

Minutes of the PLANNING COMMITTEE meeting held on Monday 4th October 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/rnUolwPwVGk>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry	Apologies
Cllr Dr Canet - Mayor	Absent	Cllr Parry	Present - Arrived 19:10
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Apologies	Cllr Shea	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk
 Planning Committee Clerk

There were no members attending via Zoom.

PUBLIC QUESTION TIME

None.

300 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

301 DECLARATIONS OF INTEREST

None.

302 DECLARATIONS OF LOBBYING

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

- 21/02709/FUL – 9 Pembroke Road

Representation was received from Sevenoaks Society and circulated to all Councillors in support of the following application:

- 21/02901/FUL – 5-11 Lime Tree Walk

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

- 21/03048/HOUSE – 1 Bottle Cottages, Bradbourne Vale Road

303 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 20th September 2021.

It was **RESOLVED** that the minutes be approved.

304 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.

305 HIGHWAY IMPROVEMENT PLAN DRAFT DEFERRED TO 18TH OCTOBER

a) Councillors noted that the Highway Improvement Plan draft prepared by Cllr Parry and Cllr Shea was deferred to the next Planning Committee Meeting to be held on 18th October 2021.

306 SEVENOAKS TOWN CENTRE STRATEGY – MONDAY 11TH AND TUESDAY 12TH OCTOBER

a) Councillors noted that the Planning Committee was registered to attend a one-to-one 45 minute Zoom consultation session to discuss the above item at 15:30-16:15 on Monday 11th October.

b) Cllr Parry requested that SDC be contacted to request a brief of the objectives of the Strategy provided to the consultants and what SDC hope to achieve from the consultation, prior to the consultation session.

307 PROPOSAL FOR SPEED INDICATOR DEVICE (SID) IN SEVENOAKS

a) Councillors received and noted the correspondence with KCC detailing its responses to STC's five proposed SID locations.

b) It was **RESOLVED** that Cllr Eyre would indicate on a map the desired location for a SID to be placed on Brittain's Lane, and that this and the below locations be forwarded to KCC for their consideration.

- Above St Johns Hill, between Quakers Hall Lane and Hollybush Lane, facing uphill to north-bound traffic.
- Seal Hollow Road (near the school) – to replace the existing road sign with a SID, south of Wildernesse Avenue, between Blackhall Lane and facing traffic going towards the school.

308 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 28th September 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

309 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:14.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 4-10-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02144/FUL	Mark Mirams 05-10-2021	Cllr Camp	Joe Alderman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Algar		Sunny Hatch	91 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/21

21/02144/FUL - Amended plan

Demolition of existing building and erection of an apartment block containing 7 flats (6 x 2 bedroom & 1 x 3 bedroom) with basement car park and associated cycle parking, refuge storage facilities and amenity areas.

Summary of the main changes:

The application has been amended to provide a full response to the comments of KCC highways in a technical note prepared by Motion. Revised plan refs 103-PD-01 Rev G, 103-PD-02 Rev B and 103-PD-05 Rev B. are included to provide visibility splays and turning areas. A response to the objections is also provided.

Comment

Cllr Camp's recommendation proposed from the Chair:

Sevenoaks Town Council reiterated its previous recommendation for approval and strengthened its stipulation that a proper landscaping plan be provided to replace some of the lost trees, as it was considered that current proposals do not provide adequate screening.

Informative:

Sevenoaks Town Council believes it would be prudent for the developer to provide two additional car parking spaces for visitors' cars.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02709/FUL	Sean Mitchell 14-10-2021	Cllr Busvine	Sophie Innes
<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>
				23/09/21

21/02709/FUL - REVALIDATED plan

Erection of a 7 dwelling and a Class E floor space (proposed office and gym floor space) with associated access, landscaping and parking.

A summary of the main changes:

After reconsideration its been discovered that the building is less than 18m in height and proposes more than two dwellings, a fire statement is not required as by Article 9A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended.

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the scale and massing of the building are not overdone, that the amenity of the neighbours is not unduly adversely affected and that any other SDC imposed conditions be met.

Planning Applications Considered

Applications considered on 4-10-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02873/LBCDEM	Mark Mirams 08-10-2021	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>
				17/09/21

Existing mail hall, nurses room and part hallway to be demolished.

Comment

Cllr Piper's recommendation proposed from the Chair:

Sevenoaks Town Council recommended approval, as the building does not improve or enhance the adjacent building.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02901/FUL	Ravi Rehal 12-10-2021	Cllr Bonin	Open Architecture 01732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd			5 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/21

Change of use of Units 11 & 9A into Class E. Part demolition of 9A including repairs and alterations to Units No.11, 9A, No.9 & No.5 including replacement roofs and windows plus associated landscaping and parking.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02919/HOUSE	Samantha Simmons 08-10-202	Cllr Raikes	Open Architecture 01732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Layne			65 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/21

Proposed erection of ground floor rear extension with accompanying internal alterations, proposed dormer and conversion of the loft.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no overlooking into the gardens of Golding road.

Planning Applications Considered

Applications considered on 4-10-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02926/HOUSE	Samantha Simmons 05-10-202	Cllr Eyre	David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wilkinson			50 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/21
Demolition of existing conservatory, construction of single storey rear extension, raised decking area, retaining wall and a new carport.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02930/HOUSE	Samantha Simmons 19-10-202	Cllr Granville-Baxter	Mr John Vaus 01732 750
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Moore			148 Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/21
Demolish existing bathroom and conservatory to replavce with new ground floor kitchen extension, new bathroom at first floor and loft conversion with access and roof light.				

Comment

Cllr Clayton's recommendation:
Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02938/HOUSE	Anna Horn 07-10-2021	Cllr Piper	Miss J Nash 01303 64600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Wadera		The Orchard	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/21
Two storey side extension, front infill extension, front extension, first floor extension, replacement roof tiles and alterations to fenestration. Demolition of conservatory.				

Comment

Cllr Piper's recommendation proposed by the Chair.
Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02952/HOUSE	Charlotte Brooks-Lawrie	Cllr Clayton	Mr Butterfield 01634 3127
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr McGrath			42 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/21
Single storey extension on rear elevation. Lantern rooflight.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the quality of the plan drawings.

Planning Applications Considered

Applications considered on 4-10-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02963/FUL	Ravi Rehal 13-10-2021	Cllr Morris Brown	Mark Garland
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Enderby			14 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/21
Two Storey rear extension (to flats 14A and 14B)				

Comment

Sevenoaks Town Council noted that this application has been withdrawn.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02968/LBCALT	Anna Horn 12-10-2021	Cllr Bonin	Matt Hodgson 01227 475
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/21

Internal Adaptations to the Royal Oak Foundation Conservation Studio, located within the Great Barn. Partitioning of the Artifact Storage to create a new Workshop, replacement of the Service Pod on the upper floor with a new bespoke storage and service pod and the provision of internal secondary doors to the Ground Floor Workshop to improve thermal performance and air tightness.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02971/HOUSE	Samantha Simmons 08-10--2021	Cllr Bonin	Ewelina Krol
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hampson			34 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/21

Erection of a single storey side extension to rear, link between the house and the outbuilding and a new window to outbuilding

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.

Planning Applications Considered

Applications considered on 4-10-21

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02990/LBCALT	Ravi Rehal 12-10-2021	Cllr Busvine	Paul Semple 01869 3380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Duck Trading Company Ltd		Prezzo	8 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/21
External redecoration and internal refurbishment and redecoration. Externally illuminated painted fascia signs x3 and non illuminated menu boxes x2.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that no unnecessary damage is done to the historic fabric of the conjoined listed buildings and that the proposed materials to be used are appropriate.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03006/HOUSE	Anna Horn 12-10-2021	Cllr Parry	Offset Architects 01732 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Carman			11 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/21
Extensions and refurbishment including two storey front and side extension; new first floor over existing garage; internal reconfiguration and fenestration updates including new windows and tile hanging to first floor.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03008/ADV	Ravi Rehal 12-10-2021	Cllr Busvine	Paul Semple 01869 3380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Duck Trading Company Ltd		Prezzo	8 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/21
Externally illuminated hand painted fascia signs non illuminated menu boxes.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that no unnecessary damage is done to the historic fabric of the conjoined listed buildings and that the proposed materials to be used are appropriate.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03041/MMA	Mark Mirams 14-10-2021	Cllr Eyre	Andrew Wells 01634 7867
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
TJK Builders		Hendry House	1 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/21
Minor material amendment to 21/00561/MMA.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-10-21

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03046/FUL	Anna Horn 15-10-2021	Cllr Busvine	Colin Smith 07879 47262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Olivieri			4 The Shambles	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/21
Change of use from Tattoo Studio (sui generis use) to a use for the sale of hot food where the consumption of that food is mostly undertaken off the premises (sui generis use).				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and Environmental Health Officer being satisfied that the proposed food preparation facilities conform with the required standards and the Conservation Officer being satisfied that the materials used for the internal works are appropriate and any external signage complies with STC policy.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03048/HOUSE	Samantha Simmons 14-10-2021	Cllr Granville-Baxter	Nic Smith 07530 512567
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Amolo Construction		1 Bottle Cottages	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/21
Erection of detached garage outbuilding.				

Comment

Proposed from the Chair:

**Sevenoaks Town Council recommended refusal on the grounds that the proposals are:
For inappropriate development within the Greenbelt in terms of bulk and overdevelopment
Not in keeping or unsympathetic to the materials of a listed building.**

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03050/HOUSE	Charlotte Brooks-Lawrie 14-10-2021	Cllr Eyre	Open Architecture 01732 778500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Burgess			44 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/21
Proposed erection of single storey rear extension, with accompanying internal alterations.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is happy that appropriately porous materials are used for any additional paved areas which are built.

Planning Applications Considered

Applications considered on 4-10-21

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03052/HOUSE	Joshua Ogunleye 15-10-2021	Cllr Clayton	Ross Bowditch 01342 523 766
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Harris			20 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/21
Infill 2 storey rear extension and new single storey porch.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there will be no loss of light to the kitchen window of no. 22.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03064/HOUSE	Samantha Simmons 19-10-202	Cllr Eyre	Cobden Architectural Desi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Towler			7 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/21
2 Storey front extension. Conversion of roof void to form living accommodation, to include rear facing dormer window.				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03066/FUL	Joshua Ogunleye 15-10-2021	Cllr Parry	Mr B Best
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dawson			11 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/21
Replacement dwelling and detached garage.				

Comment

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03083/HOUSE	Charlotte Brooks-Lawrie	Cllr Bonin	Neal Thompson
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lynch			19 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/21
Erection of rear dormer.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that the size and scale of the dormer will not cause visual harm to the house, the street scene or the Conservation Area

Planning Applications Considered

Applications considered on 4-10-21

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03092/HOUSE	Samantha Simmons 18-10-2021	Cllr Eyre	Open Architects 01732 77 5500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Landgrebe		The Beeches	Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/21
Addition of rooflight, a dormer window and internal alterations.				

Comment

Sevenoaks Town Council recommended approval.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03105/HOUSE	Anna Horn 19-10-2021	Cllr Clayton	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Smith			26 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/21

Single-storey extension to the rear of our house and a development to the first floor making the rear elevation symmetrical, alterations to rooflights and fenestration and associated landscaping.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there will be no loss of amenity to no. 28.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03128/WTCA	Harry Walker		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Land Adjacent to Summerbank	Rockdale Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/21

Information only. Various works to trees CA.

Comment

Sevenoaks Town Council noted that this is Information only.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03130/WTPO	Harry Walker		Richard Arnold
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
			6 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/21

Information only. Various works to trees.

Comment

Sevenoaks Town Council noted that this is Information only.