

AMENDED Minutes of the PLANNING COMMITTEE meeting held on Monday 21st February 2022 at 7:00pm at Town Council Chambers, available to view on YouTube:

<https://youtu.be/DFnXEIxRSas>

Present:

Committee Members

Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Remote Attendance*	Cllr Mrs Parry	Present
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	Remote Attendance*
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk
 Planning Committee Clerk
 3 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.

529 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

530 DECLARATIONS OF INTEREST

Cllr Eyre declared a disclosable pecuniary interest in [Plan no. 4] 21/04048/ADV – Stag Community Arts Centre, London Road, and did not take part in discussions.

531 DECLARATIONS OF LOBBYING

None.

532 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 7th February 2022.

It was RESOLVED that the minutes be approved.

533 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.

534 APPEALS

Councillors received notice of the submission of the following appeal:

- **APP/G2245/Z/21/3284389: 21/02542/ADV – 46 London Road**

535 SPEED INCIDATOR DEVICES (SIDS) IN SEVENOAKS

a) Councillors received a copy of KCC's response to STC's request for further information on the battery-life of a potential SID on Bradbourne Vale Road and documents relating to SIDs and Vehicle Activated Signs (VAS).

b) Councillors discussed which sites out of the below be confirmed for further site appraisals by KCC. It was **RESOLVED** that the below sites be requested for further inspections for a potential SID. It was also **RESOLVED** that Seal Hollow Road be requested to be looked at for suitability of a VAS.

- **Brittains Lane near Beaconfields (dual directional)**
- **St Johns near Holly Bush Lane (dual directional)**
- **Bradbourne Vale Road near entrance to driving school (dual directional)**

536 NEIGHBOURHOOD DEVELOPMENT PLAN AND STEERING COMMITTEE MEETING DATE ANNOUNCED

a) Councillors noted that NDP Steering Committee had been arranged for 22nd March 2022 at 6pm, to be held at the Town Council Chambers.

b) Councillors also noted that the estimated dates for the NDP's progression proposed a Referendum in August, and that delaying this until September would be more suitable. The Town Clerk stated that the dates proposed in the "Next Steps" table were the earliest projections.

537 PLANNING APPLICATIONS

(a) It was noted that the Planning Committee can only comment on applications **as they were received the day of consultation from SDC, and as featured on the Agenda**. Any further amendments after the date of original consultation and publishing of the Agenda cannot be included in the consideration of the planning application, nor the subsequent recommendation.

(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. 5] 21/04174/FUL – Summerhill, Seal Hollow Road (For)

[Plan no. 5] 21/04174/FUL – Summerhill, Seal Hollow Road (Against)

(c) The Committee considered planning applications received during the two weeks ending 14th February 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

538 PRESS RELEASES

None.

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

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 21-2-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01480/FUL	Sean Mitchell 04/03/2022	Cllr Dr Canet	Savills 01732 789723
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent Wildlife Trust		Sevenoaks Wildlife Reserve	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/22

21/01480/FUL - Amended plan

The refurbishment and extension of the existing visitors centre; demolition of outbuilding; resurfacing and enhancements to parking and access; fencing; landscaping and other associated infrastructure.

A summary of the main changes is set out below:

Additional statement by applicant with response to Natural England comments and changes to parking/hardstanding layout.

Comment

Sevenoaks Town Council recommended approval, with the to-be-agreed-upon conditions.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02709/FUL	Sean Mitchell 04/03/2022	Cllr Busvine	Sophie Innes 07799 3699
<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>
				11/02/22

21/02709/FUL - Amended plan

Erection of 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 are set out below:

Amended plans and elevations of proposed development.

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 Sevenoaks District Council imposed conditions are met.

Planning Applications Considered

Applications considered on 21-2-22

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03818/ADV	Charlotte Brooks-Lawrie 24/02/22	Cllr Michaelides	Thomas Beard 02038 971 446
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Planning Group Ltd		Baby Gap	5 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/22

21/03818/ADV - Amended plan

Installation and display of 1no. Internally illuminated fascia sign and 1no. Internally illuminated projecting sign.

A summary of the main changes are set out below:

Proposed drawings amended to include the full elevation of the host building to show the scale of the advertisement in relation to the whole building.

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals breach the Town Council's policy of not approving of internally illuminated signs.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04048/ADV	Ashley Bidwell 23/02/2022	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T McEwen		Stag Community Arts Centre	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/22

Installation of five A0 Backlit Lockable Outdoor LED poster bays.

Comment

Sevenoaks Town Council had no comment.

Planning Applications Considered

Applications considered on 21-2-22

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04174/FUL	Ashley Bidwell 28/02/2022	Cllr Clayton	Ms Jacquie Andrews 017 99 450000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Limited		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/22

21/04174/FUL - Amended plan

Erection of replacement detached dwelling with integral garage and associated works as revision to dwelling on plot 1 of approved scheme under reference 20/01075/FUL.

A summary of the main changes are set out below:

Amended description to better reflect the proposal which only relates to plot 1.

Comment

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:

1) The excessive bulk, height, mass and scale of the proposed dwellings would be detrimentally harmful to the residential amenities of the occupiers of Dawning House and Levenhurst, to the east of the site. This is due to the overbearing effect the buildings would have on the neighbouring properties due to the difference in ground levels and the proximity to the boundary. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan, using the same criteria as for 18/02306/FUL, which was previously refused.

Informative:

Its noted that the access does not meet Kent design requirements for Fire and Rescue, with Kent Fire and Rescue having put forward the following information:

"the driveway is a dead end and is in excess of 20m, therefore suitable turning facilities for a pumping appliance should be provided. Applicants should be aware that in the event of planning permission being granted, the Fire & Rescue Service would require the access routes, hardstanding and turning facilities onsite to meet the requirements of Approved Document B Volume 1:2019, Table 13.1."

Planning Applications Considered

Applications considered on 21-2-22

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04244/FUL	Anna Horn 02/03/2022	Cllr Clayton	
<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>
				09/02/22
21/04244/FUL - Amended plan				
Demolition of 34 and 36 Wildernesse Mount and erection of four dwellings, together with access and parking.				
A summary of the main changes are set out below:				
An amended site plan has been received, omitting the previously proposed retaining wall along the southern boundary from the plans, following the comments made by the Tree Officer.				

Comment

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:				
1) The proposed house on plot 3 will be very close and overbearing to 32 and 33 Lansdowne Road, affecting residential amenity				
2) The proposed houses on plots 1 and 2 will enclose and overlook the front gardens of houses in Wildernesse Mount				
3) The new houses will 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.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00082/FUL	Joshua Ogunleye 28/02/2022	Cllr Eyre	Mr Erin Munir 07985 3921
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Cummins			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/22
Minor material amendment to 21/02691/FUL.				

Comment

Sevenoaks Town Council recommended approval.				
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8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00248/HOUSE	Anna Horn 22/02/2022	Cllr Parry	Mrs Estibaliz Buesa 0173 6 888888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Hietam		Summer House	118A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/22

Proposed replacement of existing conservatory with single storey extension. Extension and alterations of existing double garage at the front of the property, including change of the roof pitch. Reconfiguration of the front elevation of the house, including addition of circular dormer window and larger entrance hall.

Comment

Sevenoaks Town Council recommended approval.				
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Planning Applications Considered

Applications considered on 21-2-22

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00262/HOUSE	Charlotte Brooks-Lawrie 22/02/2022	Cllr Clayton	Mr David Burr 01732 7422 66
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hoskin			68 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/22
To demolish the garage and construct a part single storey and part two storey side extension with a pitched roof to the existing kitchen extension.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00264/HOUSE	Stephanie Payne 22/02/2022	Cllr Mrs Parry	Mr Oliver Howard 01892 5 07464
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Selwood		Bower Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/22
Proposed single storey side and rear extension over existing garage.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00275/FUL	Stephanie Payne 23/02/22	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms B Murcia Montejano			78C Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/22
Replacement of aluminium windows with UPVc windows in top floor flat.				

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>
	22/00284/HOUSE	Joshua Ogunleye 25/02/2022	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs N Chew			21 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/22
Replacement of existing conservation rooflights; conversion of cellar to habitable space.				

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied with the design and materials of the roof lights.

Planning Applications Considered

Applications considered on 21-2-22

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00288/HOUSE	Stephanie Payne 01/03/2022	Cllr Shea	Miss Alice Reed
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Burchell			82 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/22
Demolition of existing conservatory. Single storey rear extension with roof lights and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no unacceptable loss of amenity to adjoining neighbours.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00291/MMA	Samantha Simmons 28/02/2022	Cllr Eyre	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		Crofters	67 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/22
Minor material amendment to 20/01395/FUL.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00306/HOUSE	Stephanie Payne 01/03/2022	Cllr Mrs Parry	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Little Hollow	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/22
Extensions and refurbishment to the existing property; demolition of existing conservatory, garage, car port and pavillion. Construction of new detached garage with associated landscaping. Relocation of the driveway access.				

Comment

Sevenoaks Town Council recommended approval, on the condition that the 3 metre high boundary fence which will be screening the new 2.8 metre high 3 car garage will be retained.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00312/HOUSE	Stephanie Payne 01/03/2022	Cllr Granville-Baxter	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lacey			85 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/22
Demolition of existing rear conservatory. Erection of a single storey rear extension, detached garage and gate to the front.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-2-22

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00315/CONVAR	Joshua Ogunleye 28/02/2022	Cllr Busvine	Mrs Danielle Zaire 02070 488448
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		Ephesus	57-59 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/22
Variation to condition 5 (opening times)of SE/97/02051 Change of use from shop to restaurant within Class A3 of the Town & Country Planning (Use Classes) Order 1987 to extend the opening hours of the restaurant shall be restricted to 8.30am to 1am Monday to Saturday and 12.00 noon to midnight on Sundays and Public Holidays.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that Policy EN2 has been complied with, particularly with regard to noise, and that conditions are laid down requiring:

- a complaints procedure for (and regular consultation with) neighbours
- no queueing of customers outside the restaurant

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00342/HOUSE	Charlotte Brooks-Lawrie 03/03/22	Cllr Bonin	Miss Alice Reed 01892 874888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Fitzmaurice			30 Victoria Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/22
New location of the entrance and internal/fenestration amendments.				

Comment

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

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00349/HOUSE	Stephanie Payne 04/03/2022	Cllr Michaelides	Mr David Dennis 01732 248448
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brough			152 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/22
Proposed loft conversion with side dormer and rooflight.				

Comment

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