

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

**Present:**

---

**Committee Members**

Cllr Bonin	Remote Attendance*	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Dr Canet - Mayor	Present	Cllr Parry	Present, arrived at 19:07
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Apologies	Cllr Shea	Present, left at 19:53
Cllr Hogarth	Apologies		

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 2 Members of the Public  
 1 Member of the Public – Remote Attendance

\*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.

**563 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**564 DECLARATIONS OF INTEREST**

None.

**565 DECLARATIONS OF LOBBYING**

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

[Plan no. 10] 22/00375/FUL – Garnetts, Grassy Lane

**566 MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 21<sup>st</sup> February 2022.

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

567 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.

568 STC'S DRAFT PUBLIC CONSULTATION: SPEED INDICATOR DEVICES (SIDS)

- a) The Committee received and discussed a draft public consultation document for its proposed six locations for a SID.
- b) It was **RESOLVED** that the document be approved with the below adjustments, and advertised and circulated to the public accordingly. The consultation period to run from 9<sup>th</sup> March 2022 until 20<sup>th</sup> April 2022.
  - i) "Parish" in the third introduction paragraph be replaced with "Town", to read "will provide valuable data to the Town such as traffic volumes..."
  - ii) Justification for the "mini" SID being the Town Council's preferred option be added under the heading "Types of SID".
  - iii) "CIL" in the first paragraph under the heading "Cost" be replaced by "Community Infrastructure Levy".

569 SDC CONSULTATION ON THE DRAFT THEMES OF THE HOUSING STRATEGY 2022-2027

- a) Councillors noted that SDC had launched a consultation on its draft themes of the Housing Strategy 2022-2027, and that the deadline for comment is 18<sup>th</sup> April 2022.
- b) Cllr Dr Canet stated that she did not think the draft Strategy adequately addressed housing strategies for:
  - i) Older people
  - ii) Young working and post-graduates
  - iii) Teachers and essential workers
  - iv) People with disabilities
- c) It was **RESOLVED** that Cllrs forward their comments to the Planning Committee Clerk to collate alongside Cllr Dr Canet's, for the consideration of the Planning Committee on 21<sup>st</sup> March 2022. The deadline for comments to be put on the agenda being 15<sup>th</sup> March, and these final comments to then be approved for forwarding to the District Council.

570 SDC CONSULTATION ON DRAFT HOUSING REGISTER ALLOCATIONS SCHEME

- a) Councillors noted that SDC had launched a consultation on its draft Housing Register Allocations Scheme, and that the deadline for comment is 18<sup>th</sup> April 2022.
- b) Cllr Dr Canet stated that she did not think the draft Scheme adequately addressed the needs of children returning to their home-town after graduating from University.

c) It was **RESOLVED** that Cllrs forward their comments to the Planning Committee Clerk to collate alongside Cllr Dr Canet's, for the consideration of the Planning Committee on 21<sup>st</sup> March 2022. The deadline for comments to be put on the agenda being 15<sup>th</sup> March, and these final comments to then be approved for forwarding to the District Council.

571 SDC CONSULTATION ON DRAFT AIR QUALITY ACTION PLAN

a) Councillors noted that SDC had launched a consultation on its draft Air Quality Action Plan, and that the deadline for comment is 24<sup>th</sup> March 2022.

b) It was **RESOLVED** that Cllrs forward their comments to the Planning Committee Clerk to collate for the consideration of the Planning Committee on 21<sup>st</sup> March 2022. The deadline for comments to be put on the agenda being 15<sup>th</sup> March, and these final comments to then be approved for forwarding to the District Council.

c) It was also **RESOLVED** that Councillors interested in joining the virtual drop in session being held by the Air Quality Team for Town and Parish Councils on the above consultation be forwarded the Zoom Joining Link for this event. This to be held on Friday 11<sup>th</sup> March 2022 from 11am to 12:30pm.

572 UPDATE ON SEVENOAKS DISTRICT COUNCIL'S TOWN CENTRE STRATEGY WORK

a) Councillors noted that the draft Town Centre Strategy Report is currently being reviewed by SDC Officers, and that the final report is anticipated to be published in the spring.

b) Cllr Clayton expressed concern that the Town and Parish Councils may not be further consulted following the completion of this Report. It was noted that both Swanley Town Council and Sevenoaks Town Council would hope the final Report would reflect what is in the Town Councils' draft Neighbourhood Development Plans.

573 SEVENOAKS DISTRICT COUNCIL – CONSULTATION ENGAGEMENT PORTAL

The Committee noted that SDC's Strategic Planning Team had moved to a new engagement portal, Citizen Space, which can be subscribed to via the below link:  
<https://engagement.sevenoaks.gov.uk/strategic-planning/mailling-list/>

574 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. 2] 21/04174/FUL – Summerhill, Seal Hollow Road (Against)

[Plan no. 2] 21/04174/FUL – Summerhill, Seal Hollow Road (For)

(b) The Committee considered planning applications received during the two weeks ending 28<sup>th</sup> February 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

575 PRESS RELEASES

It was **RESOLVED** that a press release be issued announcing Sevenoaks Town Council's public consultation on its six proposed locations for a Speed Indicator Device.

There being no further business the Chairman closed the meeting at 20:16.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 7-3-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03211/HOUSE	Stephanie Payne 11/03/2022	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/22
<b>21/03211/HOUSE - Revalidated plan</b>				
<b>Loft conversion with dormer to rear.</b>				

### Comment

**Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied the rooflights are designed to minimise overlooking of neighbouring properties.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04174/FUL	Ashley Bidwell 11/03/2022	Cllr Clayton	Ms Jacquie Andrews 017
<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>
				21/02/22

### 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 plans received for a first floor above the garage of plot 1 instead of a first and second floor.**

### Comment

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

**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: Any permission on this site must include a construction management plan which allows vehicles to turn and to exit onto Seal Hollow Road in a forward direction, to avoid the problem of large lorries reversing blind into oncoming traffic on a busy road.**

# Planning Applications Considered

Applications considered on 7-3-22

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04234/HOUSE	Joshua Ogunleye 17/03/2022	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>
				24/02/22

## 21/04234/HOUSE - Amended plan

**Alteration to vehicular access. Erection of a front and side extension.**

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

**The applicant has submitted revised documents in response to initial comments from officers.**

### *Comment*

**Proposed by Cllr Clayton with Cllr Morris Brown's apologies:  
Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04244/FUL	Anna Horn 21/03/2022	Cllr Clayton	Mr Colin Smith
<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>
				28/02/22

## 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 scheme has been received with the following changes:**

- Plot 1 and 2 have been relocated further back in the site
- Plot 4 has been re-designed.

### *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.**

# Planning Applications Considered

Applications considered on 7-3-22

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00170/CONVAR	Charlotte Brooks-Lawrie 15/03/2022	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Craig		Hurstwood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/22
<b>Variation of condition 4 (tree protection) of 20/01294/HOUSE with amendments to tree protection to allow excavation before submitting details.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal unless the Aboricultural Officer considers this particular mature sycamore tree not to be important, and modifies his original aim to protect the trees along the boundary of the property.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00351/HOUSE	Charlotte Brooks-Lawrie 14/03/2022	Cllr Dr Canet	Mr Christopher Aylward 01444000001
<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>
				21/02/22

**Demolish Existing Garage, Proposed two storey extension**

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds of the proximity to the boundary line and overdevelopment.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00364/HOUSE	Ronald Tong 10/03/2022	Cllr Morris Brown	Ian Chin 07772 474727
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Dobson			10 Nursery Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/22

**Conversion of existing garage. Single storey front with canopy and rear extensions with rooflights and decking. Replacement of existing windows and rendering and cladding to the elevations. Demolition of existing conservatory and snug.**

*Comment*

**Proposed by Cllr Clayton with Cllr Morris Brown’s apologies: Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 7-3-22

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00368/HOUSE	Ronald Tong 08/03/2022	Cllr Camp	Mr Anthony Withall 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brock			7 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/22
<b>Two-storey rear extension. Infill extension to the garage and new porch canopy to the front of the property. Alterations to fenestration. Associated hard and soft landscaping works.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no overlooking or loss of amenity either side and at the rear, and that the new bathroom window on the first floor will be obscure glazed to the highest degree.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00373/HOUSE	Stephanie Payne 08/03/2022	Cllr Raikes	Mr Peter Hadley 01689 83 0001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs R Thompson			3 Winchester Grove	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/22
<b>Erection of single storey rear/side extension with rooflights and modest two storey front extension with dormers and new open porch. Alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00375/FUL	Samantha Simmons 08/03/202	Cllr Eyre	Mr Andrew Wells 01634 7 00700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Garnetts	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/22
<b>Subdivision of the plot and erection of one new detached dwelling with associated access.</b>				

*Comment*

**Sevenoaks Town Council recommended approval through the Chairman's casting Councillor vote.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00379/HOUSE	Stephanie Payne 09/03/2022	Cllr Parry	Mrs Carmen Austin
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thomas			21 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/22
<b>Ground floor rear extension. Loft extension. Increase height of chimney. Alterations to fenestrations and roof. Garage conversion.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 7-3-22

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00382/HOUSE	Charlotte Brooks-Lawrie 14/03/2022	Cllr Granville-Baxter	D T Designs 07549 85957
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tubbs			10 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/22
<b>Single storey rear extension with rooflights.</b>				

*Comment*

**Proposed from the Chair with Cllr Granville-Baxter's apologies:  
Sevenoaks Town Council recommended approval, provided that the Officer is satisfied that overshadowing will not be detrimental to the adjacent neighbour at number 8.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00383/FUL	Anna Horn 17/03/2022	Cllr Granville-Baxter	Mr Kurt Obeney 07799 62
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R & Mrs J Obeney			4 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/22
<b>To refurbish and extend the existing home to create 2 independent apartments to better cater for independent multi-generational living with off street parking to the front. Juliet balcony on second floor.</b>				

*Comment*

**Proposed by Cllr Shea with Cllr Granville-Baxter's apologies:  
Sevenoaks Town Council recommended refusal on the grounds of loss of privacy and amenity to the neighbours the loss of the hipped roof, which is contrary to the Residential Area Character Assessment.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00402/HOUSE	Stephanie Payne 15/03/2022	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
B Cullen			108 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/22
<b>Formation of vehicular access.</b>				

*Comment*

**Proposed by Cllr Clayton with Cllr Morris Brown's apologies:  
Sevenoaks Town Council recommended approval subject to the parking area having either a permeable surface or adequate drainage to the street.**

# Planning Applications Considered

Applications considered on 7-3-22

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00408/HOUSE	Samantha Simmons 17/03/2022	Cllr Morris Brown	Mr Jonathan Cook
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Ireland			15 Little Wood	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/22
<b>Two storey side extension.</b>				

*Comment*

**Proposed by Cllr Clayton with Cllr Morris Brown's apologies:  
Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00419/FUL	Anna Horn 16/03/2022	Cllr Bonin	Mr Paul Webster 07769 9
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/22

**Proposed change of use of outbuilding to holiday accommodation.**

*Comment*

**Sevenoaks Town Council recommended approval unless the Planning Officer can identify specific planning grounds for refusal.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00440/HOUSE	Charlotte Brooks-Lawrie 17/03/2022	Cllr Michaelides	Mrs Kirsty Morris
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bond			1 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/22

**Demolition of existing side extension and conservatory to facilitate a new side extension with two roof lights. Alterations to fenestration. Landscaping works to the front drive allowing additional parking and ramp to the house.**

*Comment*

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and designs.  
  
Cllr Busvine abstained from voting.**

# Planning Applications Considered

Applications considered on 7-3-22

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00441/HOUSE	Charlotte Brooks-Lawrie 16/03/2022	Cllr Michaelides	Mrs Kirsty Morris 07903 36558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bond			1 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/22

**Add a dormer window to an existing loft conversion.**

*Comment*

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and designs.**

**Cllr Busvine abstained from voting.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00480/HOUSE	Stephanie Payne 21/03/2022	Cllr Clayton	Mr David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Makkai			33 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/22

**Proposed porch at front; demolition of existing shed; proposed summerhouse at rear with rooflight and covered walkway.**

*Comment*

**Sevenoaks Town Council recommended refusal on grounds of overdevelopment of the site, and loss of residential amenity to neighbouring homes.**

**Informative: If the District Council is minded to grant approval, it must be on the condition that use of the building remain ancillary to the occupiers of the original bungalow.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00482/HOUSE	Samantha Simmons 18/03/2022	Cllr Parry	Miss M Burnham 07824 36776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			4 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/22

**Erection of a single storey side extension including rooflights with associated landscaping. Garage conversion with alterations to fenestration.**

*Comment*

**Sevenoaks Town Council recommended approval.**