

Minutes of the PLANNING COMMITTEE meeting held on Monday 15th November 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube:

<https://www.youtube.com/watch?v=Jn0FZwDpVjl>

Present:

Committee Members

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

Prior to the commencement of the meeting, the Chairman noted and apologised for the previously circulated live-streaming link not working. The Meeting was live streamed via a new link, which is provided above.

PUBLIC QUESTION TIME

None.

359 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

360 DECLARATIONS OF INTEREST

None.

361 DECLARATIONS OF LOBBYING

Cllr Mrs Parry declared that she had been lobbied against the following application:

[Plan no. 5] Land South of Blackhall Spinney, Blackhall Lane

Cllrs Morris Brown and Clayton declared that they had been lobbied against the following application:

[Plan no. 7] 14 Holmesdale Road

362 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 1st November 2021.

It was RESOLVED that the minutes be approved.

363 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.

364 APPEALS

Councillors noted that the following appeal had been allowed, and planning permission granted with 5 conditions.

- APP/G2245/D/21/3275133: 20/03289/HOUSE – Riftwood, Oak Avenue

365 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the following application is due to be considered by the Development Control Committee on Thursday 19th November 2021.

- 21/00882/FUL – 1C Wickenden Road

b) It was **RESOLVED** that Cllr Clayton be registered to speak on the application on behalf of Sevenoaks Town Council.

366 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the following application is due to be considered by the Development Control Committee on Thursday 19th November 2021.

- 21/01126/FUL – Rear of 49 and 51 Wickenden Road

b) It was **RESOLVED** that Cllr Clayton be registered to speak on the application on behalf of Sevenoaks Town Council.

367 KEY QUESTIONS TO INFORM SDC'S RENEWING OF ITS HOUSING STRATEGY

Councillors noted that the narrow time constraints of SDC's Key Questions prevent STC from being able to form a corporate response. It was **RESOLVED** that SDC be notified of this, and STC Councillors respond to the Questions individually.

368 STC'S PROPOSAL FOR A SPEED INDICATOR DEVICE (SID) IN SEVENOAKS

a) Councillors discussed and confirmed the following locations proposed to be reviewed for suitability of a SID. Tonbridge Road (near White Hart PH) was confirmed a 40mph road and removed from the list.

- Brittain's Lane near Beaconfields

- St Johns Hill between Quakers Hall Lane and Hollybush Lane
- Seal Hollow Road (near the school)
- Bradbourne Vale Road close to Knole Academy

b) It was **RESOLVED** that STC's confirmation of the sites be forwarded to KCC, with priority to be put on the locations directly associated with schools.

369 PEDESTRIAN SAFETY AND ACCESSIBILITY AREAS OF CONCERN

a) Councillors discussed the issues around disability access around Suffolk Way and concerns that the pattern of pedestrian flow in this area having changed due to the closing of Woolworths and Tesco has reduced accessibility of primary walking routes.

b) It was **RESOLVED** that STC bring this to the attention of KCC and request that they look at the junction to review any ways that the access of crossings may be improved, taking into account the change in pedestrian flow patterns and especially in regards to pedestrian safety for those with limited mobility.

c) It was also **RESOLVED** that SDC be notified of STC's correspondence with KCC, and that STC request that any redevelopment in this area take into account the changed patterns of pedestrian flow.

370 PROPOSAL FOR AN STC POLICY TO BE DRAFTED FOR SUSTAINABLE BOUNDARY TREATMENT IN PLANNING APPLICATIONS

Councillors Clayton and Shea volunteered to form a Working Party, and Cllrs noted that Cllrs Piper and Hogarth had previously expressed interest in taking part as well.

It was **RESOLVED** that Cllrs Clayton, Piper, Hogarth and Shea form a Working Party to prepare a draft policy that sets clear STC's objections relating to Planning Applications with unsustainable boundary treatment, as well as internally illuminated signs. This to include policies on the following:

- Sustainable boundaries e.g. hedging
- Porous front drives
- Trees – planting two for each one removed
- Signs – not internally illuminated
- 1m boundary distance

371 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 8th November 2021. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

372 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 19:58.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 15-11-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03378/LBCALT	Ashley Bidwell 24/11/2021	Cllr Bonin	Chris Bishop 07736 9322
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cornthwaite		Flat 3	90-92 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/21
Internal alterations to link kitchen and living room.				

Comment

Recommended from the Chair, with Cllr Bonin's apologies.

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

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03443/HOUSE	Joshua Ogunleye 19/11/2021	Cllr Busvine	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
White			41 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/10/21
Erection of a ground floor extension to rear and loft conversion.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the rear dormer windows will not cause unacceptable overlooking of neighbouring gardens and the Aboricultural Officer confirming that there are no tree-related issues of concern.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03478/HOUSE	Ravi Rehal 16/11/2021	Cllr Eyre	Mrs Carmen Austin carme
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Skinner			23 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/10/21
New side extension over existing garage. New porch. Changes to loft. Internal works.				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03519/HOUSE	Ravi Rehal 18/11/2021	Cllr Parry	Mr Barry Best 07721 0102
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Wollaston		Tweedbank	Fernside Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/21
Demolition of existing garage and part of existing house. Construction of a two storey extension with living accommodation within the roof space. Detached garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 15-11-21

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03527/FUL	Joshua Ogunleye 25/11/2021	Cllr Mrs Parry	Mr Mark Garland 01892 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Potter		Land South of Blackhall Spinne	Blackhall Lane	Wildemesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/21
Erection of detached five bedroom house and garaging.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that it would be overdevelopment and injurious to and out of keeping with the street scene, as well as contrary to restrictive covenants laid out in the Conservation Area document.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03535/HOUSE	Charlotte Brooks-Lawrie 18/11/2021	Cllr Eyre	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Farmer			71 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/21
Proposed detached car port and gym.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03540/FUL	Ravi Rehal 17/11/2021	Cllr Morris Brown	Mr Mark Garland 01892 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Enderby			14 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/21
Single Storey rear extension to Flat 14A.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment, not being in keeping with the character of the local area and contrary to the Residential Character Area Assessment, as well as providing insufficient parking. Not only would this remove valuable shared outdoor space, but it represents a material departure from the design of any other houses in the area and broader street character. Sevenoaks Town Council also noted the absence of any mention on the materials section of the application to ensure that stone would be used as well as bricks on the extension - as this is an important feature. On parking, No. 14 only has one space between four flats, and the road is consistently choked with on-street parked cars. This will only be made worse by adding another bedroom.

Planning Applications Considered

Applications considered on 15-11-21

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03565/HOUSE	Ravi Rehal 19/11/2021	Cllr Clayton	Mr Ian Hudson 01892673458
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lashmar			2 Serpentine Court	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/10/21
Proposed first floor side extension, internal and external alterations, and associated external landscaping works.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03590/HOUSE	Charlotte Brooks-Lawrie 25/11/2021	Cllr Shea	Mr B Eames 01580 23041
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Rademaker			23 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/21
Proposed single storey rear extension. Installation of P.V. panels to existing flat roof.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that:

**There will be no unacceptable loss of amenity or light to the adjoining neighbours;
The proposed line of the southern wall of the extension is satisfactory;
The enclosing of the drain access in the courtyard is satisfactory.**

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03607/HOUSE	Stephanie Payne 24/11/2021	Cllr Michaelides	Mr Arjun Madhraj 07504828576
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrss Devine			56 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/21
Single storey rear side infill extension with rooflights.				

Comment

Recommended from the Chair with Cllr Michaelides' apologies:

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

Planning Applications Considered

Applications considered on 15-11-21

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03617/HOUSE	Joshua Ogunleye 24/11/2021	Cllr Parry	Nadia Ledger 079670486
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gloyne		Chequertree	81 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/21
Removal of existing double garage and construct a new double garage with a first floor, dormer windows to the front elevation and rooflights to the rear.				

Comment

Sevenoaks Town Council recommended approval, subject to the condition that the development remain ancillary to the occupants of Chequertree, 81 Kippington Road.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03629/HOUSE	Charlotte Brooks-Lawrie 25/11/2021	Cllr Hogarth	Anthony Withall 01732 75
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Smith			101 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/21
Single storey rear and side extension. New front door and fenestration amendments. New parking arrangements with associated hard and soft landscaping works.				

Comment

Recommended from the Chair with Cllr Hogarth's apologies:

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment. It is dominant and overbearing and will result in overlooking. It will also result in loss of amenity through loss of the small garden area.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03649/HOUSE	Charlotte Brooks-Lawrie 26/11/2021	Cllr Parry	Mr David Burr 01732 7422
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wilding			16 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/21
To demolish the garage and covered area and construct a two storey side extension with a single storey front extension.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that the plans indicate that the first floor would be on the boundary line, which is contradictory to the statutory 1m.

Planning Applications Considered

Applications considered on 15-11-21

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03657/HOUSE	Stephanie Payne 26/11/2021	Cllr Eyre	Mr Jeremy Sparrow 0132 00000500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Peters		Midhurst	79A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/21
Single storey side-extension.				

Comment

Sevenoaks Town Council recommended approval.