

Minutes of the PLANNING COMMITTEE meeting held on Monday 22<sup>nd</sup> March 2021 at 7:00pm via Zoom available to view on YouTube: <https://youtu.be/sWTls4EcPXI>

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**Present:**

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Present</b>
Cllr Camp - <b>Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Present – left at 8pm</b>
Cllr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper – <b>Vice Chairman</b>	<b>Present</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>
Cllr Hogarth	<b>Apologies</b>	Cllr Waite	<b>Apologies</b>

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Aaron Hill, Sevenoaks District Council, Development Manager

**PUBLIC QUESTION TIME**

None.

**At 7pm, prior to the commencement of the meeting, there was a presentation from a Sevenoaks District Council Planning Officer relating to the procedures for processing Amended Planning Applications. The presentation was followed by a Q & A session. (Please see appendix for the presentation slides).**

491 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

492 **DECLARATIONS OF INTEREST**

None.

493 **DECLARATIONS OF LOBBYING**

Cllr Bonin declared that he was lobbied over application 21/00687/HOUSE.

494 **MINUTES**

The committee received the minutes of the Planning Committee meeting held 8<sup>th</sup> March 2021. **It was RESOLVED** that the minutes be approved.

495 **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.

496 SEVENOAKS NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

**RESOLVED:** Councillors noted and approved the timetable circulated prior to the meeting.

497 APPEALS

Councillors noted that the following appeals had been dismissed:

**APP/G2245/W/20/3259038: 20/01056/FUL – 51 Wickenden Road**

**APP/G2245/W/20/3259037: 20/01627/FUL – 49 Wickenden Road**

498 Update Sheet: DEVELOPMENT CONTROL COMMITTEE MEETING 11<sup>th</sup> MARCH

The Committee noted that planning permission had been granted for the following application:

**20/03476/FUL 136 High Street**

499 Update Sheet: DEVELOPMENT CONTROL COMMITTEE MEETING 11<sup>th</sup> MARCH

The Committee noted that planning permission had been declined for the following application:

**20/03289/HOUSE Riftwood, Oak Avenue**

500 MHCLG – EPC-21— MODEL DESIGN GUIDE CONSULTATION

Cllr Clayton presented the draft responses circulated prior to the meeting. The draft responses had been compiled by Cllr Bonin, Cllr Dr Canet and Cllr Granville Baxter.

**RESOLVED:**

- i) To review and circulate responses to Q3 and Q15
- ii) To accept the other responses provided.

501 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

The Committee noted the submission of the agreed response to the above consultation.

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

The Committee noted the submission of the agreed response to the above consultation.

503 PLANNING APPLICATIONS

- (a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) No members of the public registered to speak on individual applications.
- (c) The Committee considered planning applications received during the two weeks ending 16<sup>th</sup> March 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

504 PRESS RELEASES

It was **RESOLVED** that a press release be issued to report that the Town Council received a presentation on minor amendments to Planning Applications from a District Council Development Manager, with slides from the presentation to be distributed following the meeting. It was also **RESOLVED** that a press release be issued on the revised timetable for the Neighbourhood Development Plan.

Finished: 9:00pm

Signed .....  
Chairman

Dated .....

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# Planning Applications Considered

Applications considered on 22-3-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00070/HOUSE</b>	S Simmons 31-03-2021	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	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/03/21	

**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.**

**21/00070/HOUSE - Amended plan**

**Amendments to the application are as follows:**

- Proposed plans have been amended to reduce the scale of the proposed porch and to remove one rear extension to the property. Reference to a hydro pool which does not form part of the proposals has also been removed from the plans.
- Existing plans and elevations have been corrected to show an existing chimney.
- An Arboricultural Impact Assessment and Method Statement and Tree Protection Plan has been provided.
- The Design And Access Statement has been updated to reflect the above amendments to the scheme.

**Amended proposal description:**

**Construction of rear single storey extensions, first floor side extension, loft conversion and internal alterations to floors. Alterations to fenestration and roof-lights. Alteration to front porch.**

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-3-21

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00219/HOUSE	Alexis Stanyer 02-04-2021	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>
				12/03/21
<p><b>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.</b></p> <p><b>21/00219/HOUSE - Amended plan</b></p> <p><b>The development description has been amended to better reflect the works proposed:</b></p> <p><b>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.</b></p> <p><b>21/00219/HOUSE - Amended plan</b></p> <p><b>Revised plans received to show both heating units.</b></p>				

## Comment

Sevenoaks Town Council recommended refusal, on the grounds of:

- Loss of privacy to neighbouring gardens
- Overdevelopment of the site
- The impact on neighbours in Hillingdon Avenue of a substantial exterior balcony at roof level associated with floor to ceiling windows and doors.

The Town Council notes that this is a retrospective application for a roof extension which has been built larger than the original application, with even more significant impact on neighbours to the rear.

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00346/FUL	Mark Mirams 30-03-2021	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>
				09/03/21
<p><b>Siting of refrigeration unit on car park wall.</b></p> <p><b>21/00346/FUL - Amended plan</b></p> <p><b>Acoustic Report has now been provided.</b></p>				

## Comment

Sevenoaks Town Council recommended approval, provided the Environmental Health Officer is satisfied that the new equipment will reduce noise for neighbours in St Johns Hill or Prospect Road to acceptable levels - including in gardens, and that the associated cold store meets building regulations.

# Planning Applications Considered

Applications considered on 22-3-21

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00359/HOUSE	S Simmons 01-04-2021	Cllr Dr Canet	De Linde Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Willson			11 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/21
<b>Demolition of existing conservatory and garage with new ground and first floor and side extensions.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that it meets the current Parking standards for a four bedroom house.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00424/HOUSE	Alexis Stanyer 25-03-2021	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>
				04/03/21

**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.**

**21/00424/HOUSE - Amended plan**

**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.**

**21/00424/HOUSE - Amended plan**

**The applicant has changed the red line on the block plan to show all of the garage included in their title. Previously the red line ran through their garage, with the external wall shown to be outside of the applicant's title.**

*Comment*

**Sevenoaks Town Council recommended approval, provided it is conditioned on the satisfaction of the enforced 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.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00452/HOUSE	S Simmons 25-03-2021	Cllr Camp	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Edward Blake			26 Woodside Raod	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/21

**Construction of a single-storey WC extension under part of the existing awning at the front of the house.**

*Comment*

**Sevenoaks Town Council recommended approval, providing the window is obscure glazed.**

# Planning Applications Considered

Applications considered on 22-3-21

<b>7</b>	<i>Plan Number</i> <b>21/00482/HOUSE</b>	<i>Planning officer</i> S Simmons 26-03-2021	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Miss M Burnham
<i>Applicant</i> Mr & Mrs Wood		<i>House Name</i>	<i>Road</i> 4 Middlings Wood	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 05/03/21
<p><b>The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.</b></p> <p><b>21/00482/HOUSE - Amended plan</b></p> <p><b>New plan showing the new red line boundary of the site.</b></p>				

## Comment

**Sevenoaks Town Council would have recommended approval, however it was noted that the planning application had been revalidated and will be considered on the next Planning Committee agenda.**

<b>8</b>	<i>Plan Number</i> <b>21/00491/HOUSE</b>	<i>Planning officer</i> Michael Clawson 24-03-2021	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Cobden Architectural Desi
<i>Applicant</i> Mr S Stone		<i>House Name</i>	<i>Road</i> 17 White Hart Wood	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/03/21
<p><b>Single storey rear extension, construction of a new dormer and enlargement of an existing dormer at the rear of the property and rooflight.</b></p>				

## Comment

**Sevenoaks Town Council recommended approval on the grounds that there is no overlooking.**

<b>9</b>	<i>Plan Number</i> <b>21/00524/HOUSE</b>	<i>Planning officer</i> Anna Horn 01-04-2021	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> Cobden
<i>Applicant</i> Mrs J Rogers		<i>House Name</i>	<i>Road</i> 121 Cramptons Road	<i>Locality</i> Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 11/03/21
<p><b>Demolition of existing rear extension. Construction of part single, part double extension.</b></p>				

## Comment

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied there is no detrimental loss of light to adjoining properties.**



# Planning Applications Considered

Applications considered on 22-3-21

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00557/FUL	Emma Gore 24-03-2021	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>	
			03/03/21	
<b>Demolition of existing dwelling and greenhouse and erection of new 6 bedroom house with associated outbuildings and swimming pool. Landscaping alterations.</b>				

*Comment*

**Sevenoaks Town Council recommended approval on the grounds that the conditions of the application's previous refusal have been addressed.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00601/HOUSE	Michael Clawson 24/03/21	Cllr Granville-Baxter	David Burr
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Barker		5 Meadow Close	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/03/21	
<b>To erect a single storey side and rear extension with a bay window and roof lights, a front porch with pitched roof and fenestration changes.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00609/HOUSE	Hayley Nixon 25-03-2021	Cllr Clayton	Sevenoaks Plans Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Vasili		1 Prospect Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/03/21	
<b>Demolition existing ground floor extension at rear; proposed new ground floor extension at rear with rooflight; proposed enlarging patio are at rear (sic); proposed dormer at rear.</b>				

*Comment*

**Sevenoaks Town Council recommended approval for both the rear extension and dormer. Informative for Sevenoaks District Council: The Town Council commends the treatment of the dormer in this application, where the applicant has made a real effort to meet requirements of the Hartlands Conservation Area management plan. We would like to see this approach encouraged in other extensions**

# Planning Applications Considered

Applications considered on 22-3-21

13	Plan Number	Planning officer	Town Councillor	Agent
	21/00645/CONVAR	Guy Martin 31/03/2021	Cllr Eyre	Chris Sandell
Applicant		House Name	Road	Locality
Mr G Trevor		Barberries	7 Beaconfields	Kippington
Town		County	Post Code	Application date
				10/03/21
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 approved drawings				

*Comment*

**Sevenoaks Town Council recommended approval.**

14	Plan Number	Planning officer	Town Councillor	Agent
	21/00650/LDCEX	Guy Martin 29-03-2021	Cllr Hogarth	Harringtons 2006
Applicant		House Name	Road	Locality
Wealden Properties (Sevenoak Road)		Brisket And Barrel	123 St Johns Hill	St Johns
Town		County	Post Code	Application date
				08/03/21
This application seeks to confirm that the detached rear building can be leased as a separate unit with Class E use.				

*Comment*

**Sevenoaks Town Council recommended approval.**

15	Plan Number	Planning officer	Town Councillor	Agent
	21/00685/FUL	Mark Mirams 05-04-2021	Cllr Michaelides	Tim Ronalds Architects
Applicant		House Name	Road	Locality
Sevenoaks School		Sevenoaks School	High Street	Town
Town		County	Post Code	Application date
				15/03/21
Installation of external lighting along the back of the Sackville Theatre, Performing Arts Centre and the Science and Technology Centre within the School grounds.				

*Comment*

**Sevenoaks Town Council recommended approval on the condition that the recommendations in the report by FOA Ecology are adhered to by the applicant.**

# Planning Applications Considered

Applications considered on 22-3-21

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00687/HOUSE</b>	Alexis Stanyer 05-04-2021	Cllr Bonin	E-Scape Landscape Archi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs K Layng			151 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/21
<b>Partial demolition of listed retaining wall, formation of vehicular access with two off road parking bays and access steps leading up to dwelling house. Bays paved and surrounded with kentish ragstone retaining walls surmounted with m/s railings and screened with low planting to front garden with alterations to landscaping.</b>				

## Comment

**Sevenoaks Town Council recommended refusal, on the grounds that:**  
 -It destroys a large section of the listed retaining wall, which should be protected,  
 -It neither preserves nor enhances a listed asset  
 -It detracts from the historic street scene that the listed wall creates, and  
 -The removal of the wall will likely increase traffic noise for the neighbouring property, resulting in a significant loss of amenity.

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00688/LBCALT</b>	Alexis Stanyer 05-04-2021	Cllr Bonin	E-Scape Landscape Archi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs K Layng			151 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/21
<b>Partial demolition of listed retaining wall, formation of vehicular access with two off road parking bays and access steps leading up to dwelling house. Bays paved and surrounded with kentish ragstone retaining walls surmounted with m/s railings and screened with low planting to front garden with alterations to landscaping.</b>				

## Comment

**Sevenoaks Town Council recommended refusal, on the grounds that:**  
 -It destroys a large section of the listed retaining wall, which should be protected,  
 -It neither preserves nor enhances a listed asset  
 -It detracts from the historic street scene that the listed wall creates, and  
 -The removal of the wall will likely increase traffic noise for the neighbouring property, resulting in a significant loss of amenity.

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00730/HOUSE</b>	Alexis Stanyer 05-04-2021	Cllr Eyre	Kentec Draughting Servic
<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>
				15/03/21
<b>Proposed two storey side and rear extension.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

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Appendix:

# Amendments training for Sevenoaks Town Council



Aaron Hill  
Development Manager

# When we consult you

Statutorily required to consult Town Council's on planning applications, such as FUL, OUT, HOUSE, LBCALT, ADVERT, RM - MMA & CONVAR (amended applications)

No statutory requirement to consult Town Council's DETAILS, PAC, PAE, AGRNOT, KCCRG3, NMA, LDCPR - Weekly list

LDCEX - different approach

# What are amendments?

- Corrected application drawings
- Submission of additional supporting information, such as ecology or highway statement
- Amended scheme, in terms of design, appearance or size
- Amendments to address issues (not major)
- **We don't just accept any amendments**
- If fundamentally changes the scheme or won't affect final decision. Applications will be refused or withdrawn.

# Amendments - no legal requirement

No planning legislation or statutory requirement to carry out reconsultations on amendment plans.

However it is open for us carry out reconsultations on amendments if we decide. There is national and local guidance on this



# National Planning Policy Guidance

When considering reconsultations amendments, the national guidance states:

*“Where an application has been amended it is **up to the local planning authority to decide** whether further publicity and consultation is **necessary in the interests of fairness**. In deciding what further steps may be required local planning authorities should consider whether, **without re-consultation, any of those who were entitled to be consulted on the application would be deprived of the opportunity to make any representations that they may have wanted to make on the application as amended.**”*

# Statement of Community Involvement

- Sevenoaks District Council approach as set out in Statement of Community Involvement:
- *“if an application is substantially amended prior to a decision, the Council will re-consult all those who have expressed an interest in writing”*

# What is substantial ?

- Good question! The issue with re-consultation is not straight forward and open to interpretation. Needs to be considered in relation to each application. Officer decision
- Depends on scale of change and sensitivity of change - adding in a window, on rear elevation or side elevation
- Depends on the context and views received on the scheme
- If we don't re-consulted, when arguably we should leaves the decision open to challenge in the High Courts

- Town Council reconsultations on the amendment where considered necessary
- 21 day consultation period
- Reconsultations still trigger our Committee call in process
- Where not significant, the Town Council will not be consulted on the amendments, but may receive “*for information only*” notification letter. Not seeking your views.



Any  
Questions?