

Notes on the report to PLANNING COMMITTEE Working Party*
Monday 14th 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	Present
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Apologies	Cllr Shea	Present
Cllr Hogarth	Present	Cllr Waite	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
2 Members of the Public

PUBLIC QUESTION TIME

None.

106 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

107 DECLARATIONS OF INTEREST

None.

108 DECLARATIONS OF LOBBYING

None.

109 NOTES

Councillors received the notes on the report to Planning Committee Meeting held 1st June 2021. **It was RESOLVED** that the notes be approved.

110 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.

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

111 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 make the Application Tracker live to the public, and continue to use the service for one year, at the cost of £10 per month and an offset of £140 (exclusive of VAT). The Committee to report any issues with the service to the Planning Committee Clerk and, should the option be feasible, to revisit the item after 10 months to review continuing the service after the initial one year.

112 NOTIFICATION OF WORKS BY SOUTH EAST WATER TO IMPROVE SEVENOAKS WATER SUPPLY NETWORK

- a) The Committee noted that the second stage of works by South East Water to install a new three kilometre long water main in Sevenoaks began on 1st March 2021, and that these final sections of the new pipeline are to be installed in Knole Park, along the A225 (Tonbridge Road) and in Hollybush Close.
- b) The Committee received notice that the safety precautions for work on the A225 are to include a lane closure with a mixture of two and three-way traffic lights from 9th August 2021 to 14th September 2021.
- c) The Committee received notice that works in Knole Park are expected to finish at the end of September 2021, with some activity at weekends to maintain this deadline.
- d) The Committee noted that updates and additional information can be found on this project at corporate.southeastwater.co.uk/Sevenoaks.

113 PLANNING APPLICATIONS

- (a) 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] Rear of 49 and 51 Wickenden Road (Against)

[Plan no. 1] Rear of 49 and 51 Wickenden Road (For)

- (b) The Committee considered planning applications received during the two weeks ending 7th June 2021. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

114 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the launch of the Hugofox Planning Application Tracker on the Sevenoaks Town Council website, with mention to the Planning Committee continuing to function as a Working Party under Delegation of Authority under S.101 of the Local Government Act 1972, during the pandemic.

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

Finished: [20:40]

Signed
Chairman

Dated

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

[Page deliberately left blank]

Planning Applications Considered

Applications considered on 14-6-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01126/FUL	Sean Mitchell 28-06-2021	Cllr Clayton	Peter Hadley 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Limited		Rear of	49 and 51 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/21

21/01126/FUL - Amended plan
Erection of a pair of semi-detached dwellings of two storey design with associated parking, amenity space, bicycle and bin storage.

Main changes:
Amended address to reflect that the development is proposed to the rear of two dwellings, instead of one.

Comment

Sevenoaks Town Council recommended refusal on the grounds that:
-the new plan is higher and of greater bulk than the plan for 'semi- bungalows' refused by SDC as intrusive
-impact on neighbours in Wickenden Road, due to height, bulk and enclosure, would be more intrusive than the earlier plan refused by the Planning Inspector at appeal

Informative:
The Town Council also wished to draw the Planning Officers attention to the evidence of protected wildlife presented by immediate neighbours.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01218/CONVAR	Alexis Stanyer 19-06-2021	Cllr Michaelides	Matthew Bennett 01227 34470
<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>
				28/05/21

21/01218/CONVAR - Amended plan

Variation 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.

Amended changes:
An additional drawing has been supplied.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-6-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01446/FUL	Mark Mirams 24-06-2021	Cllr Bonin	Heather Arnell 07944 513 406
<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>
				03/06/21
Works to the rear of 104-106 High Street including the creation of a new entrance to the rear of the unit with pedestrian guarding rail and entrance canopy and new storage doors to match the new entrance door.				

Comment

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

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01480/FUL	Sean Mitchell 24-06-2021	Cllr Dr Canet	Philippa Robinson 01732 40700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent Wildlife Trust		Sevenoaks Wildlife Reserve	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/06/21
The refurbishment and extension of the existing visitors centre; demolition of outbuilding; resurfacing and enhancements to parking and access; fencing; landscaping and other associated infrastructure.				

Comment

Sevenoaks Town Council recommended approval, subject to the following conditions:
-adequate parking facilities and traffic management being provided and budgeted with the business proposal to cater for the anticipated increase in visitor numbers.
-That measures are taken to discourage parking on the narrow lane down into the site.

Informative: Sevenoaks Town Council noted their regret that a pedestrian entrance providing easy access from the station as identified in the draft NDP encouraging more sustainable travel had not been included in the planning application.

Planning Applications Considered

Applications considered on 14-6-21

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01482/HOUSE	Samantha Simmons 18-06-202	Cllr Clayton	Jonathan Williams
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms K Partridge			24 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/21
Demolition of existing conservatory structure and construction of single storey rear extension. Conversion of loft space with rear dormer and with two roof lights to front. Removal of low level metal fencing to front of property and associated planting, replacing with matching gravel.				

Comment

Sevenoaks Town Council recommended approval for the rear extension and the loft extension and dormer, provided the planning officer is satisfied there is no overlooking of rear gardens.

Informative: The Town Council expressed concern that there are no plans provided for relocation of the front railings and planting, and recommended that these should not be altered without approval of the Conservation Officer, as boundaries are a key feature of the Conservation Area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01536/HOUSE	Samantha Simmons 19/06/202	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Heerden			43 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/21
Pergola in the front garden.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01549/HOUSE	Alexis Stanyer 16-06-2021	Cllr Hogarth	Alberto Ochoa
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Halfar			22A St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/05/21
Demolition of existing conservatory, proposed single storey wraparound extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-6-21

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01555/HOUSE	Anna Horn 18-06-2021	Cllr Parry	Carmen Austin 07866 962 888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Slater		Fairways	48 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/21
Demolition of existing garage and conservatory. New replacement garage with bedrooms in garage loft. Rear, single storey extension.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01565/HOUSE	Samantha Simmons 22-06-202	Cllr Busvine	Daniel Cooper 01892 549 777
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Voss			10 Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/21
Erection of small shed / wood store. Strengthening retaining wall and cladding with brick. Replacing front boundary fence with new picket fence and relocating gate. Take up concrete paths and replace with sandstone paving with associated landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials used and that issues specified in pre-planning advice have been satisfactorily addressed.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01567/HOUSE	Anna Horn 17-06-2021	Cllr Clayton	Richardson Architectural 07375 40000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H. Mangold			39 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/21
Loft conversion with rear dormer and front velux windows.				

Comment

Sevenoaks Town Council recommended refusal as the dormer does not meet conservation area guidance for new dormers to be below ridge height. It therefore fails to enhance or preserve the character of the Hartslands conservation area.

Planning Applications Considered

Applications considered on 14-6-21

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01577/HOUSE	Alexis Stanyet 22-06-2021	Cllr Parry	Daniel Weston 01732 753 222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Luboinski		Vine House	2A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/21
<p>One and Two storey rear and front extensions. Removal of existing roof and new roof to create second floor accommodation with dormer windows and rooflights. New front portico and chimney. Conversion of garage to habitable accommodation. New garage with room above with dormer window and rooflights. Revised driveway layout and new driveway gate. New shed to side of house replacing two existing sheds. Landscaping and alterations to fenestration.</p>				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01583/FUL	Anna Horn 17-06-2021	Cllr Waite	Desden Harman 01303 2 27202
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs O'Brien			4 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/21
<p>Raised rear patio area.</p>				

Comment

Sevenoaks Town Council recommended refusal on the grounds of loss or privacy and overlooking, unless steps are taken by the applicants to ensure that properties on Seal Hollow Road have their privacy protected.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01608/HOUSE	Samantha Simmons 18-06-202	Cllr Dr Canet	Tara de Linde 07973 628 005
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wilson			11 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/21
<p>Demolition of existing conservatory, shed and garage with new ground and first floor and side extensions.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-6-21

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01644/FUL	Sean Mitchell 22/06/2021	Cllr Eyre	Hugh Owens 01949 4803
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O agent		Hermesland	96 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/21
Demolition of garage and subdivision of land to create new residence and new garage and parking area.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01645/FUL	Emma Gore 19-06-2021	Cllr Parry	David Bedford 01622 776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Rubicon Commercial Ltd		Morewood Close Industrial Esta	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/21
Change of use of the site from B8 storage with ancillary office space to Class E(f) / E(g)(i) to provide a 58-place day nursery to the ground floor and offices at upper level. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Informative: Sevenoaks Town Council recommended that the applicant be encouraged to use the station car park for delivery and collection.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01651/HOUSE	Alexis Stanyer 19-06-2021	Cllr Waite	David Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H Cottrell			70 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/21
To demolish the garage and store extension and construct a two storey side extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-6-21

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01665/HOUSE	Anna Horn 25-06-2021	Cllr Eyre	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss & Mr Garner & Wilmott			12 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/21
Single storey rear extension, loft conversion including hip to gable, rear dormer and 3 no. rooflights to front elevation, front porch and replacement windows.				

Comment

Sevenoaks Town Council recommended refusal based on over development of the site and loss of amenity to neighbours on either side of the applicant's house.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01681/FUL	Emma Gore 25-06-2021	Cllr Mrs Parry	Peter Hadley 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Abson		Little Wood	Woodland Rise	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/21
Demolition of existing dwellinghouse and garage and replacement with new dwellinghouse, garage and associated landscaping				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01731/HOUSE	Anna Horn 25-06-2021	Cllr Camp	Glenn Ball 01732 761629
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I. & Mrs H. Nash		Mount Cottage	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/21
Construction of single storey rear extension. Door and window re-located.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01742/LBCALT	Samantha Simmons 28-06-202	Cllr Michaelides	Ian Hudson 01892 67315
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/21
Demolition of existing summer house, erection of detached garden room, works for the enlargement of existing turning area, with associated landscaping.				

Comment

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

Planning Applications Considered

Applications considered on 14-6-21

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01743/HOUSE	Alexis Stanyer 28-06-2021	Cllr Shea	Nic Smith 07530 512567
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Amolo Construction		1 Bottle Cottages	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/21
Erection of detached garage outbuilding.				

Comment

Sevenoaks Town Council recommended refusal unless:
-the Outbuilding is conditionally ancillary to the house
-the Planning Officer is satisfied that the design is proportional and subservient to the original house and not intrusive on the Green Belt;
-The Planning Officer is satisfied that the extension will not result in an increase of more than 50% above the floorspace of the original dwelling
- The Conservation Officer considers that the garage both preserves and enhances the locally listed building.