

Minutes of the PLANNING COMMITTEE meeting held on Monday 30<sup>th</sup> May 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/x20H2sBXSHU>

**Present:**

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**Committee Members**

Cllr Ancrum	<b>Present</b>	Cllr Hogarth	<b>Apologies</b>
Cllr Bonin	<b>Apologies</b>	Cllr Michaelides	<b>Apologies</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Present – Acting Chairman</b>	Cllr Mrs Parry – Mayor	<b>Present</b>
Cllr Dr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Apologies</b>	Cllr Piper	<b>Apologies</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes - <b>Chairman</b>	<b>Remote Attendance*</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>

**Also in attendance:**

Deputy Town Clerk

Planning Committee Clerk

\*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.

**113 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**114 DECLARATIONS OF INTEREST**

Cllr Ancrum declared that she lives opposite Church Hall, St John the Baptist Church, Quakers Hall Lane, [Plan no. 1] and did not take part in the discussions of this site.

**115 DECLARATIONS OF LOBBYING**

Representation was received and circulated to all Councillors objecting to the following application:

- [Plan no. 2] 22/00859/FUL – Garage Block North of 32 Bethel Road.

**116 MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 16<sup>th</sup> May 2022.

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

117 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.

118 CLLR PLANNING TRAINING COURSE: MAKING DEFENSIBLE PLANNING DECISIONS

a) Councillors provided feedback on the usefulness of Planning Advisory Service's Councillor Training Presentation. The following comments were made:

- Cllr Ancrum and Cllr Shea noted that the presentation was helpful, however not as accessible to a Councillor not yet familiar with planning processes and legislation.
- Cllr Raikes and Cllr Parry suggested that a presentation intended for Parish Councillors as opposed to one that assumes a certain level of planning expertise would be of more value to the Planning Committee.
- Cllr Dr Canet advised that Sevenoaks District Councillors had recently received Councillor training on the significant changes to planning anticipated from the new Levelling-up and Regeneration Bill, which is currently at its second reading in the House of Commons. She suggested that any planning training be postponed until the outcomes of this are known.
- Cllr Busvine suggested that a representative from either Kent Association of Local Councils, National Association of Local Councils, or Sevenoaks District Council's Planning team would still be beneficial.

b) It was **RESOLVED** that the Planning Committee Clerk explore the cost of arranging Parish Councillor Planning training and that these be considered by the Planning Committee at a later date.

119 OTFORD PARISH COUNCIL – INVITATION TO COLLABORATE ON ACTIVE TRAVEL OPTIONS

a) Councillors received copy of correspondence from Otford Parish Council inviting Sevenoaks Town Council to collaborate on broadening travel options and managing traffic growth following proposed large developments that will impact both communities.

b) The Planning Committee agreed that working with neighbouring parishes would be beneficial and the following Councillors volunteered to form a Working Party for this.

- Cllr Dr Canet
- Cllr Eyre
- Cllr Parry
- Cllr Raikes
- Cllr Shea

c) It was **RESOLVED** that the Planning Committee Clerk arrange an initial meeting between the Working Party and representatives and Officers from Otford Parish Council and Sevenoaks Town Council.

120 APPEALS

Councillors received and noted the submission of the following appeal:

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

121 SEVENOAKS DISTRICT COUNCIL – TOWN CENTRES STRATEGY

a) Councillors noted that Sevenoaks District Council’s Town Centres Strategy has been published via the following link.

b) It was **RESOLVED** that the Councillors would review the document and report any observations to the Planning Committee at the next meeting.

122 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 24<sup>th</sup> May 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

123 PRESS RELEASES

None.

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 30-5-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00715/FUL	Ashley Bidwell 12/06/2022	Cllr Clayton	
<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>
				23/05/22

## 22/00715/FUL - Amended plan

**Demolition of existing front extension of a Church hall and construction of new replacement front extension.**

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

**Amended plans following conservation officer comments. Access in the centre of the proposed extension to reflect character of existing building.**

### *Comment*

**Proposed from the Chair with Cllr Clayton's apologies:**

**Sevenoaks Town Council recommended approval, subject to the agreement of the SDC Conservation Officer.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00859/FUL	Ashley Bidwell 10/06/2022	Cllr Clayton	Offset Architects 0173275 0000
<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>
				18/05/22

## 22/00859/FUL - Amended plan

**Demolition of existing garages to be replaced with a proposed two-storey detached dwelling with a car port and associated landscaping.**

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

**Revised drawings to alter the roof form and design from gable fronted to eaves fronted, along with a shallower roof pitch and reduced ridge height.**

### *Comment*

**Proposed from the Chair with Cllr Clayton's apologies:**

**Sevenoaks Town Council reiterated its recommendation for 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, width and mass, and close proximity, the proposed house would enclose, overshadow and dominate the garden space of neighbouring houses, downhill to the north, 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, or the open view from Sandy Lane to St Johns URC church.

**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.**

# Planning Applications Considered

Applications considered on 30-5-22

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00891/FUL	Anna Horn 04/06/2022	Cllr Raikes	Wyatt Glass Architects 01 700 899 400
<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>
				12/05/22

## 22/00891/FUL - Amended plan

**Demolish garage. Basement kitchen/dining, ground floor rear and side extension, and two storey rear extension.**

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

**An amended design has been submitted following the comments made by the Conservation Officer. The amendments include the reduction of the side element and reduced bulk at the rear.**

### *Comment*

**Proposed from the Chair with Cllr Raikes' remote attendance:**

**Sevenoaks Town Council recommended refusal unless any approval is conditioned to ensure that the front boundary wall and pillars are either retained as is, or that a condition be put in place whereby any replacement pillars and wall be rebuilt to match the existing, should the entryway be widened. This on the grounds that there is an absence of plans confirming the front boundary treatment.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01002/FUL	Ashley Bidwell 16/06/2022	Cllr Parry	DMP-LLP 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>
				24/05/22

## 22/01002/FUL - Amended plan

**Increase in height of boundary fence.**

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

**Amended plans to more accurately show the location of the fence already installed.**

### *Comment*

**Sevenoaks Town Council reiterated its recommendation for refusal on the grounds that the increased height of the fence neither preserves nor enhances an Area of Outstanding Natural Beauty in the Green Belt, contrary to SDC policies EN1 and EN4.**

# Planning Applications Considered

Applications considered on 30-5-22

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01051/HOUSE	Joshua Ogunleye 08/06/2022	Cllr Camp	Nadia Ledger 07967 0486
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tomlins			31 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/22
<b>Remove existing single storey rear extension and construct new single storey side and rear extension with partially glazed roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01174/FUL	Samantha Simmons 11/06/22	Cllr Mrs Parry	Offset Architects 0173275
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Little Hollow	Seal Hollow Road	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/22
<b>Demolition of existing dwelling, garage, car port and pavilion and construction of new detached replacement dwelling. Creation of new driveway cross over, gates and front boundary wall. Associated landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01187/HOUSE	Anna Horn 15/06/2022	Cllr Busvine	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Newman			148A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/22
<b>Proposed loft extension including rear dormer and rooflights.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there are no adverse overlooking issues from the proposed dormers to the side rear section of the roof extension of the property.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01205/HOUSE	Ashley Bidwell 09/06/2022	Cllr Parry	Open Architecture 01732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H O'Toole		Chenies	84 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/22
<b>Two storey infill extension to the front, altered fenestration, change of material to the external walls, new roof with dormers to the front and rear.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-5-22

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01208/HOUSE	Charlotte Brooks-Lawrie 12/06/22	Cllr Camp	Willow Planning 07801 054400
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Byelikova		Woodside House	25 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/22
<b>Installation of balcony balustrade.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no overlooking or loss of privacy and amenity to number 24 Woodside Road.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01214/FUL	Ashley Bidwell 09/06/2022	Cllr Dr Canet	Andrew Wells Design 01624 388700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Land West of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/22
<b>Erection of a residential dwelling with new vehicular access, crossover and associated car parking.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the following grounds:  
The proposed house is bulky and out of character with the Residential Character Area Assessment  
Insufficient amenity space  
Inadequate sight lines raising concerns over road safety**

**Informative: Sevenoaks Town Council would ask that the District Council raise these concerns over the sight lines to Kent Highways, who requested in their consultation response that any material highway safety concerns considered to be worthy of HA's attention be brought to them.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01241/FUL	Joshua Ogunleye 12/06/2022	Cllr Eyre	Stephen Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Locke		Land South of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/22
<b>Erection of new detached six bed dwelling.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 30-5-22

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01247/HOUSE	Samantha Simmons 11/06/2022	Cllr Hogarth	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Figaredo & Alvarez			6 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/22
<b>Demolish garage, and erect two storey front and side extension, replacement roof raising ridge with gable to rear and rooflights, single storey rear extension, change elevational treatments and replacement fenestration.</b>				

*Comment*

**Proposed from the Chair with Cllr Hogarth's apologies:**

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01258/FUL	Anna Horn 15/06/2022	Cllr Granville-Baxter	Mr D Dennis 01732 24014
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Knole Academy	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/22
<b>Proposed to relocate the existing canopy; installation of number 1 new canopy.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01270/HOUSE	Stephanie Payne 16/06/2022	Cllr Eyre	AK-Studios 07882 112427
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Price			6 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/22
<b>Garage conversion with alterations to roof level, alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01273/HOUSE	Samantha Simmons 16/06/2022	Cllr Hogarth	Coleman Anderson Archit 07551700140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hodder-Williams		The Dragon House	Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/22
<b>Part two storey part single storey rear extension. Alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-5-22

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01274/HOUSE	Stephanie Payne 15/06/2022	Cllr Shea	Studio 264 07905 685973
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Morgan			18 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/22
<b>Two storey front and side extension. Relocation of front entrance, Roof alterations, Alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that:**

- The cladding materials and finishes are consistent with the Residential Character Area Assessment;
- The location of the new dropped kerb in relation to the traffic on Lambarde Road is safe; and
- There is no loss of amenity to the adjacent neighbouring property.

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01279/HOUSE	Charlotte Brooks-Lawrie 16/06/2022	Cllr Mrs Parry	Coleman Anderson Archit 01223 507101
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Melpignano		Badgers Wood	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/22
<b>Demolition of rear extension. Erection of single storey rear and side extension, loft conversion, replacement triple garage with annexe room above and outdoor swimming pool.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**