

Amended Notes on the report to PLANNING COMMITTEE
 Working Party* Monday 12th July 2021 at 7:00pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
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	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Arrived 7:30pm

Also in attendance:

Town Clerk
 Planning Committee Clerk

PUBLIC QUESTION TIME

None.

165 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

166 DECLARATIONS OF INTEREST

None.

167 DECLARATIONS OF LOBBYING

None.

168 NOTES

Councillors received the notes on the report to Planning Committee Meeting held 28th June 2021. **It was RESOLVED** that the notes be approved.

169 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.

c) It was also noted that the next Planning Committee Meeting to be held on 26th July 2021 will be held at Bat and Ball Centre.

170 SEVENOAKS NEIGHBOURHOOD DEVELOPMENT PLAN SEA SUPPORT APPLICATION

a) The Committee noted that the Locality application for Technical Support for an SEA has been submitted.

171 SEVENOAKS DISTRICT COUNCIL'S LOCAL PLAN UPDATE

a) The Committee noted the update on SDC's Local Plan. It was **RESOLVED** that an email be sent to SDC offering STC's help and support, especially in regard to the Sevenoaks Neighbourhood Development proposals (including cultural strategy).

172 UPDATE ON TARMAC'S SEVENOAKS QUARRY DEVELOPMENT

a) The Committee noted the report providing an update on Tarmac's Sevenoaks Quarry planning application progression.

173 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 5th July 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

174 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 8:06.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 12-7-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01465/LBCALT	Sean Mitchell 14-07-2021	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A and Ms K Golding			41 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/21
Replace the 7 south facing box sash windows in the main building.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that this application does not preserve nor enhance a listed building in a conservation area. The Town Council also believes that the original windows should be maintained and repaired rather than replaced.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01661/FUL	Emma Gore 16-07-2021	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>
				25/06/21

21/01661/FUL - Amended plan

Change of use from dry cleaning shop into a sushi takeaway with internal alterations and air extraction and ventilation ducts.

The proposal has been amended for clarification.

Comment

Sevenoaks Town Council recommended approval provided that Environmental Health and the Planning Officer are satisfied that the proposal will not cause unacceptable levels of noise and smells to impact the residential flats above.

Informative: The Town Council recommend imposing a condition limiting the hours of operation to 11am to 9pm Monday to Saturday, to limit the impact on residents.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01801/HOUSE	Alexis Stanyer 19-07-2021	Cllr Piper	Frank Knight 07966 4846
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Johnson			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/21

Double storey side, single rear and first floor side extensions. Loft and garage conversion to habitable spaces. Rear dormer and balcony. Alterations to fenestration. Raised terracing to garden. Removal of chimneys. Raised terracing to garden.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-7-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01893/FUL	Alexis Stanyer 19-07-2021	Cllr Parry	Mark Bretherton 07812 07 9999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Brown			1 Garvock Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/21
Demolition of existing dwelling house and construction of new detached 3-storey dwelling house.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01900/CONVAR	Sean Mitchell 14-07-2021	Cllr Bonin	Thomas Beard 02038 971 444
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Group Ltd		Blighs Meadow	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/21
Variation of condition 2 (unloading/loading times) of SE/12/00827/CONVAR to extend permitted delivery hours of the retail premises at 5 Bligh's walk only to be serviced Monday to Saturday 6am to 9pm and Sundays and Public Holidays from 7am to 9pm.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that this will create unacceptable noise for town centre residents. Although there are no residential premises within close proximity to No 5, the approach to Blighs Meadow passes by numerous residential properties on the High Street, London Road and Pembroke Road.

Informative: To avoid noise pollution negatively impacting residents, town centre deliveries should not occur before 7am Monday to Saturday and before 9am on Sunday and bank holidays.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01911/HOUSE	Samantha Simmons 21-07-202	Cllr Dr Canet	Andrew Gerken
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Perris			11 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/21
Proposed side and rear wraparound extension and alterations following demolition of attached garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-7-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01923/HOUSE	Alexis Stanyer 14-07-2021	Cllr Eyre	Andrew Wells 01634 7867
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Szczycinska		Garnetts	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/21
Erection of a single storey rear extension and new link between the house and garage/workshop. Conversion of loft to habitable space with new dormers and rooflight. Replacement windows.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01948/HOUSE	Anna Horn 16-07-2021	Cllr Busvine	Christine Melody 01278 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lea		Rectory Stables	St Nicholas Drive	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/21
Single storey orangery style rear extension.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied that the materials used will be appropriate.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01973/HOUSE	Anna Horn 21-07-2021	Cllr Piper	Miss J Nash
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wadera		The Orchard	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/21
Two storey side extension, front infill extension, front extension, first floor extension, replacement roof tiles and alterations to fenestration. Demolition of conservatory.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-7-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01993/HOUSE	Samantha Simmons 22-07-202	Cllr Shea	Andy Gay 07748778563
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Shilson			27 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/21
Removal of 1 No window and addition of 2 No windows to front elevation of existing dwelling.				

Comment

**Sevenoaks Town Council recommended refusal on the following grounds:
The proposed amendment would be out of keeping with neighbouring properties, the new proposed windows would go against guidance in the Residential Character Area Assessment, and would therefore be detrimental to the street scene.**

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02006/HOUSE	Anna Horn 22-07-2021	Cllr Morris Brown	Richard Kostyrka 07889 645503
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I. & Mrs J. Prideaux			37 Prospect House	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/21
Demolition of existing 2 storey rear extension to be replaced with a new wider 2 storey rear extension. Demolition of retaining walls to rear garden.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is no loss of light to the neighbouring properties.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02016/HOUSE	Anna Horn 23-07-2021	Cllr Parry	Carmen Austin 07866 962600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms M Lemos		Copper Beech	8 White Friars	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/21
Side single storey extension with new steps and alterations to fenestration's.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02071/HOUSE	Anna Horn 26-07-2021	Cllr Eyre	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ford		Model Cottage	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/21
Single storey side extension.				

Comment

Sevenoaks Town Council recommended approval. However as this is an ever-increasing house in a limited plot also recommend that permitted development rights are removed from the house / site.