side extension with roof lights, steps and adjustments to front wall for enlarged drive.

20/03246/HOUSE - Amended plan

Amended plans received which omit changes to the front wall and creation of an additional parking space. Proposal now includes the erection of a side extension only.

Amended proposal description:

Erection of a side extension with roof lights and steps.

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to no. 6 Knole Road.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03275/FUL	Alexis Stanyer 01-02-2021	Cllr Camp	Ingleton Wood LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr David Pittaway		Sevenoaks Hospital	Hospital Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/21

The installation of 6no of condenser units, 4 at ground floor and 2 at first floor level.

Comment

Sevenoaks Town Council recommended approval subject to the units being suitably attenuated to reduce any noise to a minimum.

Planning Applications Considered

Applications considered on 25-1-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03289/HOUSE	Anna Horn 04-02-2021	Cllr Piper	A N Ghosh Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Rudd		Riftwood	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/21

Erection on an annexe. Demolition of existing garage.

20/03289/HOUSE - Amended plan

An amended design has been received with the following changes:

- Reduced roof height to be in line with that of the existing garage
- Altered roof design to reduce the roof bulk and mass
- Reduced length of the proposed annexe.

Comment

Sevenoaks Town Council recommended refusal unless:-

- The planning officer is satisfied that there is no overlooking of the front door and windows of Ashley
- The 2 dormer windows at the front of the bungalow are obscure glazed up to 1.7m
- There are appropriate plans to protect the vegetation, particularly the mature trees, along Oak Avenue, particularly during construction.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03292/FUL	Alexis Stanyer 01-02-2021	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Amanda McDowell		Ashgrove Cottage	Gracious Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/21

Replace a dilapidated stable in the field attached to the garden of Ashgrove Cottage and build two stables and a feed store.

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03643/HOUSE	Anna Horn 29-01-2021	Cllr Eyre	Offset Achitects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yamold		Redwood House	41 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/21

Garage side extension with first floor storage space over.

20/03643/HOUSE - Amended plan

An amended scheme has been received.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-1-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03689/MMA	Alexis Stanyer 27-01-2021	Cllr Mrs Parry	Mrs A Bacunowicz
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Bacunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/21
Minor material amendment to 19/02137/FUL				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03749/HOUSE	Anna Horn 04-02-2021	Cllr Hogarth	Liversedge Design Collecti
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hugh Le Trobe			24 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/21
Two storey timber and brick side extension, conversion of garage, a rear single storey conservatory and erection of a timber shed to front garden with new timber fence.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the use of exterior materials conflicts with the Residential Character Area Assessment Design Guidance (N12). Specifically, that the unity of the 1950s houses should be respected. If the exterior materials were consistent (ie Brick), then the rest of the design would be acceptable.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03751/FUL	Sean Mitchell 01-02-2021	Cllr Raikes	Tetlow King Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Regal Care Trading Ltd		Alpine Residential Home	8A - 10 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/21
The demolition of the existing 24 person capacity care home and neighbouring detached dwelling and subsequent construction of 47 number C2 extra care retirement apartments.				

Comment

A motion for refusal (full text below) was put forward, seconded and LOST at the vote: Recommend refusal being out of character with this part of the road, detrimental to the street scene and overdevelopment of the site.

Informative:

The Planning Officer needs to be satisfied that there can be no unacceptable overlooking of the school building immediately behind, that the parking provision is adequate for the type of facility, that landscaping and any loss of trees is acceptable and there is adequate provision for bats and other protected species

A motion for approval (full text below) was put forward, seconded and PASSED at the vote: Sevenoaks Town Council recommended approval.

Informative:

The Planning Officer needs to be satisfied that there can be no unacceptable overlooking of the school building immediately behind, that the parking provision is adequate for the type of facility, that landscaping and any loss of trees is acceptable and there is adequate provision for bats and other protected species

Planning Applications Considered

Applications considered on 25-1-21

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03768/FUL	Emma Gore 28-01-2021	Cllr Piper	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Dr Tait		Magnolia House	26 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/21
<p>Demolition of existing dwelling and erection of new 6 bedroom house with associated outbuildings and swimming pool. Landscaping alterations.</p> <p>Also includes amended plan (for information only) received from SDC 08-01-2021:</p> <p>Small alterations to windows and additional roof lights.</p>				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03773/HOUSE	Anna Horn 01-02-2021	Cllr Mrs Parry	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Leighton Thomas		Fairlawn	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/21
<p>Erection of a two storey rear extension including various internal alterations, a glazed garage link, garage conversion, pool and landscape proposals.</p>				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03780/HOUSE	S Simmons 01-02-2021	Cllr Clayton	Brooks Design Service
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Lakeman		Quarry Glen	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/21
<p>Formation of new roof structure to accommodate loft conversion with new rear dormer.</p>				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03787/HOUSE	Michael Clawson 29-01-2021	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Catt			7 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/21
<p>Erection of a single storey rear extension.</p>				

Comment

Sevenoaks Town Council recommended approval, provided the planning officer is satisfied there is no loss of light or amenity to neighbours at No 5.

Planning Applications Considered

Applications considered on 25-1-21

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03804/FUL	Emma Gore 02-02-2021	Cllr Granville-Baxter	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Football Club		Greatness Playing Fields	Mill Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/21
Construction of new covered stands, club house and changing room facilities and associated landscaping works.				

Comment

Following receipt and consideration of legal advice Sevenoaks Town Council declined to comment.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00007/HOUSE	S Simmons 03-02-2021	Cllr Canet	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P Wackett			9 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/21
Demolish single storey side and single storey rear extension. Replace with a single storey rear and side extension with single storey open front porch.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00012/HOUSE	Anna Horn 03-02-2021	Cllr Piper	Carmen Austin Architectur
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Slater		Fairways	48 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/21
Demolition of existing garage, side extension and conservatory. Double storey side and rear extension.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00059/HOUSE	Michael Clawson 05-02-2021	Cllr Waite	Anglian Home Improve
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Allen			11 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/21
Replacement of existing rear conservatory roof.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-1-21

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00070/HOUSE	S Simmons 09-02-2021	Cllr Mrs Parry	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Silva		Silverley	Woodland Rise	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/21

Construction of rear single storey extensions, first floor side extension, loft conversion and internal alterations to floors. Alterations to fenestration and roof-lights. Demolition of front porch and erection of new double height porch.

Comment

Sevenoaks Town Council recommended approval.