

Notes on the report to PLANNING COMMITTEE Working Party*
 Tuesday 1st June 2021 at 7:00pm via Zoom.

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 1 Member of the Public

PUBLIC QUESTION TIME

None.

82 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

83 DECLARATIONS OF INTEREST

None.

84 DECLARATIONS OF LOBBYING

Cllr Parry noted that representation had been received and circulated to the Kippington Ward Councillors objecting to the below application, which was discussed at the Planning Committee Meeting on 17th May 2021. No further representation was received on the amended version of this application [Plan no. 6] 21/01369/LDCEX – 90 Weald Road.

- 21/01369/LDCEX – 90 Weald Road

85 NOTES

Councillors received the notes on the report to Planning Committee Meeting held 17th May 2021. **It was RESOLVED** that the notes be approved.

86 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 arrangements were subject to review.

87 DEVELOPMENT CONTROL COMMITTEE

a) The Committee noted that the below application was refused by SDC at the Development Control Committee Meeting on Thursday 20th May 2021.

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

88 HUGOFOX PLANNING APPLICATION TRACKER TRIAL

a) The Councillors discussed the success of the Planning Application Tracker trial, currently available only to the Planning Committee members on the Town Council website.

b) It was **RESOLVED** that the Council continue to trial the Planning Application Tracker exclusively and reach a final decision at the next Planning Committee Meeting on 14th June 2021, before the free trial ends on 21st June 2021.

89 APPEALS

The Committee noted that the below appeal was launched on 17th May 2021.

- SE/20/03289/HOUSE – Riftwood, Oak Avenue

90 KCC APPLICATION – CHAIRMAN’S ACTION

The Committee received and noted the comments made on the below application, submitted under Chairman’s Action on 25th May 2021.

- KCC/SE/0110/2021

91 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Kent County Council.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior arrangement.

[Plan no. 1] Land South of 27-33 Quakers Hall Lane (For)

(c) The Committee considered planning applications received during the week ending 24th May 2021. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

92 PRESS RELEASES

None.

Finished: [20:10]

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 1-6-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00508/CONVAR	Sean Mitchell 04-06-2021	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>
				13/05/21

REVALIDATED:

Variation of condition 10 of 18/03015/FUL for proposed new single storey detached dwelling with amendments to drawings as well as design and access statement.

The submitted red line location plan and block plan does incorporate the development on land not in ownership of the application nos 7 and 51 Bethal Rd.

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- to avoid loss of amenity to surrounding homes, especially nos 27-33 Quakers Hall Lane which are very close to the proposed new house on this backland area
- to avoid unsympathetic development out of character with and damaging to the Hartslands Conservation Area, especially the early 19th century cottages which border the site
- to avoid overdevelopment of this very confined site, on which two storey development has been repeatedly refused on appeal.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00645/CONVAR/A	Guy Martin 03-06-2021	Cllr Eyre	Chris Sandell 077996618
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Trevor		Barberries	7 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/21

21/00645/CONVAR - Amended plan

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.

Replacement plans have been submitted for plot 3.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01104/FUL	Emma Gore 04-06-2021	Cllr Busvine	Robert Wickham 0173245 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent			156 London Rd & 2 Botolphs R	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/05/21
Erection of building to create eight flats incorporating existing building with associated works- parking, landscaping & bicycle spaces.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied that this prominent and characterful building (and potentially locally listed structure) is properly respected, that there is no overdevelopment, that the proposed materials are in keeping and that the development will serve as a positive gateway to visitors to the town.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01303/HOUSE	Samantha Simmons 09-06-202	Cllr Mrs Parry	Richard Sonnex 07920 52 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Long		Barnett Field	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/21
Proposed attached single storey garage to the north side elevation.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01341/HOUSE	Anna Horn 04-06-2021	Cllr Waite	Sarah Dias 07905821042
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Powell			7 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/05/21
Application to separate the annex from the main house and create a separate dwelling. Including amendments to the approved front and rear elevation and parking.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment of a small site.

Informative: The Town Council noted that this appears to be a retrospective application, had the application been originally for a separate dwelling it would have been recommended for refusal.

The Town Council would also request it be noted that they would like to avoid setting the precedent of applicants converting annexes into separate dwellings.

Planning Applications Considered

Applications considered on 1-6-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01369/LDCEX/AME	Alexis Stanyer 04-06-2021	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>
				14/05/21
21/01369/LDCEX - Amended plan				
Confirmation of existing lawful use being a mixed use as residential Class C3) and as a commercial recording studio.				
Proposal amendment				

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01370/HOUSE	Samantha Simmons 03-06-202	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Steggle			55 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/21
Create a driveway to the front of the house that is currently arranged as a front garden.				

Comment

Sevenoaks Town Council recommended approval, subject to the use of a porous surface for the drive and the Conservation officer being satisfied regarding the offer to refurbish and resite the railings.

Informative:

The Town Council notes that the applicant will need to apply for the amendment of the parking bay in order to ensure access to the driveway.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01400/HOUSE	Alexis Stanyer 09-06-2021	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Young			190 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/21
First floor extension to existing garage with carport, to add an Annexe.				

Comment

Sevenoaks Town Council recommended approval.

Informative: The Town Council recommended that the Planning Officer set conditions that will ensure that the annex is enured to the original building and used solely by the occupants of the main house.

Planning Applications Considered

Applications considered on 1-6-21

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01440/HOUSE	Anna Horn 11-06-2021	Cllr Clayton	David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kingsmill-Pasternak			87 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/21
Proposed ground floor extension at front with new porch; proposed ground floor rear extension with rooflight; proposed 2 storey side and rear extension; proposed loft conversion with rear dormer and rooflight; demolish shed and canopy; green house relocated in the garden.				

Comment

Sevenoaks Town Council recommended refusal on the grounds
-that the side extension does not conform to the requirements of the Residential Area Character Assessment, requiring hipped roofs to remain the characteristic profile of the street, as in all other similar extensions
-potential impact of a two storey rear extension close to the boundary on the residential amenity of no 89

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01447/LBCALT	Mark Mirams 08-06-2021	Cllr Bonin	Heather Arnell 07944 513
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent			104-106 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/21

Works to facilitate the lawful conversion of the upper floors of 104-106 High Street, Sevenoaks to 2 no. residential apartments and alterations to the fenestration's.

Comment

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

Informative: The Town Council expressed concerns for pollution in the area and recommended that the Case Officer set conditions to ensure air quality.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01468/HOUSE	Anna Horn 10-06-2021	Cllr Granville-Baxter	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Rock			9 Farm Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/21

Erection of a single storey rear extension.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-21

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01483/HOUSE	Anna Horn 11-06-2021	Cllr Camp	David Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Leigh		Mount House	5 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/21
To construct a first floor front extension with a pitched roof over the garage.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01487/LBCALT	Anna Horn 12/06/2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/21
Reroofing and internal repairs and external decorations of Queen's Court Stores.				

Comment

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

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01493/LBCALT	Mark Mirams 12/06/2021	Cllr Michaelides	Tim Ellis 01233 770498
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Wilson			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/21
Replacement internal doors at ground and first floor level. Alterations to the room layouts including changes to door locations and partitions. New external nameplates and numerals.				

Comment

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that these proposed amendments preserve and enhance the Sevenoaks High St conservation area.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01516/MMA	Alexis Stanyer 12-06-2021	Cllr Raikes	Mark Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Hulton			11 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/21
Minor material amendment to 19/00401/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-21

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01517/HOUSE	Samantha Simmons 12/06/2021	Cllr Hogarth	Scott Wilson 07515 8996
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Kelly			77 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/21
Proposed loft conversion with hip to gable roof extension to side elevation (South West), 4 No rooflight windows to front elevation, with hip to gable roof extension & crown top dormer to rear elevation.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01542/HOUSE	Sean Mitchell 15-06-2021	Cllr Waite	Andrew Boakes Associate 014739 850070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Anderson			28 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/21
First floor rear extension.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/05223/HOUSE	Emma Gore 03-06-2021	Cllr Morris Brown	Mr B Best 07721 010293
<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>
				12/05/21
REVALIDATED				
Demolition of existing conservatory and garage. Construction of a two storey side extension, porch and single storey rear extension.				
Certificate B has now been signed.				

Comment

Sevenoaks Town Council recommended approval.