

Notes on the report to PLANNING COMMITTEE Working Party\*  
Monday 28<sup>th</sup> June 2021 at 7:00pm via Zoom.

**Present:**

**Committee Members**

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

**Also in attendance:**

Town Clerk  
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

130 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

131 DECLARATIONS OF INTEREST

Cllr Piper declared a non-pecuniary interest in [Plan no. 8 and 9] Barclays – 80 High Street.

Cllr Shea declared a non-pecuniary interest in [Plan no. 12 and 13] Springbank, Clock House Lane, and requested that her abstention from voting be noted.

132 DECLARATIONS OF LOBBYING

Cllr Waite reported that he was lobbied on [Plan no. 2] 7 Swaffield Road.

133 NOTES

Councillors received the notes on the report to Planning Committee Meeting held 14<sup>th</sup> June 2021. **It was RESOLVED** that the notes be approved.

134 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.

135 SEVENOAKS NEIGHBOURHOOD DEVELOPMENT PLAN

- a) The Committee received and noted a report providing an update on the NDP's progress.
- b) It was **RESOLVED** that the Town Council seek three quotes for a Strategic Environmental Assessment (SEA) and continue its application for grant funding from Locality. This to be done in conjunction with arranging an emergency Finance and General Purposes meeting for this same funding to avoid further delays, should the grant application be unsuccessful.

136 PRESENTATION FROM ENVIRONMENTAL HEALTH SDC OFFICER BOOKED

- a) The Committee noted that an Officer from Sevenoaks District Council's Environmental Health Team has been booked to present to the Planning Committee on Monday 6<sup>th</sup> September 2021.

137 MEDWAY FLOOD PARTNERSHIP UPDATE BRIEFING

- a) The Committee noted the Medway Flood Partnership published by the Environment Agency in May 2021.
- b) It was noted that the Town Council have reached out to the Environment Agency for a presentation on flooding issues in Sevenoaks and in relation to developing land mentioned in the NDP draft.

138 PLANNING APPLICATIONS

- (a) No members of the public registered to speak on individual applications.
- (b) The Committee considered planning applications received during the two weeks ending 21<sup>st</sup> June 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

139 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued regarding [Plan no. 9] Barclays, 80 High Street and the Town Council's resolve that it welcomes more housing towards the Town Centre, but remains committed to maintaining the High Street as a fully serviced viable commercial space meeting all the needs of the community.

There being no further business the Chairman closed the meeting at 8:15pm.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 28-6-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00882/FUL	Alexis Stanyer 07-07-2021	Cllr Clayton	James Reuther 01303 81 4455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms T Gee			1C Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21

## 21/00882/FUL - Amended plan

Sub division of land with demolition of existing garage and store room to form new two storey dwelling and formation of vehicle access to number 1c.

### Main changes:

Amended drawings received 2nd and 16th June.

### Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Overdevelopment of the site and inadequate space between proposed development and adjacent houses.
- The development will result in a terrace of houses significantly longer than other terraces along the road.
- The proposed development will result in a loss of light to the side windows on 1 Nursery Close and loss of privacy to the garden of 1 Nursery Close.

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01341/FUL	Anna Horn 08-07-2021	Cllr Waite	Sarah Dias 07905 821042
<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>
				17/06/21

### REVALIDATED:

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.

Received new Application FUL Plans Application Form and CIL Form.

### 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 also requested that 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 28-6-21

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01661/FUL	Emma Gore 09-07-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Y Zhou		Unit 3	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/21
<b>The unit was part of a dry cleaning shop, it has been converted into a sushi takeaway shop. It was a very simple layout: a toilet, a big sink and a few hand wash sinks, an air extraction fan.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01722/HOUSE	Alexis Stanyer 07-07-2021	Cllr Piper	Peter Hadley 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J. Abson		Willow House	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21
<b>Erection of single storey garden building to be used as home gym.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01723/MMA	Emma Gore 02-07-2021	Cllr Michaelides	Graeme Williamson 0777 150034
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
E & M Kobler		West Lodge	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
<b>Minor material amendment to 20/02080/FUL.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01749/FUL	Alexis Stanyer 12-07-2021	Cllr Busvine	Dylan Simmons 07921 23 1000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Governors of:		Lady Boswells C Of E Primary	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/21
<b>Installation of new free standing canopy alongside existing building to provide a covered area outside classrooms.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 28-6-21

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01751/FUL	Mark Mirams 05-07-2021	Cllr Busvine	Adrian Watt 01892 61488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yalman			99-101 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/21
<b>Change of use from A2 (financial services) classification to A3 (cafe/ restaurant). To remove 2 internal walls and to install a flue to the rear of the property for kitchen extraction.</b>				

*Comment*

Sevenoaks Town Council recommended approval, subject to:  
 - The Conservation Officer being satisfied that the historic fabric of the property will not be adversely affected  
 - The Environmental Health Officer being satisfied that there will be no detrimental effects of noise and odour to occupants of nearby shops and flats, passersby, and users of the surrounding area.

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01752/LBCALT	Mark Mirams 05-07-2021	Cllr Busvine	Adrian Watt 01892 61488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yalman			99-101 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/21
<b>Change of use from A2 (financial services) classification to A3 (cafe/ restaurant). Installation of a flue to the rear of the property for kitchen extraction.</b>				

*Comment*

Sevenoaks Town Council recommended approval, subject to:  
 - The Conservation Officer being satisfied that the historic fabric of the property will not be adversely affected  
 - The Environmental Health Officer being satisfied that there will be no detrimental effects of noise and odour to occupants of nearby shops and dwellings, passersby, and users of the surrounding area.

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01757/FUL	Anna Horn 02-07-2021	Cllr Bonin	Jorge Conde Valverde 01 892 500707
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XPS Self Invested Pensions		Barclays	80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
<b>Partial conversion of commercial building (use class E(c)(i)) to provide 6no self contained flats and 1no commercial unit (use class E)</b>				

*Comment*

Sevenoaks Town Council recommended refusal on the grounds of:  
 - Loss of retail space in a key commercial area, which is against current Sevenoaks District Council Planning Policy  
 - The flats will have inadequate daylight and sunlight and will likely be overlooked by the neighbouring building.

# Planning Applications Considered

Applications considered on 28-6-21

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01763/LBCALT	Mike Holmes 08-07-2021	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G McDowell		Co Op Funeralcare	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21
<b>Repair roof, repair sash windows and roof light and remove a stud partition wall on the ground and second floor.</b>				

### Comment

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that historic fabric of this Grade II listed building is not adversely impacted and that the building materials proposed are appropriate.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01771/HOUSE	Anna Horn 02-07-2021	Cllr Michaelides	Joanna Loizou 01732 779
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wong			64 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
<b>Demolition of existing sun room and erection of new single storey infill side and rear extension with new roof lights and associated internal alterations. Infill entrance porch and new steps with planter on front driveway and wall cut back.</b>				

### Comment

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the designs and materials and the Conservation Officer being satisfied that this development enhances and promotes the Granville Road Conservation Area.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01784/HOUSE	Alexis Stanyer 29-06-2021	Cllr Hogarth	Miss J Nash 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Killington		Springbank	Clock House Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/21
<b>Demolition of existing detached garage. Two storey front and side extension and alterations to fenestration.</b>				

### Comment

**Sevenoaks Town Council recommended approval. Cllr Shea abstained from voting due to a non-pecuniary interest.**

# Planning Applications Considered

Applications considered on 28-6-21

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01784/HOUSE	Alexis Stanyer 05-07-2021	Cllr Hogarth	Miss J Nash
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Killington		Springbank	Clock House Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/21

**21/01784/HOUSE - Amended plan  
Demolition of existing detached garage. Two storey front and side extension and alterations to fenestration**

**Amendment:**  
The agent for the applicant has amended the proposed plan and elevation drawing to reflect changes to the materials as render to part of the exterior is now proposed in the place of tile hanging.

*Comment*

**Sevenoaks Town Council recommended approval. Cllr Shea abstained from voting due to a non-pecuniary interest.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01799/HOUSE	Anna Horn 01-07-2021	Cllr Bonin	Open Architecture 01732 770500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Kangis			6 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/21

**Infill ground floor rear extension, side extension and loft conversion.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01806/HOUSE	Samantha Simmons 08-07-202	Cllr Eyre	Carmen Austin 07866 962 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs De Widt			56 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21

**House extension to side and new garage to front. New dormers.**

*Comment*

**Sevenoaks Town Council recommended refusal based on:**  
 - Overdevelopment of the plot, especially of its width at the front overlooking the road  
 - Overdeveloping the Character Area Assessment of the road, especially on the Southern border of this property.

# Planning Applications Considered

Applications considered on 28-6-21

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01813/FUL	Emma Gore 02-07-2021	Cllr Parry	Colin Smith 07879 47262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brindley		The Maples	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
<b>Demolition of existing dwelling and the erection of new four bedroom dwelling together with access parking.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the following grounds:**  
 - There is insufficient information which informs how the adjacent property, April Cottage, will be "retained"  
 - If the permissions were granted, the resulting new dwelling would be an over-development, un-neighbourly and detrimental to the street scene.

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01814/FUL	Emma Gore 09-07-2021	Cllr Piper	Chris Wilmshurst 01483 41888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cullen, Mr J Cullen and M		Land South of Larches	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/21
<b>Formation of new agricultural field vehicle access. New gate.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on safety grounds in relation to access to narrow lane.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01826/HOUSE	Samantha Simmons 02-07-202	Cllr Morris Brown	Miss J Nash 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Menzel			53A Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
<b>Proposed garage conversion and associated roof alterations.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that it does not unduly impact the Conservation Area.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01840/FUL	Anna Horn 07-07-2021	Cllr Waite	Nigel Goulding 02085 049744
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Greensleeves Homes Trust		Gloucester House Nursing Hom	Lansdowne Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21
<b>Demolition of brick walls. Erection of a single-storey front extension to main kitchen.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



## Planning Applications Considered

Applications considered on 28-6-21

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01848/HOUSE	Samantha Simmons 08-07-2021	Cllr Granville Baxter	Simon Flashman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Roberts			113B Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21
<b>Front extension to an existing ground floor flat to create another bedroom and increase the size of the existing kitchen/ lounge. Roof alterations.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01854/HOUSE	Alexis Stanyer 07-07-2021	Cllr Parry	Andrew Jenner 01892 852
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Fleetham		Spinneys	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21
<b>Demolition of garage and car port. Erection og a single storey side and rear extension</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01860/FUL	Sean Mitchell 12-07-2021	Cllr Michaelides	Thomas Beard
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o agent		Baby Gap	5 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/21
<b>Shopfront alterations, together with external alterations to the side elevation and associated works, and installation of external plant equipment to the roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied the plant equipment will not cause any loss of light, interference or noise to neighbours.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01888/HOUSE	Anna Horn 08-07-2021	Cllr Eyre	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Osier		Heatherbank	17A Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21
<b>Proposed ground and first floor rear extension, proposed solar panels.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**