

Minutes of the PLANNING COMMITTEE meeting held on Monday 11th July 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/ef-l5tBaipM>

Present:

Committee Members

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

Also in attendance:

Town 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.

206 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

207 DECLARATIONS OF INTEREST

Cllr Mrs Parry and Cllr Parry personal interest in Planning Application
22 / 01779 / HOUSE

208 DECLARATIONS OF LOBBYING

None.

209 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 27th June 2022.

It was RESOLVED that the minutes be approved.

b) The Committee received the MINUTES of the Steering Committee held on 20th June 2022.

c) The Town Clerk requested that Charles George’s apologies be added to the Minutes, due to a mistype in the initial email announcing this meeting date leading to his missing it.

It was RESOLVED that the minutes be approved with the above matter resolved.

210 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.

211 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Refused by the Development Control Committee on 30th June 2022, and that Cllr Shea attended and spoke against the application on behalf of STC.

- 22/00613/FUL – 73 Bradbourne Vale Road

212 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Granted by the Development Control Committee on 30th June 2022, and that Cllr Shea attended and spoke against the application on behalf of STC.

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

213 ACTIONS AGREED AT STC'S MEETING WITH OTFORD PARISH COUNCIL CONCERNING ACTIVE TRAVEL COLLABORATION PROJECT

a) Councillors received and noted a list of actions agreed between OPC and STC concerning the above project.

b) The Town Clerk provided a summary of the meeting and it was noted that STC is awaiting receipt of OPC's 2017 feasibility study and quotes for updating it, before any further action be taken.

214 NOTIFICATION OF NEW CIL SPENDING BOARD

Councillors received and noted invitation to Sevenoaks District Council's next CIL Spending Board on 1st September 2022, and noted that applications to be considered at this, they must be submitted by 17th July 2022.

It was noted that Sevenoaks Town Council had insufficient time and resources to prepare a robust funding submission. It was hoped that Sevenoaks District Council would timetable future application dates and that the Town Council could submit an application for funding towards an Electric Bus for the No 8 route as per its priorities.

215 PAVEMENTS WITH OVERHANGING HEDGING

a) Councillors noted that specific locations and online logging of overgrown vegetation is required for KCC to investigate and rectify these.

b) It was **RESOLVED** that the following list of locations be logged by Sevenoaks Town Council's Planning Officer on Kent County Council's online reporting tool for inspection, in order for the Town Council to have an ongoing record of matters reported. It was also noted that Town Councillors could submit their concerns direct to KCC via its appropriate website:

- 4, 8A, 38 – 44, 141-147 Bradbourne Park Road
- Bradbourne Vale Road – Sevenoaks Town Council offices to A25 junction with Bradbourne Lakes
- Junction of Hitchen Hatch Land and Dartford Road.

216 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 4th July 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

217 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 7.50 p.m.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 11-7-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01308/FUL	Samantha Simmons 25/07/22	Cllr Michaelides	Mr B Best barry.best@co
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Baber		Malabar Coffee House	81 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/22
Change of use from open amenity land to Class E usage.				

Comment

Sevenoaks Town Council did not provide comment, having a pecuniary interest in this application.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01428/FUL	Ashley Bidwell 14/07/2022	Cllr Bonin	APX Architecture Ltd 012
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Wear		St Botolphs Court	10 Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/22
Alterations to existing parking to create larger parking bays and improve manoeuvrability.				

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01565/FUL	Charlotte Brooks-Lawrie 20/07/2	Cllr Busvine	SJM Planning 01892 882
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Flawn		The Annexe	84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/22
Change of use of existing Annexe to provide holiday let accommodation.				

Comment

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the concerns raised during pre-application consultation have been adequately addressed.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01593/FUL	Ashley Bidwell 14/07/2022	Cllr Busvine	OA-Residential 01732 80
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P McPartland		Specialist Lift Services, The	5 Victoria Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/22

Change of use from Commercial Offices to 3 new dwellings, new roof level and external alterations. Associated works.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-7-22

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01604/FUL	Ashley Bidwell 15/07/2022	Cllr Morris Brown	Mr Alex Raynor 01892 874999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cohen		Flat 1 and Flat 2	43 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/22
Demolition of outbuilding and erection of a two storey side extension with roof alteration to form additional accommodation to the ground floor, first floor and second floor flats.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

The proposal would have a detrimental impact on the character of the conservation area and would be out of keeping with other properties in the area

It is a cramped form of development occupying almost all the area of the site, leaving no garden or amenity space for residents

The bulk and mass of the building plus extension - occupying almost all the width of the site within 3.8m of the rear gardens in Sandy Lane at first floor plus roof level - will enclose and overshadow homes and gardens of no 35 to 43 Sandy Lane damaging residential amenities.

The new windows created at first floor level would overlook at close range the gardens of 35 to 43 Sandy Lane.

There are Insufficient parking arrangements for the flats in a congested area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01622/FUL	Ashley Bidwell 15/07/2022	Cllr Michaelides	GMA Architecture 02088 045050
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Paragon Building Consultancy		Moshulu	3 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/22
Internal alteration to create one shop from two existing units and alteration to shop front to match existing.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the designs and materials.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01646/HOUSE	Samantha Simmons 14/07/202	Cllr Morris Brown	Nadia Ledger Architects 07832 10010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Moerdijk			17 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/22
Remove existing single story rear extension, garage and shed. New single storey side and rear extension, pitched roof to front part of extension and flat roof at the rear with solar panels.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-7-22

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01664/HOUSE	Charlotte Brooks-Lawrie 18/07/22	Cllr Camp	
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs O Maddison	Jutland	7 Carrick Drive	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/06/22	
Rebuilding of rear conservatory and addition of room and carport to the front of dwelling.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied regarding the finish and materials used, particularly the large black framed windows in the new carport.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01667/HOUSE	Stephanie Payne 15/07/2022	Cllr Clayton	RDJW Ltd 01784 459211
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Baker		7 Quarry Hill	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/06/22	
Proposed garden office.				

Comment

Sevenoaks Town Council recommended approval provided the planning officer is satisfied that the new building is not visible from surrounding houses and on condition that:

- the building is only for use of the house in the same property
- the trees and hedges to the north, west and south are maintained as effective screens in perpetuity

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01669/FUL	Ashley Bidwell 19/07/2022	Cllr Bonin	JD Architects 07748 6378
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O Agent		52 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/06/22	
New 3 storey rear extension to existing office building. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-7-22

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01698/ADV	Charlotte Brooks-Lawrie 19/07/22	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pehasus Planning Group Ltd			5 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/22
Installation and display of 1no. Internally illuminated fascia sign and 1no. Internally illuminated projecting sign.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
- Sevenoaks Town Council continues to uphold its design policy on not permitting internally illuminated signs

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01744/HOUSE	Louise Cane 22/07/2022	Cllr Busvine	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Harrison			81 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/22
Proposed external stair to access rear garden, repair/replace projection bay window to first floor and second floor window to front elevation, replacement roof covering.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied that the addition of the staircase will not unduly adversely impact on the heritage and character of this Grade II listed building and that proposed materials are appropriate.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01745/LBCALT	Louise Cane 22/07/2022	Cllr Busvine	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Harrison			81 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/22
Proposed external stair to access rear garden, repair/replace projection bay window to first floor and second floor window to front elevation, replacement roof covering.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied that the addition of the staircase will not unduly adversely impact on the heritage and character of this Grade II listed building and that proposed materials are appropriate.

Planning Applications Considered

Applications considered on 11-7-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01779/HOUSE	Samantha Simmons 25/07/202	Cllr Eyre	Open Architecture 01732 770500
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs Landgrebe	The Beeches	Little Julians Hill	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/07/22	
Proposed side extension.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01781/LBCALT	Anna Horn 25/07/2022	Cllr Bonin	Purcell 01227 475375
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr T Nisbet	Queens Court Flat, Knole Hous	Knole Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/07/22	

The construction of a fire rated partition, creating a protected escape route from the apartment sleeping accommodation, through the apartment kitchen to the exit to Queen's Court.

Comment

Sevenoaks Town Council recommended approval subject to the application being supported by the Conservation Officer.