

Minutes of the PLANNING COMMITTEE meeting held on Monday 9th August 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/qfOgbNExJxw>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 3 Members of the Public

*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

PUBLIC QUESTION TIME

None.

207 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

208 **DECLARATIONS OF INTEREST**

Cllr Parry declared an interest in [Plan no. 9] 21/02396/FUL – 28 Burntwood Road.

209 **DECLARATIONS OF LOBBYING**

Cllr Camp was sent representation on behalf of [Plan no. 4] 21/02337/HOUSE – 5 Merlewood.

Cllr Raikes declared that he had been lobbied on [Plan no. 3] 21/02308/MMA – 9 Woodside Road.

210 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 26th July 2021. **It was RESOLVED** that the notes be approved.

211 **COVID-19: PLANNING COMMITTEE ARRANGEMENTS**

- a) It was noted that meetings will commence face-to-face following the lifting of public health restrictions on 19th July 2021, to be live streamed on Youtube.
- b) It was noted that all arrangements were subject to review.

212 TREE PRESERVATION ORDER NO. 4 OF 2021 SITUATED AT 2 GRANVILLE ROAD

a) The Committee noted Tree Preservation Order No. 04 of 2021, and welcomed the Town Council's inclusion in a consultation relating to a Tree Preservation Order.

213 APPROVAL OF STC'S LOCALITY TECHNICAL SUPPORT APPLICATION AND UPDATED NDP DRAFT TIMETABLE

a) The Committee noted that STC's Technical Support Application was approved by Locality.

b) The Committee received and noted the draft NDP predicted progress timetable.

c) The Committee noted that once the NDP has been submitted to Sevenoaks District Council, the financial responsibility for hiring an independent examiner and putting the NDP to referendum falls on SDC, as per a grant from the government.

214 APPEALS

a) Councillors noted the submission of the following appeal.

APP/G2245/W/21/3271010: 20/02823/FUL – The Old Barracks, 95 Dartford Road

INFORMATIVES:

On 19th October 2020, Sevenoaks Town Council recommended refusal unless the Conservation Officer provides significant reasons that the additional bulk through the loss of the stepped roofline in such close proximity to the Old Barracks will not detract from the setting of the locally listed building.

215 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. 4] 5 Merlewood (For)

(b) The Committee considered planning applications received during the two weeks ending 2nd August 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

216 PRESS RELEASES

None.

It was requested that a Conservation Officer be invited to a future Planning Committee Meeting in order to present up to date advice on how to comment on consultations on buildings that are either listed, Graded or in a Conservation Area.

There being no further business the Chairman closed the meeting at 20:06.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 9-8-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02212/CONVAR	Sean Mitchell 16-08-2021	Cllr Hogarth	Martin Dowle
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms B Jones		Conyers	18 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/21
Variation of condition 3 of 20/01035/FUL for demolition of existing house, garage and greenhouse and the erection of a replacement 5 bedroom house with integrated garage with alterations to the position of protection fencing and drawings.				

Comment

Chairman presenting Cllr Hogarth's recommendation:

Sevenoaks Town Council recommended approval of the variation of condition, subject to the Arboricultural Officer being satisfied that the TPO trees are still adequately protected during the construction of the new house.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02252/HOUSE	Anna Horn 13-08-2021	Cllr Eyre	Dr Kirsten Thompson
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pieterse			12 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/21
A double storey side extension, front extension and rear infill extension, with landscaping front and rear.				

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02308/MMA	Samantha Simmons 12-08-202	Cllr Raikes	Matthew Woodhams 0776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Penney			9 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/07/21
Amendment to 21/02308/MMA.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-8-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02337/HOUSE	Anna Horn 13-08-2021	Cllr Camp	David Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Stanley			5 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/21
<p>Demolish the garage and store and erect a two storey side extension, two storey and single storey rear extension, front porch and bay window, raise the ridge level to form a crown roof and convert the roof space to living accommodation with roof lights. Change elevational treatments and replacement fenestration.</p>				

Comment

A recommendation for refusal was made, seconded and lost at the vote.

Sevenoaks Town Council recommended approval with the condition that the new window in north elevation be obscure-glazed.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02375/HOUSE	Samantha Simmons 16-08-2021	Cllr Parry	Emma Gregson 07801 055400
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Oakley	19 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/21
<p>Single storey rear garden room extension, replacement entrance porch and veranda, painting of the exterior of the dwellinghouse, external alterations and associated landscaping.</p>				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02383/FUL	Mark Mirams 17-08-2021	Cllr Piper	James Woodgate
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/21
<p>Temporary siting of container in order to store school/furniture equipment so that proposed demolition can be carried out on unstable school hall.</p>				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- that there is no current valid Planning Permission for demolition of the unstable school hall
- that there is therefore no reasonable justification for the placement of the temporary structure on the Green Belt.

INFORMATIVE:

Sevenoaks Town Council recommended that the applicant include a time limit in their application, due to the structure's temporary placement on the Green Belt.

Planning Applications Considered

Applications considered on 9-8-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02387/HOUSE	Samantha Simmons 17-08-202	Cllr Dr Canet	Ian Fort 07447 168085
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Steele			212 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/21
To build a 2 story side and rear extension with a flat roof, to build a single-story ground floor extension across the full width of the rear of the house, add a hip to gable loft extension over the original house with rear-facing dormer.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02393/HOUSE	Anna Horn 18-08-2021	Cllr Hogarth	Ofset Architects 01732 75 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs May		Meadowfield	60 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/07/21
Demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration.				

Comment

Chairman presenting Cllr Hogarth's recommendation:

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the drainage arrangements for the wrap-around terrace are adequate and will not adversely impact the neighbouring properties.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02396/FUL	Sean Mitchell 17-08-2021	Cllr Eyre	David Allen 01732 753 33
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Putnam			28 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/21
Subdivision of plot and erection of a new detached dwelling and garage with new entrance access and pavement crossover. Erection of new detached garage for no 28.				

Comment

Sevenoaks Town Council recommended approval, with the inclusion of the nine conditions set out in the previous application's granting of permission (18/02092/FUL).

Planning Applications Considered

Applications considered on 9-8-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02428/MMA	Anna Horn 20-08-2021	Cllr Piper	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Yates		Meadow Lodge	Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/07/21
Amendment to 20/03278/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02432/HOUSE	Samantha Simmons 20-08-202	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>
				30/07/21

Demolition of the existing rear facing flat roof and construction of a new pitched roof over new first floor shower room, raising of the second floor ceilings to rafter level, new shower room to the second floor landing, introduction of a new flat rooflight to the existing ground floor larder flat roof, associated facade and internal modifications, plus replacement of the existing vehicle gate and localised external works.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- the proposals neither enhance nor preserve a Grade II Listed Building in a Conservation Area
- The gates detract from, and would be detrimental to, the street-scene.

INFORMATIVE:

Sevenoaks Town Council noted that the Conservation Officer has the power to include conditions for sustainable and energy-efficient designs.

Planning Applications Considered

Applications considered on 9-8-21

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02433/LBCALT	Samantha Simmons 20-08-202	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>
				30/07/21
<p>Demolition of the existing rear facing flat roof and construction of a new pitched roof over new first floor shower room, raising of the second floor ceilings to rafter level, new shower room to the second floor landing, introduction of a new flat rooflight to the existing ground floor larder flat roof, associated facade and internal modifications, plus replacement of the existing vehicle gate and localised external works.</p>				

Comment

<p>Sevenoaks Town Council recommended refusal on the following grounds:</p> <ul style="list-style-type: none"> - the proposals neither enhance nor preserve a Grade II Listed Building in a Conservation Area - The gates detract from, and would be detrimental to, the street-scene. <p>INFORMATIVE:</p> <p>Sevenoaks Town Council noted that the Conservation Officer has the power to include conditions for sustainable and energy-efficient designs.</p>

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02468/HOUSE	Charlotte Brooks-Lawrie 20-08-2021	Cllr Parry	Robert Fryer 07958 25564
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A. Leverett			30 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/07/21
<p>Single storey read extension.</p>				

Comment

<p>Sevenoaks Town Council recommended approval.</p>
