

Minutes of the PLANNING COMMITTEE meeting held on Tuesday 19th April 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/-cvRVwceFIU>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Arrived at 7:20pm	Cllr Mrs Parry	Apologies
Cllr Dr Canet - Mayor	Apologies	Cllr Parry	Arrived at 7:06pm
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Apologies
Cllr Hogarth	Apologies		

Also in attendance:

Town Clerk
 Planning Committee Clerk
 18 Members of the Public

PUBLIC QUESTION TIME

None.

39 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

40 DECLARATIONS OF INTEREST

None.

41 DECLARATIONS OF LOBBYING

Two representations were received and circulated to all Councillors, objecting to the following application:

- [Plan no 4] 22/00683/FUL – Berkeley House, 7 Oakhill Road

Four representations were received and circulated to all Councillors, objecting to the following application:

- [Plan no 10] 22/00859/FUL – Garage Block North of 32 Bethel Road

42 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 4th April 2022.

It was RESOLVED that the minutes be approved.

43 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.

44 KENT COUNTY COUNCIL PROPOSED SITE FOR SPEED SURVEY FOR STC'S PROPOSED VEHICLE ACTIVATED SIGN AT SEAL HOLLOW ROAD

- a) Councillors noted that Kent County Council have identified a site for an initial Speed Survey for STC's proposed Vehicle Activated Sign at Seal Hollow Road.
- b) It was noted that Kent County Council had placed the Speed Survey site on the proposed site as per previously presented to and approved by the Planning Committee.
- c) It was **RESOLVED** that the location be approved for a Speed Survey.

45 REVIEW OF HUGOFOX PLANNING APPLICATION TRACKER SUBSCRIPTION

- a) The Councillors noted that the HugoFox Planning Application Tracker had been live for 10 months.
- b) It was **RESOLVED** that Sevenoaks Town Council request usage data from HugoFox, in order to determine whether the service should continue to be subscribed to beyond the initial one year agreed upon at previous Committee. It was also **RESOLVED** that the item be revisited at a later Planning Committee date, following receipt of these statistics, with Councillors to use and review the service in the meantime.

46 SPEED AMENDMENT 29: KCC CONSULTATION ON PROPOSED SPEED LIMIT ORDERS ON VARIOUS ROADS IN SEAL

- a) Councillors noted that Kent Highways had launched a consultation for a reduction of current speed limits for various roads in Seal, Sevenoaks.
- b) It was **RESOLVED** that Sevenoaks Town Council respond with its strong support for the initiative, especially in regards to the 30mph limit at Seal Road. This to be on the condition that this does not result in prejudging of discussions of proposed 20mph limits by JTB.

47 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. 4] 22/00683/FUL – Berkeley House, 7 Oakhill Road (Against)

[Plan no. 4] 22/00683/FUL – Berkeley House, 7 Oakhill Road (For)

(b) The Committee considered planning applications received during the two weeks ending 11th April 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

48 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 7:56pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 19-4-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00538/HOUSE	Ronald Tong 24/04/2022	Cllr Clayton	Mr David Dennis
<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>
				07/04/22

22/00538/HOUSE - Amended plan

Proposed demolish porch at side, proposed ground floor side extension with rooflights.

A summary of the main changes is set out below:

Amended plan received with regard to the application, the agent states that the change would comprise the following: reduced width for the proposed side extension.

Comment

Sevenoaks Town Council recommended approval provided the SDC Conservation Officer is satisfied with the revised design.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00604/HOUSE	Stephanie Payne 21/04/2022	Cllr Eyre	Mr Charles Phu
<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>
				29/03/22

Amendment to 18/00981/HOUSE.

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00612/HOUSE	Joshua Ogunleye 27/04/2022	Cllr Eyre	Mrs Carmen Austin 07866
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Le Roux		Tanglewood Muchley	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/22

Removal of chimney. Single storey side extension, erection of a garage. Front, side and rear double extension. Roof alterations. Alterations to fenestration.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-4-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00683/FUL	Sean Mitchell 22/04/2022	Cllr Parry	Miss Tilly Meighen 07546 406430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Berkeley Homes Eastern Count		Berkeley House	7 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/22
Demolition of existing building and ancillary structures and the erection of a residential apartment building (69 units) together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds and with reference to the following policies:
Overdevelopment contrary to Policy EN2 in the Sevenoaks District Local Plan.
Loss of amenity to neighbours
Inadequate provision of parking contrary to SDC Policy EN1 in the Sevenoaks District Local Plan.
Lack of affordable housing, the provision of which should be at least 40% as per policy SP3 in the District Council's Affordable Housing SPD.
The development is not in keeping with the Residential Area Character Assessment which mostly comprises detached two storey dwellings
Loss of established landscape and trees
The development is adjacent to a conservation area
Loss of employment area

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00715/FUL	Ashley Bidwell 05/05/2022	Cllr Clayton	Richard Sonnex 0792052 5700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Davidson		Church Hall, St John The Bapti	Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/22
Demolition of existing front extension of a Church hall and construction of new replacement front extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied the design is in keeping with the locally listed church.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00786/HOUSE	Samantha Simmons 30/04/2022	Cllr Eyre	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Thomas			17 Marlborough Crescent	Riverhead - adjoining Pari
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/22
Adjoining Parish Consultation: Construction of rear single storey extension. Construction of side 1st floor extension over exiting to remain garage and construction of a porch and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-4-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00819/FUL	Anna Horn 23/04/2022	Cllr Eyre	Mr Rob Ranson 01732 75 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Batley		Magnolia House	26 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/22
Demolition of existing 7 bedroom dwelling and replacement with new 5 bedroom dwelling with attached garage and associated access.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00824/HOUSE	Charlotte Brooks-Lawrie 22-04- 0000	Cllr Hogarth	Mrs Carmen Austin 07866 00000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Beck		Jacaranda	25A Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/22
New solar panels to side and rear of roof. Proposed garden room.				

Comment

Sevenoaks Town Council recommended approval, with the condition that the sound levels of the air conditioner be attenuated.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00851/FUL	Anna Horn 30/04/2022	Cllr Camp	Mr Aron Ramadan 02080 510700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Cotonou			97 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/22
Part conversion of a commercial property into 2 x one-bedroom flats and retention of existing shopfront commercial unit. Thorough refurbishment. Loft conversion with a rear dormer.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that
a) there will be no overlooking or loss of amenity to neighbours either side from the large rear roof dormer window
b) the materials and finishes match the existing and are in keeping with the street scene.

Planning Applications Considered

Applications considered on 19-4-22

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00859/FUL	Ashley Bidwell 28/04/2022	Cllr Clayton	Offset Architects 01732 7 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Garage Block North of	32 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/04/22
Demolition of existing garages to be replaced with a proposed two-storey detached dwelling with car port and associated landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- the proposed dwelling is out of scale with other modern houses nearby, and too intrusive to the street scene in Bethel Road and the Hartslands conservation area; it therefore fails to meet the conservation area management criteria that new infill dwellings should respect the scale and character of the conservation area
- by reason of its height and mass, and its close proximity, the proposed house would dominate houses immediately opposite in Bethel Road, taking light and damaging their residential amenity
- by reason of its height and mass, and close proximity, the proposed house would enclose, overshadow and dominate the garden space of neighbouring houses in Bethel Road
- by reason of its size and design, it would not preserve or enhance the wider conservation area, including the setting of the locally listed early Victorian pub 'Bricklayers Arms' in Sandy Lane in whose garden part of the application site lies

In addition the Town Council regrets the further loss of off street parking spaces in Bethel Road, which are at a premium throughout the Hartslands area.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00875/FUL	Joshua Ogunleye 28/04/2022	Cllr Hogarth	Mr David Burr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bhanu			4 Carlton Parade	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/04/22
To re-align the staircase, erect a firewall adjacent to the flank wall of 1C St James Road and a single storey rear extension for use as a store and cold room.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-4-22

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00891/FUL	Anna Horn 30/04/2022	Cllr Raikes	Wyatt Glass Architects 01 700004100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Alawiye		Basement Flat	62 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/22
Demolish garage. Basement kitchen/dining, ground floor rear and side extension, and two storey side extension.				

Comment

Sevenoaks Town Council recommended refusal, unless the Conservation officer is satisfied that the application has addressed their concerns fully.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00893/HOUSE	Sean Mitchell 01/05/2022	Cllr Bonin	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ali		The Old Bakehouse	Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/22
Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the building would detrimentally affect the character and appearance of this part of Sevenoaks High Street and fails to preserve or enhance the character and appearance of Sevenoaks High Street Conservation Area and the setting of the curtilage/listed buildings.