

Minutes of the PLANNING COMMITTEE meeting held on Monday 8th March 2021 at 7:10pm via Zoom available to view on YouTube:

<https://www.youtube.com/watch?v=mUep3HuHgJg&t=18s>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
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	Apologies
Cllr Hogarth	Present	Cllr Waite	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

479 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

480 **DECLARATIONS OF INTEREST**

None.

481 **DECLARATIONS OF LOBBYING**

None.

482 **MINUTES**

The committee received the minutes of the Planning Committee meeting held 22nd February 2021. **It was RESOLVED** that the minutes be approved.

483 **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.

484 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

The Committee suggested that the draft response should include the two amendments previously suggested at the F & GP meeting and that answers be amended to state more clearly 'yes' or 'no'.

It was RESOLVED that Cllr Clayton would edit the draft response to include the suggested amendments before the consultation deadline.

Cllr Piper voted against this proposal.

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

The following amendments were suggested by the Committee to the draft response:

- Cllr Eyre asked that the following be added to the response:
Q11 – to add that the strategy is for 30 years but there is no mention of electric vehicles which are on the brink of commercial availability and which will transform the impact of HGV traffic on urban areas.
- It was noted that KCC has requested that the response be anonymous and that references to Sevenoaks Town Council and NDP should be removed.
- It was noted that public transport is omitted from the report and that this should be highlighted in STC's response as a way to reduce volumes.
- It was suggested that STC's response should request that the proposals are prioritised on the basis of evidence and need in the next phase of the document.

RESOLVED: The draft response be updated by Cllr Shea, Cllr Eyre and Cllr Michaelides to reflect the agreed amendments before the consultation deadline.

486 MHCLG – EPC-21- MODEL DESIGN GUIDE CONSULTATION

The Committee noted the Consultation on EPC-21- Model Design Guide.

RESOLVED: Cllr Bonin, Cllr Canet and Cllr Granville Baxter volunteered to prepare a draft response to be discussed and agreed at the next Planning Meeting.

487 DEVELOPMENT CONTROL COMMITTEE

RESOLVED: Cllr Bonin would be registered to speak on behalf of STC on the following application:

- 20/03476/FUL – 136 High Street

488 DEVELOPMENT CONTROL COMMITTEE

RESOLVED: Cllr Piper would be registered to speak on behalf of STC on the following application:

- 20/03289/HOUSE – Riftwood Oak Avenue

489 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

(b) The Committee considered planning applications received during the two weeks ending 2nd March 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

490 PRESS RELEASES

None.

Finished: 8:00pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 8-3-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00045/ADV	Anna Horn 19-03-2021	Cllr Busvine	Real Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Melanie Moynes			55 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/21

Window and car park signage and illuminated front sign.

21/00045/ADV - Amended plan

A revised design has been received. The projecting sign would now be externally illuminated using trough strip lights and has been reduced in bulk and size and will be hung on a more traditional appearing wall bracket.

Comment

Sevenoaks Town Council recommended approval - this application now complies with STC policy on illuminated retail signage for the town centre.

Informative: Cllr Clayton abstained from voting.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00139/FUL	Alexis Stanyer 17-03-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			3A Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/21

Change of use from part office, part residential to all residential.

21/00139/FUL - Amended plan

Existing and Proposed plans now provided.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the accomodation is appropriately inhabitable.

Planning Applications Considered

Applications considered on 8-3-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00219/HOUSE	Alexis Stanyer 10-03-2021	Cllr Clayton	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/21

Proposed new position of rooflights; solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.

21/00219/HOUSE - Amended plan

The development description has been amended to better reflect the works proposed:

First floor rear and side extension, proposed new rear dormer in the loft; proposed new roof at side. Alterations to fenestration rooflights and solar panels. New internal layout at ground floor solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.

Comment

This application is now invalid due to incorrect plans.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00310/HOUSE	Michael Clawson 15-03-2021	Cllr Piper	Colin Luther Associates Lt
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Hellard			16 Downsvie Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/21

Single storey rear extension with handrail and balustrade modify at the rear first floor. (sic)

Comment

Sevenoaks Town Council recommended approval.

Informative: The 2014 approval included a requirement to include a screen to the balcony but a neighbour advises that this has not been done. This is not part of this application but should be reported to Enforcement

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00396/HOUSE	S Simmons 18-03-2021	Cllr Camp	Carmen Austin Architectur
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Craddock			109A Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/21

Extended hall, first floor front bathroom extension, rear single storey extension, new front gable.

Comment

Sevenoaks Town Council recommended approval providing that its conditional that the bathroom is obscure glazed and the planning officer is satisfied that there is no overlooking for the property at the end of 109A's garden in Chancellor way.

Planning Applications Considered

Applications considered on 8-3-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00424/HOUSE	Alexis Stanyer 23-03-2021	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>
				02/03/21
<p>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.</p> <p>21/00424/HOUSE - Amended plan</p> <p>The original floorplan drawing submitted in relation to the main house was incomplete. The drawing has been updated to reflect the full extent of the ground floor.</p>				

Comment

<p>Sevenoaks Town Council recommended approval provided it is conditioned on the satisfaction of the enforcement case 21/00002/OPDEV, removing the decked area at the bottom of the garden (to be turned into a level grassed area) and the 3 metre fence.</p>

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00433/HOUSE	Michael Clawson 15-03-2021	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Krokchina			43 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/21
<p>Conversion of the garage to ancillary accommodation and erection of a single storey rear extension with roof lantern.</p> <p>21/00433/HOUSE - Amended plan</p> <p>Incorrect Design and Access Statement submitted. A new Design and Access Statement has now been submitted.</p>				

Comment

<p>Sevenoaks Town Council recommended approval provided the remaining onsite parking is adequate.</p>
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8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00482/HOUSE	S Simmons 15-03-2021	Cllr Parry	Miss M Burnham
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wood			4 Middlings Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/21
<p>The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.</p>				

Comment

<p>Sevenoaks Town Council recommended approval.</p>
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Planning Applications Considered

Applications considered on 8-3-21

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00501/HOUSE	Michael Clawson 18-03-2021	Cllr Morris Brown	Michael Kendrick Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Hasselby			20 The Crescent	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/21
Proposed demolition of an existing conservatory and erection of a new single-storey rear extension.				

Comment

To be processed under Chairman's Action

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00508/CONVAR	Sean Mitchell 22-03-2021	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hook		Land South Of	27-33 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/21
Variation of condition 10 18/03015/FUL for proposed new single storey detached dwelling with amendments to drawings as well as Design and Access Statement.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- 1) Unlike the house design which doesn't extend above surrounding garden walls the studio is out of character with the conservation area, and does not protect or enhance it.
- 2) The first floor studio in the form of a zinc dome is out of character with the terraces around it, and damaging to the amenity of 27-33 Quakers Hall Lane whose front doors and main living room windows face it
- 3) Overdevelopment of the site

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00544/HOUSE	Anna Horn 19-03-2021	Cllr Michaelides	Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Minto			40 Buckhurst Avenue	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/21
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00561/MMA	Mark Mirams 19-03-2021	Cllr Eyre	Andrew Wells Planning &
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
TJK Builders Ltd		Hendry House	1 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/21
Minor material amendment to 15/02686/FUL.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-3-21

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00565/HOUSE	S Simmons 23-03-2021	Cllr Parry	Bluelime
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Balmer			9 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/21
Proposed ground floor rear extension with raised stepped patio terrace to the rear, barn roof loft conversion with rear dormer and internal layout alterations.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00570/HOUSE	Alexis Stanyer 22-03-2021	Cllr Eyre	MRW Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barker			6 Garvock Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/21
Extension to existing detached garage with new roof to form a gym with dormer windows to the front elevation.				

Comment

Sevenoaks Town Council recommended approval.