

Minutes of the PLANNING COMMITTEE meeting held on Monday 7th February 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/QdFUITrhbFs>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 2 Members of the Public

*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.

496 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

497 **DECLARATIONS OF INTEREST**

Cllr Michaelides declared that she had a non-pecuniary interest in [Plan no. 12].

Cllr Eyre declared that he had a disclosable pecuniary interest in Agenda Item 9: 2.5 – PC4.

498 **DECLARATIONS OF LOBBYING**

Cllr Busvine declared that he had been lobbied on [Plan no. 12] 43 Granville Road.

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

[Plan no. 7] 22/00080/HOUSE – 38 Bradbourne Vale Road

499 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 24th January 2022.

It was RESOLVED that the minutes be approved.

500 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 January 2022, to be live streamed on Youtube.
- b) It was noted that all arrangements were subject to review.

501 APPEALS

The Committee received notice of the submission of the following appeal:

- **APP/G2245/D/21/3287369: 21/02026/HOUSE – Primrose Cottages, Clenches Farm**

502 DEVELOPMENT CONTROL COMMITTEE

The Committee noted that the below application was Refused by the Development Control Committee on 27th January 2022, and that Cllr Camp attended and spoke for the application on behalf of STC.

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

503 DEVELOPMENT CONTROL COMMITTEE

The Committee noted that the below application was Granted by the Development Control Committee on 27th January 2022.

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

504 DRAFT STC DOCUMENT DETAILING POLICIES RELATING TO PLANNING APPLICATION RECOMMENDATIONS

a) The Committee received a draft document detailing STC's policies relating to planning applications. The following amendments were suggested:

i) The word "local" in item number **2.1.** be capitalised, to read "Local Planning Authority"

ii) The word "amending" in item number **2.2.** be substituted for "updating" to read "updating its Draft Local Plan"

iii) The word "decisions" in item **2.3.ii.** be substituted for "recommendations" to read "make recommendations on behalf of the Town Council"

b) It was **RESOLVED** that the amendments be adopted, and the Working Party arrange to meet to produce a second draft to present to the Planning Committee at a later date.

505 DEVELOPMENT CONTROL COMMITTEE SPEAKERS – PROTOCOL FOR ALTERNATIVE SPEAKER TO BE BOOKED SUCCEEDING A PLANNING COMMITTEE RESOLUTION

a) The Committee considered whether a protocol be put in place to allow a substitute Town Councillor to speak on behalf of STC at future DCC meetings in the event of extenuating circumstances.

b) It was **RESOLVED** that The STC Planning Committee Policies Working Party include this in its second draft document, to be presented to the Planning Committee at a later date.

506 KCC'S RESPONSE TO ITS INITIAL SITE INVESTIGATIONS FOR SPEED INDICATOR DEVICES (SIDS) IN SEVENOAKS

a) The Committee received a copy of KCC's initial findings from its initial site evaluations of STC's proposed SID locations.

b) Councillors requested that additional information regarding the battery issues associated with placing a SID on a road as busy as the A25 be requested by KCC. This to include request for suggestions/instruction on how these issues could be mitigated due to the Bradbourne Vale Road being a key concern to Councillors regarding speeding and pedestrian safety.

c) It was **RESOLVED** that the above request for information be made, and that the remaining three locations with dual directions equalling six total locations be confirmed for additional investigation by KCC. It was also **RESOLVED** that a RECOMMENDATION be made to the Community Infrastructure Committee that the additional funding required be from CIL income.

507 KCC'S RESPONSE TO PEDESTRIAN SAFETY CONCERNS AT SUFFOLK WAY FOLLOWING INVESTIGATION AND SITE VISIT

a) The Committee received copy of correspondence regarding KCC's investigation on pedestrian safety and accessibility of crossings at Suffolk Way.

b) Councillors expressed gratitude over the hard work completed by the KCC Officer to investigate this concern. It was **RESOLVED** that the Planning Committee accept the KCC Officer's findings and that Northern Ward Councillors keep an eye on disabled access following current works near the bus station exit.

508 KENT COUNTY COUNCIL AMENDMENT 39 ORDER 2022: A WAITING RESTRICTIONS ORDER TO VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS

a) Councillors received notice that KCC had proposed to make the above order to introduce or amend existing double yellow lines in various roads in the District of Sevenoaks, including at St Johns Hill, Clare Way, Hurst Way and Lea Road.

b) It was **RESOLVED** that Councillors forward any individual representations they have via the following link:

<https://letstalk.kent.gov.uk/hextable-waiting-restrictions-sevenoaks>

509 SEVENOAKS DISTRICT COUNCIL CONSULTATION – ON BEHALF OF KCC – AMENDMENT 40 ORDER 2022: A WAITING RESTRICTIONS ORDER TO VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS

a) The Committee received notice that Sevenoaks District Council have launched a formal statutory consultation on behalf of the above order by KCC for various works affecting Bosville Drive and Dartford Road (A225).

b) It was **RESOLVED** that Councillors forward any individual representations they have via the following link:

<https://www.sevenoaks.gov.uk/parkingconsultations>

510 NOTIFICATION OF CHANGES TO THE HIGHWAY CODE

Councillors received notice and detail of changes had been made to the Highway Code were made on 29th January 2022. It was **RESOLVED** that this information be noted.

511 UPDATE SHEET: KENT MINERALS AND WASTE LOCAL PLAN 2013-30 FULL REVIEW REGULATION 18 PUBLIC CONSULTATION

a) Councillors noted the above consultation was launched by KCC with the deadline of 9th February 2022 for comment.

b) It was noted that the item could not be discussed by the Committee due to not being formally on the Agenda. It was **RESOLVED** that the item be noted, with Cllrs to make individual representation via the following link as per personal preference:

<https://letstalk.kent.gov.uk/hub-page/mineralsandwaste>

512 PLANNING APPLICATIONS

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

[Plan no. 7] 22/00080/HOUSE – 38 Bradbourne Vale Road (Against)

(b) The Committee considered planning applications received during the two weeks ending 31st January 2022. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

513 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at [20:23].

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 7-2-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03311/FUL	Joshua Ogunleye 14/02/2022	Cllr Parry	Tony Holt Design 01202 0
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Humberstone			7 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/22

21/03311/FUL - Amended plan

Demolition of existing bungalow and erection of 2 1/2 storey detached house plus basement and garage.

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

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03805/HOUSE	Joshua Ogunleye 14/02/2022	Cllr Parry	DMP 01892 534455
<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>
				24/01/22

21/03805/HOUSE - Amended plan

Garage extension to front elevation. Erection of rear extension at ground floor and erection of first floor extension to side and front elevation.

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

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals lack sufficient information, and that the first floor development appears to be closer than 1 metre from the boundary of the adjacent cottage.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04229/LBCALT	Stephanie Payne 09/02/2022	Cllr Michaelides	Mr Davis 07971 398989
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms P Dilnot			32 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/22

Replace three windows at the front of the property.

Comment

Proposed from the Chair with Cllr Michaelides remote attendance:

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

Planning Applications Considered

Applications considered on 7-2-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04264/HOUSE	Stephanie Payne 09/02/2022	Cllr Michaelides	Mr Davis 07971 398989
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms P Dilnot			32 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/22
Replace three windows at the front of the property.				

Comment

Proposed from the Chair with Cllr Michaelides remote attendance:

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

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00042/LBCALT	Joshua Ogunleye 18/02/2022	Cllr Busvine	Mr T Ay 07974 145604
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Surucu		Ephesus	57-59 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/22
Removal of internal chimney.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer and Planning Officer being satisfied that the change in the fabric of the building will be in accordance with paragraphs 11 and 85 of the NPPF on sustainable development, as the applicant argues.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00065/FUL	Anna Horn 08/02/2022	Cllr Bonin	Mr Oliver Grimshaw 0790 6 215666
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs MacDonald			3 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/22
Proposed replacement detached dwelling.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials. Cllr Busvine abstained from discussion and voting.

Planning Applications Considered

Applications considered on 7-2-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00080/HOUSE	Stephanie Payne 11/02/2022	Cllr Dr Canet	Ms Amna Khan 07882 11 0407
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bowles			38 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/22
Single storey side and rear extension with roof lantern.				

Comment

**Sevenoaks Town Council recommended refusal on the grounds of:
Overlooking, loss of light and loss of amenity to neighbours
Proposals would have an adverse effect on the street scene and are not in keeping with the Residential Character Area Assessment**

Informative:

Sevenoaks Town Council recommended that the neighbours' concerns over overshadowing, access and the conservation of slow worms in the area be investigated, and that the access route to the back garden of the development be thoroughly thought through.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00112/HOUSE	Charlotte Brooks-Lawrie 15/02/2022	Cllr Clayton	Ms Amna Khan 07882 11 0407
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kulibaeva			16 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/01/22
Conversion of the garage to habitable, single storey side extension and a two storey rear extension.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, subject to conditions retaining the tree screen to houses behind at a much lower level on Seal Hollow Road.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00129/HOUSE	Stephanie Payne 14/02/2022	Cllr Clayton	Mr Stuart Coleman 01892 507004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barber			14 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/22
Side and rear extension with roof lights. Loft conversion with roof lights and rear dormer. Alterations to fenestration.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

**Sevenoaks Town Council recommended approval, provided that:
The Planning Officer is satisfied that there is no less of residential amenity to neighbours at no. 12 and 16, or to the house behind in Kennedy Gardens.
There is no adverse impact on the adjacent Hartslands Conservation Area.**

Planning Applications Considered

Applications considered on 7-2-22

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00132/CONVAR	Joshua Ogunleye 10/02/2022	Cllr Morris Brown	Mr Michael Kendrick
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Hasselby			20 The Crescent	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/22
Variation of condition 2 (materials) and 3 (approved drawings) of application 21/00501/HOUSE granted proposal description proposed demolition of an existing conservatory and erection of a new single-storey rear extension with amendment to material to be used and approved drawings.				

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00144/HOUSE	Charlotte Brooks-Lawrie 11/02/22	Cllr Bonin	Mr Tom Wallace 07920 44496
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H-J Ozanne			35 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/22
Erection of a two storey rear extension and a single storey rear orangery extension.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the change in materials to render is in keeping with the Residential Character Area Assessment.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00178/HOUSE	Charlotte Brooks-Lawrie 17/02/22	Cllr Busvine	Mr Henry Wright 07449 476244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			43 Granville Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/22
Demolition of existing side extension and garage. Single storey side extension with rooflights, porch infill, new walls and steps and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Informative: Concerns by neighbours were expressed and seconded by the Planning Committee regarding the following issues: the proposals do not make clear how the structural integrity of the three adjoining garages will be maintained, nor provide any detail of work to the damaged boundary wall.

Planning Applications Considered

Applications considered on 7-2-22

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00200/HOUSE	Stephanie Payne 17/02/2022	Cllr Hogarth	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Frampton			26 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/22
Part two storey part side extension with rooflights and alterations to fenestration.				

Comment

**Proposed from the Chair with Cllr Hogarth's apologies:
Sevenoaks Town Council recommended approval.**

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00201/HOUSE	Stephanie Payne 17/02/2022	Cllr Hogarth	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Frampton			26 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/22
Part single storey ground with Sedum roof and part first floor extension with roof lights and alterations to fenestration.				

Comment

**Proposed from the Chair with Cllr Hogarth's apologies:
Sevenoaks Town Council recommended approval.**

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00209/HOUSE	Stephanie Payne 17/02/2022	Cllr Parry	Mr B Best
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Clarke		Northcote House	14 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/22
Extension to existing detached garage to form additional accommodation at ground and first floor level.				

Comment

Sevenoaks Town Council recommended approval, subject to the development being enured to the occupants of Northcote House.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00221/FUL	Ashley Bidwell 18/02/2022	Cllr Eyre	Mr B Best 07721 010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Golding		Oak Croft	West Heath Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/22
Demolition of existing house and detached garage. Construction of a dwelling and summerhouse. Formation of 2 no. vehicular access site.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-2-22

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00237/HOUSE	Joshua Ogunleye 21/02/22	Cllr Raikes	Mr Mike Farrell 01323 446 242
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Richardson			6 Lyle Park	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/22
Proposed two storey side extension to form a new entrance hall along with enlarged bedroom and new bathroom plus internal alterations. Existing timber cladding to be replaced with smooth cast render.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00256/HOUSE	Stephanie Payne 18/02/2022	Cllr Morris Brown	Mr David Burr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ryder			31 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/22
To demolish the rear dormer, extend the roof from a hipped end to a gable end with a full width flat roofed rear dormer.				

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment and proposals not being in keeping with the local area.

Informative: Sevenoaks Town Council questioned the accuracy of the Design and Access Statement, as it refers to the proposed works being at 28 Swaffield Road, as opposed to no. 31.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00260/HOUSE	Joshua Ogunleye 21/02/2022	Cllr Eyre	Miss Millie Burnham 0782 4 00702
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gough-Cooper		Annexe at Heron Wood	22 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/22
Construction of a rear dormer along with minor elevational changes.				

Comment

Sevenoaks Town Council recommended approval.