

Minutes of the PLANNING COMMITTEE meeting held on Monday 16th May 2022 at 7:00pm at Town Council Chambers, available to view on YouTube:

https://www.youtube.com/watch?v=5_4lo6NBSaQ

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

87 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

88 DECLARATIONS OF INTEREST

Cllr Eyre declared that he had a non-pecuniary interest in [Plan no. 10] 18 Bradbourne Park Road.

Cllr Eyre declared that he had a disclosable pecuniary interest in [Plan no. 15] Stag Community Arts Centre, London Road, and did not take part in discussions.

89 DECLARATIONS OF LOBBYING

None.

90 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 3rd May 2022.

It was RESOLVED that the minutes be approved.

91 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.

92 WELCOME TO NEW COMMITTEE MEMBER, CLLR LIBBY ANCRUM AND NOTING OF MAYOR AND DEPUTY MAYOR CHANGE

a) The Councillors welcomed Cllr Libby Ancrum to the Planning Committee, and congratulated the Mayor and Deputy Mayor on their new roles.

93 CLLR PLANNING TRAINING COURSE: MAKING DEFENSIBLE PLANNING DECISIONS

a) Councillors noted that PAS had published an updated presentation – available via the below link – for Cllr planning training, and that a PAS consultant can be hired to deliver this.

b) It was **RESOLVED** that the Councillors review the presentation, and feedback to the next Planning Committee as to whether this is sufficient for refreshing existing Cllrs knowledge, as well as providing training to new Planning Committee member, Cllr Ancrum. The option to decide whether a more tailored training session be booked with a PAS consultant to be deferred to the next Planning Committee.

<https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.local.gov.uk%2Fsites%2Fdefault%2Ffiles%2Fdocuments%2Fmaking-defensible-planning-decisions%25202022%2520version.ppt&wdOrigin=BROWSELINK>

94 APPEALS

The Planning Committee noted that the following appeal had been submitted:

- **APP/G2245/W/22/3290131: 21/00882/FUL – 1C Wickenden Road**

95 SEVENOAKS TOWN NEIGHBOURHOOD DEVELOPMENT PLAN: FINAL SIGN OFF COMMITTEE DATES

a) Councillors noted that SDC had approved the inclusion of an Appendix to the Draft NDP that explains all changes made to the NDP following its public consultation in 2020. This to include outline of all design quantum that have since been removed following Statutory Consultee advice.

b) The following amended Committee dates, which include a swap of the upcoming Community Infrastructure Committee with a Planning Committee date, were received and noted. Councillors noted that the final sign off of the NDP by the Steering Committee and Planning Committee would occur on 20th June 2022.

- **7pm 13th June 2022 – Community Infrastructure Committee**
- **6pm 20th June 2022 – Steering Committee**
- **7pm 20th June 2022 – Planning Committee**

96 CONSULTATION STAKEHOLDER MEETING TO INFORM SDC'S EMERGING LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

a) Councillors received notice of Sustrans' progress and next steps for the Local Cycling and Walking Infrastructure Plan that they are completing on behalf of SDC.

b) Councillors recognised the great achievement of SDC having secured £1 million in funding in order to implement the routes identified through the LCWIP.

c) Councillors noted that the online exercise that can be used to indicate and comment on physical barriers to walking, cycling and wheeling, as well as potential walking and cycling routes, would be available until 17th June via the following link:

- <https://communitymap.uk/project/111>

97 PRE-APPLICATION CONSULTATION FOR LAND ON GRACIOUS LANE, SOUTH OF ENTRANCE TO HERON WOOD

a) The Planning Committee received copy of pre-application consultation letter and plans regarding Cornerstone's proposals to upgrade equipment within an existing equipment cabinet on behalf of Vodafone. Deadline for comment being 17th May 2022.

b) It was **RESOLVED** that Councillors forward any comments they have to the Planning Committee Clerk by 17th May 2022, for collation and forwarding to the Agent.

98 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 9th May 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

99 PRESS RELEASES

It was **RESOLVED** that a Press Release be published announcing that the Steering Committee and Planning Committee is due to sign-off the final draft of the Neighbourhood Development Plan on 20th June 2022. This to be advertised with prominence on the Sevenoaks Town Council website.

There being no further business the Chairman closed the meeting at 7:55pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 16-5-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00480/HOUSE	Stephanie Payne 25/05/2022	Cllr Clayton	Mr David Dennis 01732 240440
<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>
				05/05/22

22/00480/HOUSE - Amended plan

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

A summary of the main changes are set out below:

The proposed walkway has now been reduced to a height of 2.5m.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there is no longer any impact on the neighbouring gardens.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01002/FUL	Ashley Bidwell 30/05/2022	Cllr Parry	Mr J Woodgate 01892 534455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/05/22

Increase in height of boundary fence.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

That the increased height in fence neither preserves or enhances an Area of Outstanding Natural Beauty in the Green Belt, contrary to SDC policies EN1 and EN4

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01008/HOUSE	Charlotte Brooks-Lawrie 19/05/2022	Cllr Parry	Mr Steven French
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Vassilev			78 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/22

3no dormer roof extensions to the rear roof slope, 1no dormer roof extension to the front roof slope and 5no rooflights to the front roof slope.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-5-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01068/MMA	Ashley Bidwell 21-05-2022	Cllr Raikes	Miss Nicola Harvey 01227 463545
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Latter			55 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/22
Amendment to 21/03983/MMA related to 18/02403/FUL of demolition of the existing dwelling and outbuildings and construct an apartment building containing 10 new flats with associated parking and amenities.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01080/FUL	Ashley Bidwell 20/05/2022	Cllr Bonin	Mrs Eve Burns 01543 262 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Moore			104-106 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/22
Installation of replacement shopfront.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01081/LBCALT	Ashley Bidwell 20/05/2022	Cllr Bonin	Mrs Eve Burns 01543 262 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Moore			104-106 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/22
Installation of replacement shopfront.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-5-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01082/ADV	Ashley Bidwell 20/05/2022	Cllr Bonin	Mrs Eve Burns
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Moore			104-106 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/22
Two new illuminated fascia signs and one new projecting sign.				

Comment

A recommendation for approval with conditions was made, seconded and lost at the vote.

Sevenoaks Town Council recommended refusal on the grounds of detrimental impact of internally illuminated signs to the Conservation Area and Listed Building.

INFORMATIVE:

Sevenoaks Town Council considered sign 1 to be acceptable and may be minded to look sympathetically at similar future plans, on the occasion that they be judged to conserve or enhance the Conservation Officer, and on condition of the Conservation Officer's approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01086/HOUSE	Stephanie Payne 18/05/2022	Cllr Hogarth	Coleman Anderson Archit 01223507101
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Simons		Phillippa Cottage	99C Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/22
Single storey rear extension, internal alterations, side extension to ground floor and roof alterations, roof with the addition of dormer windows and chimney removal. Changes to existing fenestration and materiality of rear ground floor.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01088/MMA	Samantha Simmons 21/05/202	Cllr Michaelides	Mr Leeson 01732 832358
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Smith & McBride			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/22
Minor material amendment to 20/03395/FUL.				

Comment

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

Planning Applications Considered

Applications considered on 16-5-22

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01122/HOUSE	Stephanie Payne 21/05/2022	Cllr Camp	Mr Martin Bush 01732 74 8770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Sinclair			18 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/22
Erection of new open porch with bedroom over.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the forward buildline and materials proposed are in keeping with the street scene.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01125/FUL	Samantha Simmons 24/05/202	Cllr Busvine	A&Q Partnership Ltd 0207 242214
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
HSBC Holdings		HSBC	69-71 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/22
Replacement of external ATM.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01149/FUL	Samantha Simmons 30/05/202	Cllr Shea	Mr Jonathan Wadcock 07 222 214054
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
PureGym Limited		Currys Otford Road Retail Park	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/05/22
Use of Unit 2 as a gym within Class E and external alterations.				

Comment

Sevenoaks Town Council recommended approval subject to the following conditions:
 - The Planning Officer is satisfied that there will be no loss of amenity to neighbouring properties,
 - That the details of signage that were not yet confirmed be approved in a separate application.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01159/HOUSE	Charlotte Brooks-Lawrie	Cllr Eyre	High Life Treehouses 077 242 2257
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Wang			22 White Hard Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/05/22
Tree house in rear garden.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-5-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01170/MMA	Samantha Simmons	Cllr Michaelides	Mr Leeson 01732 832358
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Smith & McBride			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/22
Minor material amendment to 20/03396/LBCALT.				

Comment

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

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01222/PARSOL	Anna Horn 26/05/2022	Cllr Busvine	Mr T McEwen
<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>
				05/05/22
Installation of two Solar PV systems of 182 x 395W across two roofs using South facing elevations of The Stag Theatre.				

Comment

Sevenoaks Town Council made no comment.