

Minutes of the PLANNING COMMITTEE meeting held on Monday 24<sup>th</sup> January 2022 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/WZxFrxKwGk>

**Present:**

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**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Present</b>
Cllr Dr Canet - Mayor	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper	<b>Apologies</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Granville-Baxter	<b>Apologies</b>	Cllr Shea	<b>Present</b>
Cllr Hogarth	<b>Apologies</b>	Cllr Waite	<b>Apologies</b>

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Lydia Thacker – representing Croudace Homes  
 Hannah Anderson-Jones – representing Croudace Homes  
 Fraser Campbell – representing Croudace Homes  
 Approx. 40 Members of the Public

**Prior to the commencement of the meeting, there was a presentation from representatives of Croudace Homes, on its proposals for Land South of Little Brittain's, Brittain's Lane. The presentation was followed by a Q & A session. A copy of the slides were requested for attachment to the Minutes.**

PUBLIC QUESTION TIME

None.

479 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

480 DECLARATIONS OF INTEREST

None.

481 DECLARATIONS OF LOBBYING

Six representations, including those from Montreal Park Residents' Association and Redlands Residents' Association, were received and circulated to all Councillors objecting to the following application:

- 21/04236/OUT – Land South of Little Brittain's, Brittain's Lane

482 NOTES

The Committee received the notes on the report to Planning Committee Meeting held 10<sup>th</sup> January 2022.

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

483 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19<sup>th</sup> January 2022, to be live streamed on Youtube.
- b) It was noted that all arrangements were subject to review.

484 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 27<sup>th</sup> January 2022 at 7pm.

- 20/03293/FUL – Pinehurst House Nursing Home, Pinehurst

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

485 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 27<sup>th</sup> January 2022 at 7pm.

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

b) It was **RESOLVED** that either Cllr Shea or Cllr Granville-Baxter be registered to speak on behalf of Sevenoaks Town Council.

486 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 10] Land South of Little Brittain, Brittain Lane (Against)

(c) The Committee considered planning applications received during the two weeks ending 17<sup>th</sup> January 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

487 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:49.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 24-1-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03270/HOUSE	Charlotte Brooks-Lawrie 17/01/22	Cllr Parry	Stephen Langer
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/22

## 21/03270/HOUSE - Amended plan

**Proposed new two-storey garage with 2 bedroom residential accommodation at first floor level.**

**A summary of the main changes are set out below:**

**The description of the proposed development has been changed to better reflect the scope of the proposal. The plans remain the same as those previously consulted on.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03799/HOUSE	Ashley Bidwell 26/01/2022	Cllr Bonin	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/22

**Proposed rear access door, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03957/FUL	Anna Horn 27-01-2022	Cllr Granville-Baxter	Mr Matthew Hull 07709 44 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association			51-54 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/22

**51 & 53 and 52 & 54 Orchard Close share a bathroom. We are proposing to separate the bathrooms with a dividing wall so each property becomes self-contained with no shared facilities.**

*Comment*

**Sevenoaks Town Council recommended approval, on the grounds that this development seems sensible and sensitive to the privacy of all four occupants.**

# Planning Applications Considered

Applications considered on 24-1-22

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04135/HOUSE	Charlotte Brooks-Lawrie 25/01/22	Cllr Clayton	Mr Aron Ramadan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Waller			31 Seal Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/22
<b>Single story rear extension. Hip to gable loft conversion with dormer. Conversion of the existing garage into habitable accommodation. Garage extension.</b>				

### Comment

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there will be no loss of privacy to the garden of the attached dwelling at no 33 Seal Road.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04166/FUL	Ashley Bidwell 26/01/2022	Cllr Parry	Mr John Whitlock 01892 524155
<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>
				05/01/22
<b>Temporary permission for 5 years for the siting of 20ft containers.</b>				

### Comment

**Sevenoaks Town Council recommended approval, subject to a time limit of 10 months to ensure that the containers are used for the demolition purpose and then removed.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04171/CONVAR	Ashley Bidwell 28/01/2022	Cllr Michaelides	Miss Georgina Mark 0779 0 200007
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/22
<b>Variation of condition 12 (soft and hard landscaping) of 17/03797/FUL to erect a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.</b>				

### Comment

**Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied with the materials and designs, that the concerns of the Highways Officer have been addressed, and that the Conservation Officer is now satisfied that there will be no negative impact on the street scene of this part of the Granville and Eardley Road Conservation Area.**

# Planning Applications Considered

Applications considered on 24-1-22

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04179/FUL	Anna Horn 02/02/2022	Cllr Bonin	Mr Jorge Conde Valverde
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XPS Self Invested Pensions		Barclays	80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/22
<b>Partial conversion of commercial building (use class E(c)(i)) to provide 6no self contained flats and 1no commercial unit (use class E) including extension and internal works.</b>				

## Comment

**Sevenoaks Town Council recommended refusal on the following grounds:**  
 - The loss of retail space on the High Street, does not preserve nor enhance the character, appearance or significance of the Conservation Area. In particular it is unacceptable to have the historic frontage used for residential access and stairs.  
 - This application would also not be supported unless the Planning Officer is satisfied that the changes address the issues of mass, size, bulk, light, outlook and privacy raised in the refusal of application 21/01757/FUL.

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04230/HOUSE	Charlotte Brooks-Lawrie 26/01/22	Cllr Raikes	Mr Adrian Rigby 07793 830077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Williams			77 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/22
<b>Demolition of spiral staircase. Construction of new rear balcony with privacy screen. Alterations to fenestration and internal alterations. New rear retaining wall and patio.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04234/HOUSE	Joshua Ogunleye 27/01/22	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Browitt			30 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/22
<b>Alteration to vehicular access. Erection of a front and side extension.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 24-1-22

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04236/OUT	Ashley Bidwell 02/02/2022	Cllr Eyre	Stuart Crickett 07867 159
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Croudace Homes		Land South of Little Brittain's	Brittain's Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/22
<p><b>Outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittain's Lane with associated landscaping, parking, open space, play areas, and all other associated development works. Means of access is the only detailed matter with some matters reserved.</b></p>				

## Comment

<p><b>Sevenoaks Town Council recommended refusal on the following grounds:</b></p> <p><b>(i) This application does not preserve or enhance the Green Belt and aims explicitly to change the boundary - deleting and building over part of the Green Belt</b></p> <p><b>(ii) There are no exceptional circumstances to justify this and the development is therefore contrary to the District Council's Green Belt Policies.</b></p> <p><b>(iii) The exit onto Brittain's Lane is at the top of a hill on a blind bend and is inappropriately sited.</b></p> <p><b>Informative:</b></p> <p><b>Sevenoaks Town Council recommended that the mature oak on the site be served with a TPO and that the District Council's Arboricultural Officer visit the site to see if other trees should be served with protection orders.</b></p> <p><b>Sevenoaks Town Council also expressed concern over provision of primary health and education not being addressed by the proposal.</b></p> <p><b>The plans omitted EV charging points which must be in every house and in parking areas. The applicants must also provide long-term plans to fund the maintenance of the local infrastructure they are including:</b></p> <p><b>Maintain the public open spaces, the green spaces, the trim trails and its equipment, the LEAP (local equipped area for play) and the community orchard</b></p> <p><b>Maintain the pumping station</b></p> <p><b>Maintain the SUDS areas</b></p>				
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<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04244/FUL	Anna Horn 04/02/2022	Cllr Clayton	Mr Colin Smith 07879 472
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes (WM) Ltd			34 & 36 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/22
<p><b>Demolition of 34 and 36 Wildernesse Mount and erection of four dwellings, together with access and parking.</b></p>				

## Comment

<p><b>Sevenoaks Town Council recommended refusal on the following grounds:</b></p> <ul style="list-style-type: none"> <li>- the proposed house on plot 3 will be very close and overbearing to 32 and 33 Lansdowne Rd, affecting residential amenity</li> <li>- the proposed houses on plots 1 and 2 will enclose and overlook the front gardens of houses in Wildernesse Mount</li> <li>- the new houses would be much closer to the road, and not in keeping with the Residential Area Character Assessment F03, in which houses are set back from Wildernesse Mount.</li> </ul>				
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# Planning Applications Considered

Applications considered on 24-1-22

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04252/HOUSE	Joshua Ogunleye 31/01/22	Cllr Morris Brown	DEB Architects 07815 93 0542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Eliades			51 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/22
<b>Proposed conversion of attic to habitable room and replacement of windows.</b>				

*Comment*

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

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00002/HOUSE	Stephanie Payne 28/01/22	Cllr Busvine	Mrs Carmen Austin
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rudd			6 Plymouth Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/22
<b>Front single storey extension and first floor side extension, rear single storey extension. Alteration to fenestrations. Garage flat roof to be replaced with a pitched roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed dormer and new fenestration will not adversely impact the neighbouring property at No. 8 Plymouth Park.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00010/HOUSE	Charlotte Brooks-Lawrie 01/02/22	Cllr Michaelides	Mr Iain Fort 07447 16808
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McDonald			62 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/22
<b>Proposed wraparound rear ground floor extension with side return infill, and alterations to fenestration.</b>				

*Comment*

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

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00022/HOUSE	Charlotte Brooks-Lawrie 01/02/22	Cllr Granville-Baxter	Mr John Tomlin 01634 24 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Slocombe			4 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/22
<b>Roof alterations and single storey extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 24-1-22

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00067/HOUSE	Stephanie Payne 03/02/22	Cllr Parry	Mr Charles Phu 07942 60 6704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chandrasekera		The Haven	33A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/22
<b>Amended to the double garage building's position, re-orientation of fenestrations and Juliet balcony and reduced height.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00072/HOUSE	Samantha Simmons 03/02/22	Cllr Bonin	Miss Alice Reed
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Carloni			43 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/22
<b>Single storey rear extension, 1st floor extension above garage, loft conversion, internal alterations &amp; conversion of outbuilding to annexe.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the following grounds:  
The development fails to preserve or enhance a Conservation Area  
There is inadequate parking provision for a five bed house with an annexe.**