

Amended Minutes of the PLANNING COMMITTEE meeting held on Monday 23rd August 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/xBeqsE8FXdk>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 1 Member 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.

224 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

225 DECLARATIONS OF INTEREST

Cllr Eyre declared a non-pecuniary interest in [Plan no. 16] 21/02625/HOUSE – 7 Serpentine Road.

226 DECLARATIONS OF LOBBYING

Representation was received and circulated to all Cllrs objecting to the following application:

[Plan no. 15] 21/02607/HOUSE – 6 Quakers Hall Lane

227 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 9th August 2021. **It was RESOLVED** that the minutes be approved.

228 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.

229 APPEALS

a) Councillors noted that the following appeal had been dismissed, and welcomed the reference to the future of the other buildings nearer to the junction of Victoria Road in the inspector's justification (Reason no. 12).

APP/G2245/D/20/3263354: 20/02279/HOUSE – Land at 19 Argyle Road

230 KENT COMMUNITY SPEEDWATCH ONLINE INFORMATION EVENT FOR KALC MEMBERS

a) Councillors noted that Kent Community Speedwatch information event for KALC members will be hosted online on 1st September 2021 from 14:00 to 16:00.

b) Cllr Parry recommended that all STC Councillors register to attend via the Planning Committee Clerk.

231 REVIEW OF STC'S PROGRESS ON ITS TOWN/PARISH HIGHWAY IMPROVEMENT PLAN AND THE PROPOSAL FOR INSTALLATION OF MOBILE SPEED INDICATOR DEVICES (SIDs)

a) Councillors received a report detailing the Town Council's progress on its proposal for installation of SIDs, and its Draft Highway Improvement Plan, including a copy of the draft with KCC's notes.

RESOLVED:

- i. It was **RESOLVED** that the Town/Parish Highway Improvement Plan draft be brought forward to the next Planning Committee Meeting, so that all Cllrs will have the opportunity to propose amendments.
- ii. It was **RESOLVED** that a letter be written to Cllr Richard Streatfeild at KCC requesting funding and implementation of SIDs at the following locations:

20mph SID

- Bradbourne Road, above Sevenoaks Primary School (just below the entrance to Sevenoaks Adult Education Centre, facing uphill)
- Bayham Road, close to St John's Primary School (just below the school, facing downhill in the direction of Seal Hollow Road)

30mph SID

- Bradbourne Vale Road, close to Knole Academy (close to the entrance to Bradbourne Riding Centre, facing towards Riverhead)
 - Brittain's Lane (the narrow part)
 - St Johns Hill
 - Tonbridge Road (near White Hart PH)
 - Seal Hollow Road (near the school)
- iii. It was also **RESOLVED** that STC contact SDC requesting that any future redevelopment of Sevenoaks Station includes capacity for a roundabout and improvement to Station Square as identified in the draft NDP in its emerging Local Plan.

232 KCC AND SDC'S BIDS FOR INVESTMENT IN SAFE WALKING/CYCLING ROUTES

a) The Committee considered Cllr Clayton's proposal that STC write a letter in support of KCC and SDC's bids for investment to the DfT's Active Travel fund.

b) It was **RESOLVED** that a letter be sent to Cllr Roger Gough at KCC stating that the Town Council supports the KCC and SDC bid for investment in safe walking and cycling routes, however believe that the current proposed cycling route between East and West Sevenoaks needed refining to cater for both cyclists and residents. That the Town Council looks forward to collaborating with the District Council to achieve this.

233 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 16th August 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

234 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:25.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 23-8-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01446/FUL	Mark Mirams 27-08-2021	Cllr Bonin	Heather Arnell
<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>
				06/08/21

21/01446/FUL - Amended plan

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.

A summary of the main changes are set out below;
Additional information/ amended drawings and response has been provided to address consultation comments.

Comment

Chairman presenting Cllr Bonin's recommendation:

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

Informative:

Due to the High Street location, the Town Council requested that the Planning Officer confirms that adequate measures are taken to ensure air quality and noise reduction.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01447/LBCALT	Mark Mirams 27-08-2021	Cllr Bonin	Heather Arnell 07944 513 100
<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>
				06/08/21

21/01447/LBCALT - Amended plan

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.

A summary of the main changes are set out below;
Additional information/ amended drawings and response has been provided to address consultation comments.

Comment

Chairman presenting Cllr Bonin's recommendation:

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

Informative: due to the High Street location, the Town Council requested that the Planning Officer confirms that adequate measures are taken to ensure air quality and noise reduction.

Planning Applications Considered

Applications considered on 23-8-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01645/FUL	Emma Gore 25-08-2021	Cllr Parry	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Rubicon Commercial Ltd		Unit 5, Morewood Close Industr	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/21

21/01645/FUL - Amended plan
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.

**A summary of the main changes are set out below:
 Updated parking layout and revised transport survey.**

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the play area will be devoid of cars during play-time.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02284/HOUSE	Anna Horn 26-08-2021	Cllr Piper	Carmen Austin Architectu 07200 00000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Le Roux		Tanglewood Muchley	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/21

Part single part double side extension to the side to facilitate a garage and single storey extension to the front and rear.

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02414/LBCALT	Mark Mirams 04-09-2021	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Dinnis			99-101 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/21

Change of use from A2 use to B1(a) use in a listed building.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the historic fabric of this listed building property will not be adversely affected and that the change of signage will be in keeping with the Conservation Area.

Planning Applications Considered

Applications considered on 23-8-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02517/HOUSE	Holly Pockett 25-08-2021	Cllr Eyre	Ella Cole 01603 422947
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Ault		The Clock House	92 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/21
Replacement roof and frames to existing rear conservatory.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02527/HOUSE	Charlotte Brooks-Lawrie 26-08-2021	Cllr Busvine	M Burnham 07824 38767
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Best			23 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/21
Proposals include to demolish the existing conservatory and construct of a single storey wrap around extension.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02528/FUL	Samantha Simmons 01-09-2021	Cllr Michaelides	Mr Davis 07971 398989
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Redding			11 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/21
First floor change of use to domestic habitation. Existing ground floor to remain as non-domestic use.				

Comment

Chairman presenting Cllr Michaelides' recommendation:

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

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02542/ADV	Scott Fisher 03-09-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Barnshaw			46 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/21
Front Facia and projecting hanging signs, side hoarding sign.				

Comment

Chairman presentint Cllr Bonin's recommendation:

Sevenoaks Town Council recommended refusal, unless the Conservation Officer is satisfied that the proposed signage is acceptable within the Conservation Area,

Planning Applications Considered

Applications considered on 23-8-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02545/HOUSE	Hannah Donnellan 01-09-2021	Cllr Camp	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Osbourne-Walker			54 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/21
Demolition of existing rear extension at ground floor; proposed ground floor rear extension with rooflight.				

Comment

Chairman presenting Cllr Camp's recommendation:

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02548/HOUSE	Holly Pockett 31-08-2021	Cllr Clayton	Amna Khan 07882 11242
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J. Shaw			41 Seal Hollw Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/08/21
Single storey rear extension and first floor side extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the two storey extension on the north side, which projects well forward of the existing façade, does not adversely affect the street scene, or the residential amenities of no. 39.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02558/HOUSE	Hannah Donnellan 01-09-2021	Cllr Hogarth	David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Taylor			33 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/21
Demolish existing garage and side extension. Replace with wrap around single storey extension to side and back, at ground floor.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02581/HOUSE	Hannah Donnellan 03-09-2021	Cllr Parry	Stephen Volley 07854 71
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Jackson		Squirrels Mount	37A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/21
Demolition of existing conservatory and erection of a single storey side extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-8-21

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02606/HOUSE	Charlotte Brooks-Lawrie 04-09-2021	Cllr Clayton	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Haslehurst & Stamp			1 Mill Pond Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/21
Proposed front porch extension.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02607/HOUSE	Samantha Simmons 04-09-2021	Cllr Waite	Jerry Tate 07970 417328
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Froud		Brightstone	6 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/21
Re-develop the existing garden, creating a new sunken garden studio with an outdoor fire pit area and storage and swimming pool.				

Comment

Chairman presenting Cllr Waite's recommendation:

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the appropriate steps have been taken to eliminate overlooking and loss of amenity of the garden and living room of no.2.

Informative:

The Town Council also recommended that any permitted development rights that would allow the conversion of the garden studio into a separate dwelling be removed.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02625/HOUSE	Hayley Nixon 07-09-2021	Cllr Waite	Peter Hadley 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & MrsR Roubicek			7 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/21
Extension and conversion of existing garage to provide home office and home gym and ancillary accommodation.				

Comment

Chairman presenting Cllr Waite's recommendation:

Sevenoaks Town Council recommended refusal, unless:

- any permitted development rights to change the use of the office/home gym into a separate dwelling are removed
- the Planning Officer is satisfied that the dormer window (which must be obscured glass and non-opening) at the rear will not impact the privacy of the garden/private amenity of neighbours.