

Notes on the report to PLANNING COMMITTEE Working Party*
Monday 17th May 2021 at 7:00pm via Zoom.

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk

Sevenoaks Town Council regrets to inform that the Meeting held by the Planning Committee Working Party on 17th May 2021 at 7pm failed to record live due to technical difficulties. Measures, including creating a back-up recording of future Meetings, will be taken in order to avoid this reoccurring. Sevenoaks Town Council apologises for any inconvenience that this causes.

PUBLIC QUESTION TIME

None.

73 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

74 **DECLARATIONS OF INTEREST**

Cllr Eyre declared a non-pecuniary interest in [Plan no. 5] 21/01317/FUL— 85 Brittain Lane.

75 **DECLARATIONS OF LOBBYING**

Cllr Eyre and Cllr Parry declared that they had both been lobbied on [Plan no. 8] 21/01369/LDCEX – 90 Weald Road.

Cllr Clayton declared that he had been lobbied on [Plan no. 9] 21/01378/FUL – Rethink, 37 Vine Court Road.

76 **NOTES**

Councillors received the notes on the report to Planning Committee Meeting held 10th May 2021. **It was RESOLVED** that the notes be approved.

*Delegation of Authority under S.101 of the Local Government Act, during the pandemic.

77 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) Councillors noted that decisions and planning recommendations are to be made via a “Working Party” of the Council with Meetings held on Zoom and live-streamed on Youtube as per the last year, and signed off under delegated powers by the Chief Executive.
- b) It was noted that all arrangement were subject to review.

78 SEVENOAKS DISTRICT COUNCIL REPORT ON SEA SCREENING ASSESSMENT

- a) The Committee noted that SDC have reviewed and issued its report that it believes the NDP does not require a SEA Screening Assessment.
- b) The Committee also noted the report detailing the next stages and requirements for the NDP to be submitted.
- c) The Chairman confirmed that the government guidance does state that Neighbourhood Plans are unlikely to need an SEA because of the size and scope of the document, and because it must be in conformity with the adopted and or emerging Local Plan which has an SEA.

79 DEVELOPMENT CONTROL COMMITTEE

- a) The Committee noted that Cllr Michaelides has been registered to speak on the below Application at the Development Control Committee Meeting, to be held via zoom on Thursday 20th May at 7pm.

21/00703/HOUSE – The Old Bakehouse, Six Bells Lane

80 PLANNING APPLICATIONS

- (a) The Committee considered planning applications received during the week ending 10th May 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

81 PRESS RELEASES

None.

Finished: [20:00]

Signed
Chairman

Dated

*Delegation of Authority under S.101 of the Local Government Act, during the pandemic.

Planning Applications Considered

Applications considered on 17-5-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01135/HOUSE	Michael Clawson 25-05-2021	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss S Smith			26 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Single-storey extension to the rear of our house and a development to the first floor bedroom 3, making the rear elevation symmetrical, alterations to rooflights and fenestration and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there will be no loss of amenity to neighbouring homes.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01218/CONVAR	Alexis Stanyer 25-05-2021	Cllr Michaelides	Mr Matthew Bennett 0122
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hammond			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Removal of condition 12 (soft and hard landscaping) of 17/03797/FUL to erect a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.				

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01293/HOUSE	Samantha Simmons 25-05-202	Cllr Camp	Mr B Best 07721 010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hughes		Windy Ridge	13 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Removal of existing roof. Construction of a first floor with new roof over existing ground floor footprint. First floor side extension. Ground floor rear conservatory.				

Comment

Sevenoaks Town Council recommended approval providing that the planning officer is satisfied that there is no overlooking or loss of privacy for the neighbouring houses.

Planning Applications Considered

Applications considered on 17-5-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01316/HOUSE	Alexis Stanyer 26-05-2021	Cllr Waite	Adam Draper 07985 264147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Thomas			8 Nursery Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/05/21
Ground floor front, side, rear and roof extensions and a rear garden outbuilding. Landscaping works including decking.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no overlooking issues from the two windows in the loft.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01317/FUL	Sean Mitchell 27-05-2021	Cllr Parry	Timothy Ball 07985 96163
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Varley			85 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/21
Demolition of existing dwelling and erection of a replacement dwelling.				

Comment

Sevenoaks Town Council noted the recommendation made by the Case Officer on 17/05/2021 that the Town Council delay in making a recommendation on this application. This is due to the plans appearing not to align with the proposal. They noted that Sevenoaks District Council will reconsult with an updated deadline and any further information received, should the application go forward.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01321/HOUSE	Samantha Simmons 25-05-202	Cllr Raikes	Melvyn Jarvis 016896674
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Ashurst			6 Chancellor Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Two Storey Rear Extention and Internal Alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer ensuring/being satisfied that there is no adverse impact on the personal amenity space at the rear of no 4.

Planning Applications Considered

Applications considered on 17-5-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01338/HOUSE	Alexis Stanyer 25-05-2021	Cllr Camp	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McGlynn			7 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Proposed roof terrace with privacy screening to garage.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that:
 - The expanse of obscure glazed screens would be an Unwelcome intrusion on the street scene, and out of keeping. It would set a precedent not in keeping with the locality.
 - The 1m screen height at the rear of the property would result in overlooking and loss of privacy to the property at the rear of no7.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01369/LDCEX	Alexis Stanyer 28-05-2021	Cllr Eyre	Steve Clark 01474 70370
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D & Mrs J Whitelock			90 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/21

The property is a residential flat that also incorporates a recording studio/gaming room by the applicants and their family as well as for commercial recording.

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officers are happy that there will be no loss of amenity to neighbours.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01378/FUL	Anna Horn 01-06-2021	Cllr Clayton	Miss Charlie Buckley 019
<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>
				10/05/21

Window replacement from existing timber framed to Timber Slim Heritage double glazing.

Comment

Sevenoaks Town Council recommended refusal unless the applicant is able to show that:
 -repair of the existing woodwork, required by Conservation Area planning guidance, is not feasible.
 -any replacement will be an exact match for the other half of the semi-detached pair in this locally listed building

Planning Applications Considered

Applications considered on 17-5-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01379/HOUSE	Samantha Simmons 28-05-202	Cllr Morris Brown	Paul Briner 01227 209904
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walsh			7 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/21
Erection of a rear side extension.				

Comment

Sevenoaks Town Council recommended approval.