

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

<https://www.youtube.com/watch?v=u0KWctcX6gU>

**Present:**

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**Committee Members**

Cllr Bonin	<b>Apologies, arrived 20:08</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Absent</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>Remote Attendance*</b>	Cllr Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>
Cllr Hogarth	<b>Apologies</b>		

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Hugo Nowell (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.

576 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

577 **DECLARATIONS OF INTEREST**

None.

578 **DECLARATIONS OF LOBBYING**

Cllr Raikes declared that he knows the neighbours of [Plan no. 11] 22/00653/HOUSE – Cranes End, Wildernesse Avenue, and abstained from voting on its resolved recommendation.

579 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 7<sup>th</sup> March 2022.

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

580 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.

581 APPEALS

Councillors received notice of the submission of the following appeal:

- **APP/G2245/D/22/3293448: 21/03380/HOUSE – 3 Oakdene Road**

582 NEIGHBOURHOOD DEVELOPMENT PLAN: FINAL STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT PRODUCED BY AECOM

- a) Councillors received a copy of the final SEA Report as produced and received from AECOM on the morning of Monday 21<sup>st</sup> March 2022.
- b) The Committee received a presentation from Sevenoaks Town Council's NDP consultant, Hugo Nowell of Urban Initiatives Studio on the Strategic Environmental Assessment, including a summary of the key points in the Final Report.
- c) It was **RESOLVED** that the item be deferred for the following Planning Committee on 4<sup>th</sup> April 2022, in order to allow sufficient time for members to consider and approve the full SEA report.
- d) A second NDP Steering Committee would be held at 6pm on 4<sup>th</sup> April 2022, prior to the Planning Committee.

583 DRAFT STC DOCUMENT DETAILING POLICIES RELATING TO PLANNING APPLICATION RECOMMENDATIONS

- a) The Committee discussed the membership of the Working Party that had previously been allocated the task of drafting a policy document detailing the Planning Committee's stances on particular planning matters.
- b) It was **RESOLVED** that Cllr Piper's place in the Working Party be replaced by Cllr Raikes. The full Working Party to therefore consist of Cllr Clayton, Cllr Hogarth, Cllr Raikes, Cllr Shea.

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

- a) The Planning Committee received a summary of public responses received on Sevenoaks Town Council's Public Consultation on its three duo-directional proposed locations for a SID.

b) Councillors noted that the majority of public responses had been positive, and recommended that negative or querying comments be responded to generally, following the close of Public Consultation. Councillors also questioned why locations such as the Bradbourne Vale Road site couldn't utilise the existing poles instead of erecting an additional pole.

c) It was **RESOLVED** that the Planning Committee Clerk clarify with KCC as to why new posts must be erected, as opposed to utilising existing posts for the installation of the SIDs.

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

a) Councillors received and discussed Cllr Dr Canet's response to the above consultation.

b) It was **RESOLVED** that the item be deferred to the next Planning Committee on 4<sup>th</sup> April 2022 in order to allow further comments from Councillors in order to expand on Cllr Dr Canet's response.

586 SDC CONSULTATION ON DRAFT HOUSING REGISTER ALLOCATIONS SCHEME

a) Councillors received and discussed Cllr Dr Canet's and Cllr Bonin's responses to the above consultation.

b) Cllr Clayton and Cllr Dr Canet both spoke against the proposed requirement for residence within Sevenoaks within the last three years in order to qualify for social housing. They argued that this alienates students returning home following their studies.

c) Cllr Busvine, Cllr Eyre and Cllr Parry spoke in support of the aforementioned requirement, arguing that returning students have a lesser need for social housing than existing residents.

d) It was **RESOLVED** that Sevenoaks Town Council refrain from submitting comment due to polarising opinions, and that Councillors respond independently instead. This to be completed via the below link, before the close of consultation on 18<sup>th</sup> April 2022.  
<https://www.sevenoaks.gov.uk/socialhousingsurvey>

587 SDC CONSULTATION ON DRAFT AIR QUALITY ACTION PLAN

a) Councillors received and discussed Cllr Clayton's response to the above consultation.

b) It was **RESOLVED** that the following be submitted to the District Council:  
The United Kingdom's national limits for nitrogen dioxide and particulate matter are set at four times the level of the World Health Organisation guidelines, and the principal source of these are traffic emissions, with wood-burning stoves also being a major

contributing factor in some areas.

For the first time in December 2020, air pollution exposure was listed as a cause of death in the tragic death of Ella Adoo-Kissi-Debrah, and in a report to prevent future deaths published in April 2021 the coroner recommended a reduction in national limits for particulate matter.

Sevenoaks Town Council would like to see Sevenoaks District Council and Kent County Council install more pollution sensors near major roads and at every urban school within 400 metres of an A road. STC would also like to see both Councils publicise local air quality issues including publishing live pollution levels from their pollution sensors, stating specific levels of pollutants using globally recognised units of measurement. It is also important that SDC and KCC take into account likely differential air pollution changes in different roads when designing traffic schemes, and assessing significant developments, so that routes to major developments are evaluated if additional traffic is likely to be generated (this was not done for some of our town centre car parks). Most important of all is that steps to reduce vehicle traffic, especially HGVs, are pursued in the busy roads where air quality measures are close to or above WHO safe levels.

588 LETTER TO KCC REGARDING CLEARING OF PAVEMENTS WHERE HEDGES IMPINGE THEM, ESPECIALLY BY SCHOOLS

a) The Committee received Cllr Clayton and Cllr Raikes' proposal for a letter to be drafted to KCC, requesting that pavements be cleared of intruding hedging with an emphasis of this to be completed near to schools.

b) It was **RESOLVED** that the Planning Committee Clerk draft a letter to KCC with the following details to be included:

- i) Request for hedges to be cut back where they impinge on pavements
- ii) To request that pavements near schools be prioritised
- iii) To clarify that this request is for "whenever appropriate" to avoid disrupting wildlife during nesting season.

589 SEVENOAKS DISTRICT COUNCIL: UPDATE ON PROPOSED CYCLE ROUTES IN THE ACTIVE TRAVEL FUND BID

The Planning Committee received an update from SDC on its three proposed cycle routes submitted for KCC's consideration. It was **RESOLVED** that the update be noted.

590 SEVENOAKS DISTRICT COUNCIL – LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

a) The Committee received notification that Sevenoaks District Council has appointed a consultant to carry out a Local Cycling and Walking Infrastructure Plan (LCWIP) for the Sevenoaks Urban Area.

b) It was noted that Sevenoaks Town Council will be involved early on in the stakeholder process, and the Committee discussed other potential groups that may be interested in being involved.

c) It was **RESOLVED** that the following local groups be contacted with Sevenoaks District Council's contact details, should they be interested in participating in upcoming engagement sessions:

- Local Residents Associations
- Community Rail Partnership
- Sevenoaks Town Team
- Sevenoaks Schools
- Senior Action Group

591 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 14<sup>th</sup> March 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

592 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:30.

Signed .....  
Chairman

Dated .....

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# Planning Applications Considered

Applications considered on 21-3-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04179/FUL	Anna Horn 28/03/2022	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>
				09/03/22

## 21/04179/FUL - Amended plan

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.

A summary of the main changes are set out below:

An amended scheme has been submitted by the applicant following the comments from the Conservation Officer. The amended scheme includes changes to the roof design, the materials and the height and bulk of the rear extension.

### Comment

Sevenoaks Town Council recommended refusal, unless:

- The Conservation Officer is satisfied that their concerns regarding height, bulk, roof design and materials have been adequately addressed.
- The Planning Officer is satisfied that their concerns of the previous application 21/01757/FUL, regarding mass, size, bulk, light, outlook and privacy have been adequately addressed.
- The Planning Officer is satisfied that the use of a large section of the historic ground floor frontage of the High Street for residential access and stairs preserves or enhances the character, appearance or significant of the Conservation Area.

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00326/HOUSE	Stephanie Payne 28/03/2022	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M White			21 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/22

Alterations to fenestration. Re-rendering of rear elevations, as per existing. Repointing of front and side brick elevations with traditional lime mortar to match original.

### Comment

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

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00467/HOUSE	Stephanie Payne 28/03/2022	Cllr Morris Brown	Coleman Anderson Archit 01899 537484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Duckworth			2 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/22

Single storey rear extension with rooflight. Conversion of existing garage, raising height of rear patio and alterations to fenestration.

### Comment

Recommended from the Chair:

Sevenoaks Town Council recommended approval.

# Planning Applications Considered

Applications considered on 21-3-22

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00504/MMA	Anna Horn 22/03/2022	Cllr Parry	Mr David Dennis 01732 2
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		Ashdown	17 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/22
<b>Minor material amendment to 21/00309/HOUSE.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00525/FUL	Ashley Bidwell 31/03/2022	Cllr Raikes	Mr Richard Thomas 0783
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Athill Court Freeholders Ltd		Athill Court	St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/22

**Replacement entrance doors and window frames to communal staircase enclosures. To replace roof tiles to all roof slopes.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00533/HOUSE	Anna Horn 23/03/2022	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss M Wright		St Botolphs Lodge	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/22

**Demolition of garage and replacement with oak framed garage and home gym.**

*Comment*

**Sevenoaks Town Council recommended approval, subject to:**  
 - The Conservation Officer being satisfied as to the materials and design  
 - The Aboricultural Officer being satisfied that an appropriate Tree Protection Plan is in place and that any damage to the adjacent trees will not be significant.



# Planning Applications Considered

Applications considered on 21-3-22

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00538/HOUSE	Ronald Tong 23/03/2022	Cllr Clayton	Mr David Dennis 01732 240440
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kassem			43 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/22
<b>Proposed demolish porch at side, proposed ground floor side extension with rooflights.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds that the Conservation Officer considers that an extension of this width would cause harm to the Conservation area.**

**Informative:**  
**The Town Council has no objection to the principle of a rear extension within the limits suggested by the Conservation Officer.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00561/HOUSE	Stephanie Payne 25/03/2022	Cllr Raikes	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McLean			1 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/22
<b>Form new Catslide roof with parapet and rooflights to create dressing room to main Bedroom</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>
	22/00577/HOUSE	Samantha Simmons 28/03/2022	Cllr Dr Canet	Mr O Newell 02036 33135
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Kohli			10 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/22
<b>Demolition of existing garage. Proposed single storey rear extension, double storey side and front extension with internal reconfiguration. Proposed single storey outbuilding and associated works.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 21-3-22

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00634/HOUSE	Charlotte Brooks-Lawrie 31/03/2022	Cllr Hogarth	Mr Paul French 01732 660010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D & Ms I Taylor			24 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/22
<b>Removal os existing raised decking area and demolition of existing rear external store room. Erection of new rear extension with roof lights over and a new roof light over the existing shower room.</b>				

*Comment*

**Recommended from the Chair:  
Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00653/HOUSE	Charlotte Brooks-Lawrie 01/04/2022	Cllr Mrs Parry	Mr David Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Lingard		Cranes End	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/22
<b>Demolition of existing conservatory and erection of a single storey extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.  
Cllr Raikes abstained from voting due to his knowing the applicant.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00659/LBCALT	Ashley Bidwell 04/04/2022	Cllr Parry	Mr S Ingram
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/22
<b>Replacement front lobby doors.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal unless the Conservation Officer is satisfied that the provision of the emergency exit push- bar is not detrimental to the listed building.**