

Minutes of the PLANNING COMMITTEE meeting held on Monday 26<sup>th</sup> April 2021 at 7:00pm via Zoom available to view on YouTube: <https://youtu.be/hr7PDlIXxhY>

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**Present:**

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Morris Brown	<b>Present</b>
Cllr Camp - <b>Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Present</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>Present</b>

**Also in attendance:**

Town Clerk  
Planning Committee Clerk  
Billy Greening, Terrapin Group  
Steve Sanham, Kin Developments  
5 Members of the Public

**PUBLIC QUESTION TIME**

One member of the public addressed the Committee and raised concerns about SGN Place's Application for Cramptons Road Gas Works site and requested that the Town Council recommend refusal.

The Council and member of the public noted that it was understood a Planning Application had not been submitted, and that the Developer will aim to address queries.

Councillors discussed the document containing the 12 Public Comments received before 12 noon Monday 26/04/2021 on the Cramptons Road Gas Works site, circulated prior to the Meeting. They noted these and that they will be taken into consideration when the Planning Application is received.

**At 7pm, prior to the commencement of the meeting, there was a presentation from Kin Developments on behalf of SGN Place relating to their application for Cramptons Road Gas Works site. During the presentation, it was confirmed that a Planning Application had been submitted to Sevenoaks District Council, following pre-application consultation with them. The presentation was followed by a Q & A session. (Presentation slides to be supplied).**

31 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

32 **DECLARATIONS OF INTEREST**

None.

33 **DECLARATIONS OF LOBBYING**

Representation was received from White Hart Estates Residents' Association and circulated to all Cllrs objecting to the following application, discussed at Planning Committee Meeting on 06/04/2021.

21/00497/FUL – West Heath School, Ashgrove Road

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

[Plan no. 6] 21/00958/FUL – Summerhill, Seal Hollow Road

Cllr Clayton reported being lobbied on [Plan no. 16] 21/01058/FUL – Lyndhurst Cottage, Holly Bush Lane.

34 MINUTES

The committee received the minutes of the Planning Committee meeting held 6<sup>th</sup> April 2021. **It was RESOLVED** that the minutes be approved.

35 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.

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

a) The Council noted that the collated response, drafted by Cllr Mrs Parry and circulated and commented on by Councillors prior to the meeting was forwarded to KCC on 20/04/2021.

b) Cllr Parry brought to attention the typing error in item 6 of the Agenda, where it incorrectly stated that the response was sent to Sevenoaks District Council, instead of Kent County Council.

37 SEVENOAKS NEIGHBOURHOOD PLAN UPDATE

a) The Council noted the changes made to the final draft and timetable, and that these can be viewed via the following link: [News – Sevenoaks Town Neighbourhood Plan \(wordpress.com\)](#).

38 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN UPDATE

The Council noted the refusal of SDC's Application for Permission to Appeal.

39 HUGOFAX PLANNING TRACKER

a) The Council discussed implementing the HugoFox Planning Tracker. **It was RESOLVED** that the Council request a six month trial where the access is limited to the Committee Members in order to test its suitability for the Council's needs. If this is not feasible, technically, then to bring the item back to the Council for review.

40 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. 16] Lyndhurst Cottage, Holly Bush Lane (Against)

[Plan no. 16] Lyndhurst Cottage, Holly Bush Lane (For)

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

41 PRESS RELEASES

It was **RESOLVED** that a press release be issued that the Town Council received a presentation from Kin Developments on behalf of SGN Place, and that the presenter notified the Councillors of the submission of their Planning Application for Cramptons Road Gas Works Site to SDC – pending validation.

It was also **RESOLVED** that a press release be issued on the progress of the Neighbourhood Plan, the final draft for which has now been completed and posted online on the Sevenoaks Town Council’s Neighbourhood Plan website.

42 THANKS TO THE CHAIRMAN AND VICE CHAIRMAN

Councillors noted that this would be the last meeting of the Planning Committee with Cllr Camp as Chairman, and Cllr Piper as Vice Chairman. They took the opportunity to record their appreciation and thanks to Cllr Camp and Cllr Piper for their exemplary service to Sevenoaks Town Council as Chairman and Vice Chairman during a very challenging two years.

Cllr Camp responded that she could not have managed without the aid of Cllr Piper and that it has been a pleasure acting as Chairman and working with Cllr Piper.

Finished: [21:10]

Signed .....  
Chairman

Dated .....

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# Planning Applications Considered

Applications considered on 26-4-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00287/HOUSE	Alexis Stanyer 29-04-2021	Cllr Busvine	E-scape Landscape Archi
<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>
				08/04/21
<b>21/00287/HOUSE - Amended plan</b>				
<b>Erection of a swimming pool and landscaping works.</b>				
<b>The applicant has amended the drawings in order to alter the location of the proposed swimming pool in response to feedback received from the Conservation Officer.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to amendments flagged by the Conservation Officer being adhered to.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00288/LBCALT	Alexis Stanyer	Cllr Busvine	John Simmons 07760495
<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>
				08/04/21
<b>Erection of a swimming pool and landscaping works.</b>				
<b>The applicant has amended the drawings in order to alter the location of the proposed swimming pool in response to feedback received from the Conservation Officer.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to amendments flagged by the Conservation Officer being adhered to.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00630/CONVAR	Alexis Stanyer 08-05-2021	Cllr Camp	Peter Hadley 0168983633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Benham & Mr & Mrs		Land North of	2-6 Woodside Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/21
<b>Variation of condition of 2 and removal of condition 17 of 20/02448/FUL for erection of three detached dwellings to incorporate a new vehicular access with alterations to design, materials and design and access statement.</b>				

*Comment*

**Sevenoaks Town recommended approval.**

# Planning Applications Considered

Applications considered on 26-4-21

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00922/HOUSE	Samantha Simmons 06-05-202	Cllr Dr Canet	Barry Best 07721010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tissebka			4 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/21
<b>2 storey rear extension.</b>				

*Comment*

**Sevenoaks Town recommended approval if the Planning Officer is satisfied that there will be no loss of light to the neighbours.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00946/HOUSE	Hayley Nixon 27-04-2021	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Howard Phillips			78 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/21
<b>Formation of vehicle access.</b>				

*Comment*

**Sevenoaks Town recommended approval, subject to conditions:**  
 - to mitigate storm water runoff, which is an increasing problem on this stretch of St Johns Hill  
 - to enable at least some planting in front of the house, to mitigate the loss of front boundaries identified in the Residential Area Character Assessment.

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00958/FUL	Mark Mirams 27-04-2021	Cllr Waite	Howard Sharp & Partners LLP 01793 450000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/21
<b>Demolition of existing dwelling and construction replacement dwelling.</b>				

*Comment*

**Sevenoaks Town Council notes and regrets that this design of house has been allowed on Appeal and notes that the District Council will behave accordingly. But we strongly advise that the conditions requested by the Inspector at the Appeal should be strictly adhered to in the District's decision.**

# Planning Applications Considered

Applications considered on 26-4-21

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00965/HOUSE	Anna Horn 28-04-2021	Cllr Raikes	Offset Architects 0173275 2222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Carter			4 Oakwood Drive	Sevenoaks Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/21
<b>Construction of attached double garage with new driveway entrance and front boundary treatment. Associated hard landscaping alterations. Proposed front porch and canopy. Larger glazed feature door on rear elevation and new doors at ground floor on side elevation. Internal alterations.</b>				

*Comment*

**Sevenoaks Town recommended approval, providing that the boundary landscaping is in keeping with the plans and existing treatment, and that the Arboricultural Officer is happy that there will be no unacceptable impact on trees.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00970/HOUSE	Anna Horn 28-04-2021	Cllr Parry	Stuart Coleman 01892537 124
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Warburton			19 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/21
<b>Demolition of existing garage and construction of attached replacement garage with garden room.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01003/CONVAR	Alexis Stanyer 30-04-2021	Cllr Morris Brown	Vic Hester 01227785530
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr J Douglas			Rear of 119 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/21
<b>Removal of condition 6 (pland and services) of 20/01580/FUL for demolition of garages. Erection of a detached building for use as Consulting Rooms (Class D1) with parking, with amendment to condition 2 (drawings).</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01008/MMA	Alexis Stanyer 08-05-2021	Cllr Bonin	Bertino Ramirez 0208694 1752
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Andradi			16 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/21
<b>Amendment to 19/03318.FUL.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-4-21

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01022/MMA	Samantha Simmons	Cllr Shea	B Best 07721010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S O'Halloran			13 Bosville Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/21
<b>Minor material amendment to 20/01431/HOUSE.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the amended side wall is no taller overall than the original planning consent drawings and that it causes no further loss of light or amenity to the neighbouring property.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01025/HOUSE	Michael Clawson 04/05/2021	Cllr Michaelides	Craig Rowell 0771100134
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Buckley			22 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/04/21
<b>Proposed rear orangery. Rear bay window to be removed.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01044/HOUSE	Anna Horn 05-05-2021	Cllr Raikes	Stephen Langer 01892524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J & A Gloak & Tait		Rosebank	67 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/21
<b>Two storey side extension. Siingle storey rear extension. Replacement front porch. External and internal alterations.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01047/HOUSE	Louise Cane 13-04-2021	Cllr Waite	Ashley Renton 01323325054
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Mendoza			11 Nursery Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/21
<b>Single Storey Rear Extension</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 26-4-21

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01050/FUL	Anna Horn 05-05-2021	Cllr Piper	Emma Gregson 07801055400
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Robinson		Yarnfield	100 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/21
<b>Change of use of attached annex to short term let/guest accommodation.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, with the 6 months condition.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01058/FUL	Alexis Stanyet 05-05-2021	Cllr Clayton	James Cross 0798042435
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Lyndhurst Cottage	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/21
<b>Demolition of existing dwelling and garage and replacement with 4 no. bedroom dwelling and garage.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the following grounds:**

- The design is out of character with with Vine Court Conservation Area management plan which says that "All development in the Vine Court Conservation Area, must respond to its immediate environment and context in terms of scale, density, form, materials and detailing
- The scale of development is bigger and more intrusive than that which Sevenoaks District Council refused earlier, because of its impact on the neighbours.
- First floor windows will result in loss of privacy to adjoining gardens, especially The Coach House
- The increase in bulk at first floor level will result in overshadowing to the garden of 7A
- The increase in bulk will impact the amenity of the garden of The Coach House
- It neither conserves or enhances the Vine Court Conservation Area and would be detrimental to the setting of the adjoining locally listed buildings.

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01060/HOUSE	Alexis Stanyet 05-05-2021	Cllr Mrs Parry	Russel Hunt 0775025461
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Letchford & Yang		Parkfield Corner	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/21
<b>Single storey extension</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-4-21

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01077/HOUSE	Louise Cane 07-05-2021	Cllr Morris Brown	Tony Angeletta 07905130
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Cain			45 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/21
<b>Two storey side extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01079/HOUSE	Alexis Stanyer 07-05-2021	Cllr Eyre	William Bates 077344714
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cordon Garcia & Cord			16 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/21
<b>Garage conversion into a habitable space.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01096/HOUSE	Michael Clawson 07-05-2021	Cllr Camp	Carmen Austin 07866962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Swift		Garth	8 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/21

**Demolition of existing garage. Construction of new single storey side extension. Loft conversion with rear facing dormer.**

*Comment*

**Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no overlooking or loss of privacy for the neighbouring properties either side of Garth in regards to the rear dormer.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01097/HOUSE	Michael Clawson 07-05-2021	Cllr Waite	Jonathon Connolly 07967
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D White			35 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/21

**Single storey kitchen extension to rear of property. Conversion of existing garage to study space, external alterations and extension to vehicle access.**

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-4-21

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01112/HOUSE	Louise Cane 11/05/2021	Cllr Clayton	Tim Spencer 0759008085
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Carrion			14 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/04/21
<b>Single storey read/side extension &amp; loft conversion.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the dormer is consistent with that of no. 12 in terms of height and width.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01114/HOUSE	Samantha Simmons 11/05/202	Cllr Parry	Philip Hobbs 0797325513
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Page		Ardsheal	75 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/04/21
<b>Construction of double garage with basement fitness suite and home office in roof space with associated landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01118/HOUSE	Michael Clarwon 11-05-2021	Cllr Piper	Barry Best 07721010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Major			4 Hurst Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/04/21
<b>Single storey rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**