

Minutes of the PLANNING COMMITTEE meeting held on Monday 20th September 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/x0aC3tvzwoY>

Present:

Committee Members

Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry	Apologies
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	Present
Cllr Hogarth	Present	Cllr Waite	Apologies

Also in attendance:

Town Clerk
 Planning Committee Clerk

*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.

274 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

275 DECLARATIONS OF INTEREST

Cllr Granville-Baxter declared that she has a non-pecuniary interest in the following application:

- [Plan no. 4] 21/02721/FUL – 4-5 Crawshay Close

276 DECLARATIONS OF LOBBYING

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

- [Plan no. 5] 21/02727/HOUSE – 6 Chancellor Way

Cllr Raikes declared that he had been lobbied on the following application:

- [Plan no. 5] 21/02727/HOUSE – 6 Chancellor Way

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

- [Plan no. 8] 21/02784/FUL – 28 The Rise

Cllr Parry declared that he had been lobbied on the following application:

- [Plan no. 8] 21/02784/FUL – 28 The Rise

277 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 6th September 2021.

Cllr Eyre noted that in [Minute no. 236], his interest in the Stag Community Arts Centre was a disclosable pecuniary interest, as opposed to a non-pecuniary interest as recorded.

It was RESOLVED that the minutes be approved, subject to the above amendment.

278 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced 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.

279 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the following application was refused by the Development Control Committee on Thursday 9th September 2021.

- 21/02502/PAC – 160 London Road

b) It was noted that Sevenoaks Town Council's original comments relating to lack of natural light etc would be forwarded should the matter go to appeal.

280 CONSULTATION ON AMENDED KCC APPLICATION KCC/SE/0045/2021 – SEVENOAKS GRAMMAR ANNEXE/TRINITY SCHOOL SITE

a) The Committee received and noted KCC's consultation on an amended application for Sevenoaks Grammar Annexe/Trinity School site.

b) Councillors noted STC's previous recommendation and that the application was listed on the Planning Applications section of the Agenda.

281 SEA SCOPING REPORT BY AECOM

a) The Committee received the collated comments of Cllrs, the Town Clerk and STC's UIS consultant on the previously circulated SEA Scoping Report.

b) It was **RESOLVED** that the collated comments be forwarded to AECOM with approval for the Scoping Report to be circulated to Statutory bodies for five week consultation once appropriately amended as per forwarded comments.

282 SDC GAMBLING POLICY CONSULTATION

a) The Committee received SDC's draft Statement of Licensing Policy draft for the Gambling Act 2005 and noted the deadline for comment being 4th October 2021.

b) Cllrs had no comments to make, and it was **RESOLVED** that Cllrs forward any subsequent comments on the consultation directly to SDC.

283 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow the Planning Committee Clerk to read aloud representation received from a member of the public wishing to present comments anonymously, by prior arrangement.

[Plan no. 8] 21/02784/FUL – 28 The Rise

(b) The Committee considered planning applications received during the two weeks ending 13th September 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

284 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:17.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 20-9-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02258/MMA	Samantha Simmons 27-09-202	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Bennett			9 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/09/21
Minor material amendment to 21/00007/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02709/FUL	Sean Mitchell 04-10-2021	Cllr Busvine	Sophie Innes 07799 3699
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
9 Pembroke Road Developmen			9 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/21
Erection of 7 dwelling and a Class E floor space (proposed office and gym floor space) with associated access, landscaping and parking.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that any SDC imposed conditions will be met.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02712/ADV	Anna Horn 04-10-2021	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Hobbs			128 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/21
Illuminated fascia sign and window graphics.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposal goes against STC's policy of not approving of internally illuminated signs.

Informative:

Sevenoaks Town Council recommended that applications include time constraints for any illuminated signs for environmental reasons.

Planning Applications Considered

Applications considered on 20-9-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02721/FUL	Ravi Rehal 22-09-2021	Cllr Shea	Crawshay Garages
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms G Lang			4-5 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/21
Replacement garages.				

Comment

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

Informative:

Sevenoaks Town Council recommended that electric car charging points be included in the plans.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02727/HOUSE	Samantha Simmons 21-09-2021	Cllr Raikes	Melvyn Jarvis 01892 6674
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Ashurst			6 Chancellor Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/21
Two Storey Rear Extension and Internal Alterations 4no roof lights on East Elevation.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of amenity to the private space at the back of no. 4 Chancellor Way.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02766/HOUSE	Holly Pockett 30-09-2021	Cllr Granville-Baxter	Glyn Doughty
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Attwell			117 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/21
Demolition of existing front and rear extensions, erection of single storey front porch, single storey rear extension and conversion of integral garage to habitable room.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02769/HOUSE	Anna Horn 24-09-2021	Cllr Hogarth	Open Architecture 01732 776500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Bessey			45 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/09/21
Part two Storey, pary single storey rear extension with internal alterations.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-9-21

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02784/FUL	Anna Horn 28-09-2021	Cllr Parry	Daniel Weston 01732 753 222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Van Emmenis			28 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/09/21
Demolition of the existing garage, sub-division of the plot and construction of a new 4 bedroom detached dwelling with new garden building, associated hard landscaping and alterations to the existing drive.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
-The proposal contradicts SDC's EN1 policy
-Proposals are in opposition to the Residential Character Area Assessment and does not reflect the Design Guidance provided in this Supplementary Planning Document.
-The positioning on the plot would be overdevelopment.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02788/FUL	Ravi Rehal 27-09-2021	Cllr Granville-Baxter	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Curtis			246 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/09/21
Change of use from C3 (dwelling houses) to residential supported living accommodation for children.				

Comment

Sevenoaks Town Council recommended approval with the following conditions
1.That that the upper age limit of 18, in line with current UK policy, be conditioned in the approval.
2.That all associated parking be provided onsite (and thus that care ratios are monitored and considered).

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02790/HOUSE	Samantha Simmons 24-09-202	Cllr Eyre	Mr Gallagher
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Beech		Magpie Shaw	47 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/09/21
Double and single height rear extension. Roof and fenestration alterations.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-9-21

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02797/LBCALT	Mark Mirams 27-09-2021	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/09/21
Ceiling repair.				

Comment

Sevenoaks Town Council recommended approval on the condition that the Conservation Officer is satisfied with the proposal.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02819/HOUSE	Ravi Rehal 29-09-2021	Cllr Morris Brown	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Dr Widdowson & Partakis			88 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/21

Replacement front entrance, infill of covered area, conversion of garage and single storey rear extension, extension of vehicular access and alterations to front of site.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-9-21

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0045/2021	Miss Mary Green	Cllr Mrs Parry	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
KCC Infrastructure Division		Sevenoaks Grammar Annexe/T	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/21

KCC/SE/0045/2021 - Amended plan

New external sports facilities - comprising 2 multi use games areas & 2 all weather floodlit pitches on the existing school playing fields, and change of use of an area of land to the east of the school site to grass playing field, together with associated landscaping and access works.

Summary of amendments:

Please see documents date created 4 August and 7 September 2021.

Comment

Cllr Mrs Parry's recommendation proposed from the Chair.

Sevenoaks Town Council recommended approval for the Container Relocation subject to the following conditions being incorporated into any permissions.

Otherwise:- Refusal - As the proposal, as submitted, does not meet the special requirements for such a development in the Metropolitan Green Belt.

Conditions:- The repositioned Container Storage are only granted temporary permission of no more than 18 months.

Use of the proposed facilities to be limited as follows:

Monday to and including Friday between 08.00 and 21.30, Saturday 08.00 to 20.00, Sunday 09.00 to 18.00 and not allowed on Christmas Day and days of Public Mourning.

The floodlighting should be installed so as to Minimise light pollution and be directed away from houses neighbouring the site.

During construction works traffic not to queue and/or access or leave the site during the morning and evening "travel to work" Rush Hours and also not do so during the morning and evening School Rush Hours.

Any access directly on to the A25, a strategic route, and Seal Hollow Road to be controlled and supervised carefully to avoid increasing the already overlong and time consuming traffic queues.

Implementation of measures to improve safe access for walkers and cyclists to the new sports facilities from residential areas in Sevenoaks, to take account of the additional numbers, especially young people who will be travelling to and from the site out of normal school access hours.

Implementation of a parking scheme for the area, especially Hillingdon Avenue and The Crescent, to ensure local residents can park safely, and to avoid visitor parking in dangerous areas.

Informative: Due Attention should be given to the Design and Access Statement, and the Transport Assessment, both of these clearly set out safety measures necessary not only for Trinity pupils, but for other users of the proposed development in the interests of improving traffic flow and reducing congestion in the surrounding vicinity. Due attention should also be given to the recent consultation by KCCs consultant Keir who recommends measures to tackle parking and safe pedestrian access to and from the site covering The Crescent, Hillingdon Avenue and Seal Hollow Road.