

Minutes of the PLANNING COMMITTEE meeting held on Monday 27th June 2022 at 7:00pm at Town Council Chambers, available to view on YouTube:

<https://www.youtube.com/watch?v=EPCP0KWxiMQ>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

Approx. 10 Members of the Public

*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.

169 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

170 **DECLARATIONS OF INTEREST**

Cllr Parry and Cllr Mrs Parry declared that they live on the same road as [Plan no. 16] 22/01542/HOUSE – 21 Burntwood Road.

Cllr Raikes declared that he knows the owner of [Plan no. 8] 22/01468/HOUSE – Manorbier, Linden Chase.

171 **DECLARATIONS OF LOBBYING**

Cllr Parry declared that he had received and engaged in emails with residents and the developer of [Plan no. 1] 22/00683/FUL.

172 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 20th June 2022.

b) Cllr Dr Canet noted that she had been incorrectly recorded as “Absent” instead of “Apologies”.

c) It was **RESOLVED** that the minutes be approved with the above amendment made.

173 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.

174 APPEALS

Councillors received and noted the submission of the following appeal:

- **APP/G2245/W/22/3294524: 21/02502/PAC – 160 London Road**

175 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 30th June 2022 at 7pm.

- 22/00613/FUL – 73 Bradbourne Vale Road

b) It was **RESOLVED** that Cllr Shea be registered to speak on behalf of Sevenoaks Town Council.

176 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 30th June 2022 at 7pm.

- 22/00859/FUL – Garage Block North of 32 Bethel Road

b) It was **RESOLVED** that Cllr Shea be registered to speak on behalf of Sevenoaks Town Council.

177 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

Councillors noted that Sustrans is holding its second engagement session on 12th July 2022 at 11am, as part of its development of the Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan. The joining link to be circulated separately.

178 DRAFT STC DOCUMENT DETAILING POLICIES RELATING TO PLANNING

APPLICATION RECOMMENDATIONS (See Appendix)

a) Cllr Shea presented and summarised the following changes that had been made to the draft policy document since the Planning Committee’s last review of it:

- Clarification made by Cllr Shea under Policy PC1 concerning porous boundaries that this entails fencing and other boundary designs that allow for passage of local wildlife.
- Edits by Cllr Raikes clarifying several points, highlighted in yellow.
- Comments by Cllr Shea, highlighted in green.

b) The Town Clerk noted that the purpose of this document was to create a coherent outline of Sevenoaks Town Council’s practices and values when considering recommendations on planning applications, in order to increase the quality and consistency of the Planning Committee’s recommendations made to the Local Planning Authority.

c) It was **RESOLVED that** the document be adopted as Sevenoaks Town Council policy in its current form.

179 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. 1] 22/00683/FUL – Berkeley House, 7 Oakhill Road (Against)

(b) The Committee considered planning applications received during the two weeks ending 20th June 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

180 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the Planning Committee’s adoption of a policy document detailing its function and practices for making recommendations to the Local Planning Authority on planning applications. This document also outlines values and features that the Town Council considers of importance when making recommendations on proposed developments, including but not limited to the inclusion of porous boundaries that allow the passage of hedgehogs and other local wildlife.

There being no further business the Chairman closed the meeting at 8:08pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 27-6-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00683/FUL	Sean Mitchell 08/07/2022	Cllr Parry	Boyer Planning 02032682
<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>
				17/06/22

22/00683/FUL - Amended plan

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.

A summary of the main changes are set out below:

Daylight and sunlight assessment appendices.

Comment

Sevenoaks Town Council reiterated its recommendation for refusal on the following grounds and with reference to the following policies:

Overdevelopment and loss of amenity by virtue of the proposed building’s increased height, mass and scale – contrary to Policy EN2 in the Allocations and Development Management Plan

Lack of affordable housing, the provision of which should be at least 40% as per Policy SP3 of the Core Strategy and accompanying Affordable Housing SPD.

The proposed development is not in keeping with the Residential Character Area Assessment, which mostly comprises two storey buildings.

Loss of established landscape and trees, including TPO’d trees.

Loss of employment area

The proposal, by virtue of its design, size, scale and bulk would result in a prominent and obtrusive addition that would neither preserve or enhance the setting, character and appearance of this area, which is also adjacent to a Conservation Area.

Furthermore, having considered the amendment in full, Sevenoaks Town Council considers that the proposals would result in a significant loss of amenity to neighbouring dwellings, due to loss of light as indicated in the added daylight and sunlight report.

Planning Applications Considered

Applications considered on 27-6-22

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01274/HOUSE	Stephanie Payne 05/07/2022	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>
				16/06/22

22/01274/HOUSE - Amended plan

Two storey front and side extension. Relocation of front entrance, Roof alterations. Alterations to fenestration.

A summary of the main changes are set out below:

The proposed elevation drawing has now been amended to include a window that was missing but shown on the proposed floor plan.

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**

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01302/ADV	Louise Cane 08/07/2022	Cllr Shea	M G SignsLtd 01604 4932
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davies		Land West of Former Builders	14 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/22

6 Internally illuminated signs, 5 small non illuminated signs & 4 AO Poster Frames

Comment

Sevenoaks Town Council recommended refusal, on the grounds that a residential neighbourhood is an inappropriate location for internally illuminated signs, and due to loss of amenity to neighbouring residents.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01337/ADV	Louise Cane 07/07/2022	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Garcia		The Granville School	2 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/22

Fence hoarding signs x7

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-6-22

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01388/FUL	Charlotte Brooks-Lawrie 11/07/2022	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Orme		2 Tubs Hill Parade	London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/06/22	

22/01388/FUL - Amended plan

Replace shopfront and change layout of entrance. New non-illuminated signage for shop front.

A summary of the main changes are set out below:

New signage is also proposed for the shop front. This is a non-illuminated fascia sign in grey and white.

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01413/HOUSE	Louise Cane 08/07/2022	Cllr Michaelides	WA Architects 01959 565 885
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			3A Lime Tree Walk	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/06/22	

First floor extension and internal alterations to provide an additional bedroom. Road and fenestration alterations.

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01456/FUL	Samantha Simmons 08/07/2022	Cllr Camp	PJ Architectual Design 07 88778888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wood Lodge Grange & Ferndal Ltd		Wood Lodge Grange	St Johns Hill	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/06/22	

Provide four additional visitor car parking spaces.

Comment

Recommended from the Chair with Cllr Camp's apologies:

Sevenoaks Town Council recommended approval through the Chairman's casting Councillor vote, providing that the Planning Officer is satisfied there is adequate provision for surface water drainage with the increased tarmac area.

Informative: Sevenoaks Town Council regrets the loss of the cherry tree and would encourage either an amendment to the parking space to retain the tree, or that the tree be replaced with two similar trees elsewhere.

Planning Applications Considered

Applications considered on 27-6-22

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01468/HOUSE	Charlotte Brooks-Lawrie 05/07/22	Cllr Hogarth	RX Architects 01797 2172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Davies		Manorbier	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/22
Two storey side extension and external and internal alterations to existing dwelling. Proposed changes including facing elevations with new cladding treatments, new roof coverings and landscaping works.				

Comment

Recommended from the Chair with Cllr Hogarth's apologies:

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01472/LBCALT	Louise Cane 05/07/2022	Cllr Busvine	George Burn 07815 1337
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E & Mrs A Foulkes		The Chantry	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/22
Internal alterations at first and second floor.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the historic fabric and character of the property will be preserved.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01478/FUL	Ashley Bidwell 06/07/2022	Cllr Bonin	ADV Limited 01543 26299
<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>
				15/06/22
Shop fit-out to create an art gallery.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01479/LBCALT	Ashley Bidwell 06/07/2022	Cllr Bonin	ADC Limited 01543 2629
<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>
				15/06/22
Shop fit-out to create an art gallery.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-6-22

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01491/HOUSE	Stephanie Payne	Cllr Eyre	Mr B Best 07721 010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wagstaff		Wildbriar	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/22
Infill existing open porch.				

Comment

Proposed from the Chair with Cllr Eyre's remote attendance.

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01508/CONVAR	Samantha Simmons 07/07/202	Cllr Camp	Offset Architects 01732 7 2222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O'Keefe		Mayfield	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/22

Removal of condition 2 (materials) and variation of condition 3 (drawings) of 21/03830/HOUSE for extensions and refurbishment to the existing property; demolition of existing garage and construction of new detached garage with associated landscaping.

Comment

Proposed from the Chair with Cllr Camp's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the materials will be aesthetically pleasing and in keeping with the locality, and the layout changes at first floor level do not negatively impact the privacy of neighbouring properties.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01511/HOUSE	Samantha Simmons 06/07/202	Cllr Morris Brown, commented by Cllr Claxton	Harringtons 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Z Trotman			29 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/22

To demolish the outbuildings and construct a single storey rear extension with roof lights.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-6-22

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01540/HOUSE	Louise Cane 07/07/2022	Cllr Dr Canet	Kent BC 01303 656001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs MacLennan		Peal Chase	Ash Platt Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/22
Two storey side extension with balcony to rear. Roof alteration.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01542/HOUSE	Samantha Simmons 07/07/202	Cllr Parry	M R Garland Limited 0189
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M EL Alfy			21 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/22
Single storey side and rear extension. Conversion of existing garage.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01589/HOUSE	Stephanie Payne 11/07/2022	Cllr Busvine	Martin Bush 01732 74077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			19 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/22
Proposed conversion of the roof space to create an additional bedroom and shower room. Dormer and roof light.				

Comment

Sevenoaks Town Council recommended, approval, subject to the Conservation Officer and the Planning Officer being satisfied that the issues that led to both previous application being refused by SDC have been adequately addressed.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01595/LBCALT	Anna Horn 11/07/2022	Cllr Eyre	Open Architecture 01732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
F Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/22
Repairs to original hallway crittal window, addition of secondary glazing installed internally for thermal upgrade, wood panelling replacement. Internal works.				

Comment

Proposed from the Chair with Cllr Eyre's remote attendance:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied with the materials proposed.