

Minutes of the PLANNING COMMITTEE meeting held on Monday 22nd February 2021 at 7:00pm
via Zoom available to view on YouTube: <https://www.youtube.com/watch?v=ZNKXNCSe1LE>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Apologies
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	Apologies

Also in attendance:

Town Clerk
Planning Committee Clerk
2 Members of the public

PUBLIC QUESTION TIME

None.

445 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

446 **DECLARATIONS OF INTEREST**

None.

447 **DECLARATIONS OF LOBBYING**

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

- [Plan no. 1] Land South of 65 Kippington Road

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

- [Plan no.13] Rethink 37 Vine Court Road

Cllrs Shea, Raikes and Bonin declared they had been lobbied on the following application:

- [Plan no. 4] Perfect Start Day Nurseries, The Former Mulberry Day Therapy Centre Emily Jackson Close

448 MINUTES

The committee received the minutes of the Planning Committee meeting held 8th February 2021. **It was RESOLVED** that the minutes be approved.

449 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.

450 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

RESOLVED: To defer to the next Planning meeting to allow more time to review the draft proposal prepared by Cllr Clayton.

451 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

Cllrs discussed the draft response previously circulated to Councillors.

RESOLVED: Cllr Shea to amend the draft response based on the discussion of the meeting and to provide an updated response to be signed off at the next planning meeting.

452 KCC APPLICATION

RESOLVED: to note that the application SE/20/2151R4A has been approved.

453 NEIGHBOURHOOD PLAN – SUGGESTED AMENDMENTS TO POLICY WORDING

The Committee discussed the wording of Policy D2. Cllrs also asked to double check the wording of Policy L2 (to become Policy L4).

RESOLVED: To approve changes to Policy D2 and confirm proposed changes to L2 (L4) as attached and endorse the NDP to progress onto the next stage, with the intention to have a next draft ready for the Annual Town Meeting

454 APPEALS

Councillors noted that the following appeal had been dismissed:

- APP/G2245/W/20/3254756 Raleys Cricket Ground, Plymouth Drive, Sevenoaks

455 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement.

[Plan no. 1]	Land South of 65 Kippington Road (Against)
[Plan no. 13]	Rethink 37 Vine Court Road (Against)

(b) The Committee considered planning applications received during the two weeks ending 16th February 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

456 PRESS RELEASES

None.

Finished: 9:00pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 22-2-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02972/FUL	Sean Mitchell 26-02-2021	Cllr Eyre	Open Architecture 01732 776500
<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>	
			05/02/21	

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.

19/02972/FUL - Amended plan

Amended siting of new dwelling (plot 3), further cross section drawings, and revised arboricultural (tree) report.

Comment

Sevenoaks Town Council recommended approval provided the planning officers are satisfied that the design does not compromise the Kippington conservation area and that the amenities of neighbours are not affected.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03648/CONVAR	Guy Martin 24-02-2021	Cllr Eyre	n/a
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portofino Homes Ltd	Barberries	7 Beaconfields	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/02/21	

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.

20/03648/CONVAR - Amended plan

Change to description:

Variation of condition 9 and 11 of 20/01905/MMA 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 refusal on the grounds that this application solely considers the CONVAR for the house 3 and as such the changes are too significant to be handled under an application to vary conditions.

Planning Applications Considered

Applications considered on 22-2-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03680/HOUSE	S Simmons 04-03-2021	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Sayer			3 Cross Keys Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/21
Lean to timber extension				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03713/FUL	Mark Mirams 08-03-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Perfect Start Day Nurseries		Perfect Start Day Nursery, The	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/21

Removal of natural grass surface and replacement with artificial grass in two garden areas.

20/03713/FUL - Amended plan

**Updated Site Plan indicating in purple the location of the areas of the artificial grass.
Before and after photograph images of the areas where the grass was installed.**

Comment

Sevenoaks Town Council recommended approval subject to both the conservation officer and arboricultural officer being satisfied.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00201/HOUSE	S Simmons 24-02-2021	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>
				03/02/21

Garage built at side of house.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 22-2-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00224/HOUSE	Anna Horn 26-02-2021	Cllr Piper	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Tobro		St Francis Lodge	66 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/21
Single storey front and side extension incorporating catslide roof including new rooflights. Fenestration changes to rear elevation. Extension of rear terrace connecting upper ground level. Reconfigure rear retaining walls to increase size of patio and form new garden access stairs.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00243/FUL	Mark Mirams 01-03-2021	Cllr Busvine	E2 Architecture + Interiors
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Tyson		County Perry	75 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
-Change of use from Class E(c)ii - Professional Services to Class C3 Dwellinghouses -Reinstatement of ground floor historic plan form with the features fenestration, joinery and finishing materials -Part infill lightwell extension -Conservation works				

Comment

Sevenoaks Town Council recommended approval, subject to the conservation officer being satisfied that the proposed works do not detract from the conservation area and are sympathetic to the historic fabric of the listed building.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00247/FUL	Alexis Stanyer 01-03-2021	Cllr Parry	Mr E Plumptre
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Jeune		Brittains Farm	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
Erection of replacement post and rail fencing.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 22-2-21

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00268/CONVAR	Emma Gore 01-03-2021	Cllr Piper	Open Architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portman Homes Ltd	Land North East Of Heron Woo	Gracious Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/02/21	
Variation of conditions 2 and 3 of 20/00928/FUL to demolish of (sic) existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping, with amendments to the drawings and Design & Access Statement.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00285/HOUSE	S Simmons 25-02-2021	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Oliver		15 Pinewood Avenue	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/21	
Removal of existing garage. The addition of a single storey side and rear extension. Loft conversion to provide bedroom. The amendment of the main roof from a hipped roof to a gable.				

Comment

Sevenoaks Town Council recommended approval, providing the planning officer is satisfied there is no adverse impact on neighbours and the street scene.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00287/HOUSE	Alexis Stanyer 25-02-2021	Cllr Busvine	E-scape Landscape Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs J Towers	Oak End	1A High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/21	
Erection of a swimming pool and landscaping works.				

Comment

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied as to the materials to be used and that the development is mindful that this lies within an archaeological notification area and will take due consideration of this requirement.

Planning Applications Considered

Applications considered on 22-2-21

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00309/HOUSE	Alexis Stanyer 01-03-2021	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Parker		Ashdown	17 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
Storey (sic) rear and side extension, two new bay windows, loft conversion, swimming pool, alterations to fenestration, Juliet balcony and landscaping.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00341/FUL	Anna Horn 03-03-2021	Cllr Clayton	Architects Plus Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association		Rethink	37 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/21
Window replacement on entire building from existing timber framed to UPVC framed double glazing.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the detailed design and material does not meet the requirements of the Conservation Area Management Plan or match the other half of this locally listed building

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00343/HOUSE	S Simmons 01-03-2021	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Rothery			11 Julians Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
Proposed porch, ground floor and rear extension (in-fill) with alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00346/FUL	Mark Mirams 01-03-2021	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Singh		7 Oaks News And Wine	8 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
Siting of refrigeration unit on car park wall.				

Comment

Sevenoaks Town Council recommended approval, provided the Environmental Health Officer is satisfied the new equipment will not create unacceptable noise for neighbours in St Johns Hill or Prospect Road

Planning Applications Considered

Applications considered on 22-2-21

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00356/HOUSE	M Clawson 02-03-2021	Cllr Eyre	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Matthews		Gable Cottage	Fig Street	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/21
Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00384/FUL	Anna Horn 04-03-2021	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>
				11/02/21
Demolition of existing property and construction of a new residential house. Alterations to the landscaping to accommodate a larger driveway.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00392/FUL	Anna Horn 05-03-2021	Cllr Clayton	Architects Plus Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association		Rethink	37 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/02/21
The erection of a single storey extension to house a communal living area.				

Comment

Sevenoaks Town Council recommended approval provided that:
- the conservation officer is satisfied with design and materials of the extension
- commitments on management of the property given when first converted for use by vulnerable people are confirmed and continued.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00394/CONVAR	Michael Clawson 04-03-2021	Cllr Raikes	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Tarasheva		Wellingtonia	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/21
Variation of conditions 2 (drawings), 4 (construction methods) and 5 (ecology) of 20/01556/HOUSE for construction of new double garage to front of property, landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 22-2-21

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00418/HOUSE	Michael Clawson 09-03-2021	Cllr Shea	Mr T Spencer
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Miller			26 Highlands Park, Seal	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/21
Demolition of existing garage, two storey side extension, with part single storey front extension, Juliet balcony and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00424/HOUSE	Alexis Stanyer 09-03-2021	Cllr Hogarth	C Merrett
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Merrett		Rustlings	8 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/21
Demolish existing attached summer room and detached garage. Build new rear single storey extension with raised deck area and side single storey extension incorporating garage. Raise an area of rear garden to form a levelled area of lawn.				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00433/HOUSE	Michael Clawson 09-03-2021	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Krokhina			43 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/21
Conversion of the garage to ancillary accommodation and erection of a single storey rear extension with roof lantern.				

Comment

Sevenoaks Town Council recommended approval provided the remaining on site parking is adequate.