

Minutes of the PLANNING COMMITTEE meeting held on Monday 29th November 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube:

<https://www.youtube.com/watch?v=hvM73ujczrc>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Arrived 19:04
Cllr Camp – Vice Chairman	Remote Attendance* Arrived 19:03	Cllr Mrs Parry	Apologies
Cllr Dr Canet - Mayor	Arrived 19:11	Cllr Parry	Arrived 19:02
Cllr Clayton	Arrived 19:11	Cllr Piper	Apologies
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

*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.

394 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

395 DECLARATIONS OF INTEREST

Cllr Eyre declared non-pecuniary interest in Agenda Items 8 and 9.

Cllr Parry declared that he had a non-pecuniary interest in [Plan no. 8] 17 Burntwood Road and abstained from voting on its recommendation.

396 DECLARATIONS OF LOBBYING

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

[Plan no. 2] 21/03048/HOUSE – 1 Bottle Cottages, Bradbourne Vale Road

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

[Plan no. 6] 21/03600/FUL – The Sevenoaks Vine Club All Weather Pitch, Hollybush Recreation Ground, Hollybush Close

397 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 15th November 2021.

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

398 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.

399 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the following application was Refused by the Development Control Committee on 18th November 2021.

- 21/00882/FUL -1C Wickenden Road

400 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the following application was Granted by the Development Control Committee on 18th November 2021.

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

401 ARTICLE 4 DIRECTIONS ON LOCALLY LISTED BUILDINGS AND BOUNDARIES IN SEVENOAKS TOWN CONFIRMED

Councillors noted that SDC had confirmed the Article 4 Directions as of 12th November 2021 for the demolition of locally listed buildings and boundary treatments outside Conservation Areas and demolition of boundary treatments below 1m facing a highway in a Conservation Area.

402 VIRTUAL CONSULTATION ON PROPOSALS FOR LAND OFF BRITAINS LANE

a) Councillors noted that Croudace Homes had launched a consultation with a virtual exhibition for its proposals to develop land off Britains Lane.

b) Councillors received Croudace Homes' invitation for a virtual meeting. It was **RESOLVED** that Croudace Homes be invited to a future Planning Committee Meeting to ensure maximum Cllr availability.

403 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 22nd November 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

404 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 19:59.

Signed
Chairman

Dated

[Page deliberately left blank]

Planning Applications Considered

Applications considered on 29-11-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03046/FUL	Anna Horn 07/12/21	Cllr Busvine	Mr Colin Smith 07879 472 887
<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>
				16/11/21

21/03046/FUL - Amended plan

Change of use of premises to a use falling within Use Class E for the sale of sandwiches, other cold food and drink, with ancillary hot food.

Summary of the main changes are set out below:

Re-consultation following an amendment to the description of the application. The proposal would not fall within Class E, opposed to Sui Generis, for the sale of cold food and drinks for consumption off the premise, with the sale of hot food as an ancillary use.

Comment

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

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03048/HOUSE	Samantha Simmons 01/12/21	Cllr Granville-Baxter	Mr Nic Smith 0753051256
<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>
				11/11/21

21/03048/HOUSE - Amended plan

Comment

Sevenoaks Town Council recommended refusal due to the impact of the garage on locally listed Bottle Cottage, unless the Conservation Officer is satisfied that this amended application is acceptable in both terms of setting and impact on locally listed Bottle Cottages and that the materials are sympathetic to those of Bottle Cottages.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03584/FUL	Ashley Bidwell 30/11/2021	Cllr Busvine	Mr Will Kauffman 01732 4 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/21

Redevelopment of the site with the conversion of the existing rear store building and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

Planning Applications Considered

Applications considered on 29-11-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03585/LBCALT	Ashley Bidwell 30/11/2021	Cllr Busvine	Mr Will Kauffman 01732 4 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/21
Redevelopment of the site with the conversion of the existing rear store building and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03586/FUL	Ashley Bidwell 30/11/2021	Cllr Busvine	Mr Will Kauffman 01732 4 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/21
Reinstate the top floor as a flat.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03600/FUL	Anna Horn 09/12/21	Cllr Morris Brown	Mr Patrick Daly
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		The Sevenoaks Vine Club All MS	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/21

Replacement of the existing floodlighting to the hockey pitch. Works include removal of the existing 8no 15m masts and 32 metal halide floodlights with 8 new 15m masts and 32 LED floodlights positioned in the same location.

Comment

Sevenoaks Town Council recommended approval, subject to the re-inclusion of all previous conditions as per the previous granted decision.

Planning Applications Considered

Applications considered on 29-11-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03653/HOUSE	Ashley Bidwell 30/11/2021	Cllr Camp	Mrs Carmen Austin 07866 000000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Wrafter			22 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/21
New stone porch. Internal alterations and external alterations to fenestration. New loft proposed with dormers by raising the roof and front and rear extensions at first floor level. Chimney to be extended.				

Comment

Recommended from the Chair with Cllr Camp's remote attendance:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that there will be no overlooking from the roof dormers from front to rear and that there will be no loss of amenity to neighbours.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03669/HOUSE	Charlotte Brooks-Lawrie 06/12/20	Cllr Eyre	Mr John Simmons 07760 105115
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Fish			17 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/21
Installation of an in-ground swimming pool with hard paved terrace surrounds and construction of an ancillary small pool house.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03689/MMA	Samantha Simmons 02/12/202	Cllr Parry	Matthew Woodhams 0776 0 100751
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Shaffle		Colne House	89 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/21
Minor material amendment to 17/03246/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-11-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03699/ADV	Ashley Bidwell 13/12/21	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
N Charnetskaya		Auction House	Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Internally illuminated sign at first floor.				

Comment

A recommendation for approval with time constraints was made, seconded and lost at the vote.

Sevenoaks Town Council recommended refusal on the basis that an internally illuminated sign of this nature would be inappropriate in a residential area and this close to a Conservation Area.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03701/LBCALT	Anna Horn 06/12/2021	Cllr Bonin	Mr Edward Dunderdale 01 207435035
<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>
				15/11/21
Installation of 2no. Access hatches. Installation of new between rafter insulation whilst maintaining ventilation gap.				

Comment

Sevenoaks Town Council recommended approval, subject to the support of the Conservation Officer.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03706/HOUSE	Stephanie Payne 02/12/2021	Cllr Michaelides	Mrs Carmen Austin 07866 00000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Alteirac			48 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/21
New bike shed.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03751/HOUSE	Stephanie Payne 09/12/21	Cllr Parry	Nadia Ledger 07967 0486
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Dodson		Ridge House	86 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/21
Single storey rear extension with a flat roof and construction of new double garage with half pitched and flat roof.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-11-21

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03769/HOUSE	Charlotte Brooks-Lawrie 10/12/21	Cllr Michaelides	Mr David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barton			2 Oak Tree Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/11/21
Proposed ground floor rear extension with rooflight.				

Comment

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

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03791/HOUSE	Stephanie Payne 13/12/21	Cllr Eyre	Mr Mike Bliss
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown			6 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03792/HOUSE	Charlotte Brooks-Lawrie 13/12/21	Cllr Shea	Mr Christopher Aylward
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
A Palmer			9 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Proposed second storey addition over existing garage, extended projection of existing dormer windows front and rear.				

Comment

Recommended from the Chair with Cllr Shea's apologies:

Sevenoaks Town Council recommended refusal on the ground of overdevelopment of the site, unless the Planning Officer is satisfied that there will be no loss of amenity to adjoining neighbours.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03793/HOUSE	Stephanie Payne 13/12/21	Cllr Eyre	Mr 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>
				22/11/21
Demolition of existing conservatory, construction of single storey rear extension, raised decking area and retaining wall.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-11-21

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03805/HOUSE	Joshua Ogunleye 13/12/21	Cllr Parry	Mr James Woodgate
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M (B) Yan & Z (J) Hu			31 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Garage extension to front elevation. Erection of rear extension at ground floor and erection of first floor extension to side and front elevation.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, providing that the first floor extension is 1m from the boundary.				