

Minutes of the PLANNING COMMITTEE meeting held on Tuesday 6th April 2021 at 7:00pm via Zoom available to view on YouTube: https://youtu.be/NL_GaDKKTjs

Present:

Committee Members

Clr Bonin	Present	Clr Michaelides	Present
Clr Busvine OBE	Present	Clr Morris Brown	Present
Clr Camp - Chairman	Present	Clr Mrs Parry	Present
Clr Canet	Apologies	Clr Parry	Present
Clr Clayton	Present	Clr Piper – Vice Chairman	Present
Clr Eyre	Present	Clr Raikes	Present
Clr Granville-Baxter	Present	Clr Shea	Present
Clr Hogarth	Apologies	Clr Waite	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
2 Members of the Public

PUBLIC QUESTION TIME

None.

1 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

2 **DECLARATIONS OF INTEREST**

None.

3 **DECLARATIONS OF LOBBYING**

All Cllrs excluding Cllr Eyre reported being lobbied over 21/00703/HOUSE – The Old Bakehouse, Six Bells Lane

Clr Granville-Baxter reported being lobbied on 21/00798/HOUSE – 44 Oakdene Road

4 **MINUTES**

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

5 **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.

6 CONSULTATION ON KCC APPLICATION KCC/SE/0045/2021 – SEVENOAKS GRAMMAR ANNEXE

a) The Council noted that the above consultation has been launched and Cllr Mrs Parry to be allocated the Application for comment.

b) The Council noted that the deadline for comment is 20/04/2021 and that Cllr Mrs Parry's comments be presented at the next Planning Committee Meeting on 19/04/2021.

7 APPEALS

Councillors noted that the following appeal had been launched:

G2245/W21/3271010: 20/02823/FUL – The Old Barracks.

8 MHCLG – EPC-21 – MODEL DESIGN GUIDE CONSULTATION

The Committee noted the forwarding of the collated response.

9 GRACIOUS LANE AND HUBBARDS HILL JUNCTION

The Council noted that their support for the lobbying of Kent Highways regarding signage at the above junction had been forwarded to KCC, Kent Highways and Weald Parish Council.

10 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. 9] The Old Bakehouse, Six Bells Lane (Against)

[Plan no.9] The Old Bakehouse, Six Bells Lane (For)

(c) The Committee considered planning applications received during the two weeks ending 30th March 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

11 PRESS RELEASES

None.

Finished: 8:25pm

Sevenoaks Town Council Planning Committee Meeting Minutes 06/04/2021

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 6-4-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03689/MMA	Alexis Stanyer 09-04-2021	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>
				19/03/21
Minor material amendment to 19/02137/FUL				
20/03689/MMA - Amended plan				
Revised plans and development description				
Revised development description:				
Minor amendment to 20/02235/CONVAR				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00198/FUL	S Mitchell 22-04-2021	Cllr Michaelides	Lovell Design Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Adkin			4 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/21

Change of use from retail to part retail and conversion of upper floors to C3 residential use, and associated internal and external alterations.

21/00198/FUL - Amended plan

Revised shopfront to front elevation of building and ground floor plan.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the design and materials.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00472/FUL	Anna Horn 15-04-2021	Cllr Busvine	Ibbett Mosely Chartered S
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cantham Investments			47 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/21

Replacement of the existing shop front and installation of non-illuminated signage.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials proposed are suitable, and that there will be no detrimental effect on the Conservation Area.

Planning Applications Considered

Applications considered on 6-4-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00473/ADV	Anna Horn 15-04-2021	Cllr Busvine	Ibbett Mosely Chartered S
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cantham Investments			47 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/21
Replacement of the existing shop front and installation of non-illuminated signage.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials proposed are suitable, and that there will be no detrimental effect on the Conservation Area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00482/HOUSE	S Simmons 14-04-2021	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>
				22/03/21

The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.

21/00482/HOUSE - Amended plan

New plan showing the new red line boundary of the site.

21/00482/HOUSE - Amended plan

Amended drawings received 19th March 2021.

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00497/FUL	Mark Mirams 15-04-2021	Cllr Piper	Douglas Moat Practice LL
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Heath School		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/21

Erection of missing boundary treatments to perimeter of site.

Comment

Sevenoaks Town Council recommended approval, as long as the fence is no longer than 1.8m high, existing PROW are respected, and no trees are damaged.

Informative: The Town Council regrets that these proposals do not include the repair of existing tumbledown walls.

Planning Applications Considered

Applications considered on 6-4-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00497/FUL	Mark Mirams 17-04-2021	Cllr Piper	Douglas Moat Practice LL
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Heath School		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/21
<p>Erection of missing boundary treatments to perimeter of site.</p> <p>21/00497/FUL - Amended plan</p> <p>Revised drawings to address the comments from KCC Public Rights Of Way Officer.</p>				

Comment

<p>Sevenoaks Town Council recommended approval, as long as the fence is no longer than 1.8m high, existing PROW are respected, and no trees are damaged.</p> <p>Informative: The Town Council regrets that these proposals do not include the repair of existing tumbledown walls.</p>
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8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00523/HOUSE	Michael Clawson 08-04-2021	Cllr Morris Brown	Cobden Architectural Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Harvey			39 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/21
<p>Demolition of existing conservatory and garage. Construction of a two storey side extension, porch and single storey rear extension.</p>				

Comment

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

Applications considered on 6-4-21

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00703/HOUSE	Sean Mitchell 07-04-2021	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Saleem Ali		The Old Bakehouse	Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/21
Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The failure to preserve or enhance the character and appearance of the Sevenoaks High St conservation area
- The negative impact on nearby listed and locally listed buildings
- Harm caused to the adjoining curtilage of listed property No 8, Six Bells Lane and other local heritage assets.

At the request of Cllr Parry and in accordance with Standing Orders 1(s), a recorded vote was taken:

In Favour of the Resolution:

Cllr Bonin
 Cllr Busvine
 Cllr Camp
 Cllr Clayton
 Cllr Eyre
 Cllr Granville-Baxter
 Cllr Michaelides
 Cllr Morris Brown
 Cllr Mrs Parry
 Cllr Parry
 Cllr Piper
 Cllr Shea
 Cllr Waite

Against the Resolution:

None

Abstained from Voting:

Cllr Raikes

Planning Applications Considered

Applications considered on 6-4-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00736/FUL	Mark Mirams 09-04-2021	Cllr Clayton	Maple Planning & Develo
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Garland Homes		Kingdom Hall	Cedar Terrace Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/21
Conversion of hall into two dwellings, including single storey rear extension and landscaping.				

Comment

Sevenoaks Town Council shared the Conservation Officer's concerns about the treatment of the boundary, which is out of character with the Conservation Area. In it's current state, the Town Council recommended refusal unless low walls of hedges for the frontage of the Bethel Road and Cedar Terrace Road to fit the Conservation Area are used on this prominent site.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00748/HOUSE	S Simmons 09-04-2021	Cllr Parry	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Clark		Beech Trees	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/21
Basement level alterations to provide new entrance, with new front two-storey extension. Alterations to roof with new gable end to front and rear. Internal alterations and changes to fenestration. Alterations to vehicle access.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that:

- The proposal appears to conflict with the Residential Character Assessment,
- Is unseemingly un-neighbourly,
- The provision of a second dwelling on the site, in the form of the proposed basement flat, constitutes over-development and would set an unwelcome precedent.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00749/HOUSE	Alexis Stanyer 07-04-2021	Cllr Raikes	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Benton			3 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/21
Part conversion of garage, single storey rear extension, new roof lights to the existing roof, internal alterations, alterations to fenestration, first floor rear dormer, side extension forming a new roof over utility & workshop and landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-4-21

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00765/HOUSE	C Van de Wydeven 07-04-2021	Cllr Eyre	AV Architects Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Fish			17 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/21
Proposed removal of single storey extension at north west corner of front elevation, two-storey gable ended extension to create symmetrical elevation. Two-storey extension at the rear and alteration to fenestrations, removal of a chimney.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00769/LDCEX	Anna Horn 09-04-2021	Cllr Morris Brown	Jeremy Page Associates
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Winsford Property Development			17 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/21
Confirmation that roof light and rear dormer is lawful.				

Comment

Sevenoaks Town Council recommended approval, subject to:
- The Planning Officer being satisfied that the size of the new extension (2.5m) does not breach the permitted development

Informative: The Town Council noted that the clarification was required on the date of the LDC, as this is recorded as granted as of 06/11/21.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00777/HOUSE	Anna Horn 08-04-2021	Cllr Clayton	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Grimbley			53B Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/21
Removal of existing roof to pair of semi-detached properties and new roof construction to form living accommodation in the roof.				

Comment

Sevenoaks Town Council recommended approval on the condition that:
- Both roof extensions are implemented simultaneously, with the designs presented
- The dormers are constructed with the roofs clearly below the level of the ridge
- Materials match the existing house, or nearby houses within the Conservation Area
- The Planning Officer is satisfied that any overlooking from habitable rooms is contained
- There is no loss of amenity to neighbouring properties through overlooking.

Informative:
Although this pair of semidetached houses is not in Hartlands Conservation Area, it does surround them on three sides and so is affected by it. The Town Council noted that the extensions are identical, and so to minimise the impact on the street scene and the Conservation Area , Sevenoaks Town Council recommended that the District Council stipulate a condition that the extensions be implemented simultaneously.

Planning Applications Considered

Applications considered on 6-4-21

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00778/HOUSE	Anna Horn 08-04-2021	Cllr Clayton	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Menzel			53A Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/21
Removal of existing roof to pair of semi-detached properties and new roof construction to form living accommodation in the roof.				

Comment

Sevenoaks Town Council recommended approval on the condition that:

- Both roof extensions are implemented simultaneously, with the designs presented
- The dormers are constructed with the roofs clearly below the level of the ridge
- Materials match the existing house, or nearby houses within the Conservation Area
- The Planning Officer is satisfied that any overlooking from habitable rooms is contained
- There is no loss of amenity to neighbouring properties through overlooking.

Informative:
 Although this pair of semidetached houses is not in Hartlands Conservation Area, it does surround them on three sides and so is affected by it. The Town Council noted that the extensions are identical, and so to minimise the impact on the street scene and the Conservation Area , Sevenoaks Town Council recommended that the District Council stipulate a condition that the extensions be implemented simultaneously.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00783/HOUSE	Mike Holmes 09-04-2021	Cllr Piper	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Volant		Fallowfield	2 Letter Box Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/21
Proposed two storey side extension, single storey rear extension, alterations to existing front canopy, garage conversion, alterations to fenestration, loft conversion with dormers and alterations to driveway.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00796/HOUSE	Alexis Stanyer 14-04-2021	Cllr Piper	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Peachey		White Friars Lodge	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/21
Conversion and amendments to the existing gym outbuilding.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of over-development of a comparatively small site and the plans being contrary to the Residential Character Area Assessment of large spacious plots.

Planning Applications Considered

Applications considered on 6-4-21

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00798/HOUSE	Anna Horn 17-04-2021	Cllr Granville-Baxter	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pollock			44 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/21
Front and side extension with amendments to fenestration and exterior materials. Inclusion of integral double garage.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of overshadowing and loss of visual amenity.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00831/LBCALT	Michael Clawson 15-04-2021	Cllr Bonin	James Clague Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Smith			147 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/21
Internal alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00833/HOUSE	Michael Clawson 16-04-2021	Cllr Bonin	James Clague Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Smith			147 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/21
Erection of boundary fence.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00837/ADV	Alexis Stanyer 16-04-2021	Cllr Busvine	Spruce Town Planning Lt
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cobra Coffee Ltd			112 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/21
Replacement signage to comprise a non-illuminated fascia sign and non-illuminated projecting sign.				

Comment

Sevenoaks Town Council recommended approval.