

Minutes of the PLANNING COMMITTEE meeting held on Monday 25th July 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/6eu7ikSqlrg>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Arrived 7:06pm
Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry – Mayor	Apologies
Cllr Dr Canet	Present	Cllr Parry	Apologies
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

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

238 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

239 DECLARATIONS OF INTEREST

None.

240 DECLARATIONS OF LOBBYING

None.

241 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 11th July 2022.

It was RESOLVED that the minutes be approved.

242 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.

243 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

The Committee noted that Sustrans' rescheduled LCWIP Engagement session will be held on 4th August 2022 at 13:30 via Microsoft Teams. This to provide update on the project and to invite stakeholder feedback.

244 NEIGHBOURHOOD DEVELOPMENT PLAN

a) Councillors noted that Sevenoaks District Council are arranging to hold a Regulation 16 public consultation of the Sevenoaks Town Neighbourhood Plan between the following dates:

9am on Thursday 4th August 2022 – 5pm on Thursday 22nd September 2022

b) An updated timetable for the progression of the NDP was also received and noted. Cllr Raikes enquired whether the Independent Examiner's report would be provided at the closure of the public consultation, as implied by the timetable.

c) Cllr Dr Canet requested information of when SDC will begin advertising the public consultation. It was agreed that the Planning Committee Clerk enquire as to this, and also clarify when the Examiner's report can be expected, following the public consultation.

245 APPEALS

a) Councillors noted that the following appeal had been dismissed on 12th July 2022:

APP/G2245/D/21/3287369: 21/02026/HOUSE – Primrose Cottage, Clenches Farm Road

b) Councillors noted that the following appeal had been dismissed on 12th July 2022:

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

246 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application was discussed by the Development Control Committee on Thursday 21st July 2022. This was not attended by a representative of Sevenoaks Town Council due to Councillor unavailability.

- 22/00893/HOUSE – The Old Bakehouse, Six Bells Lane

247 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application was discussed by the Development Control Committee on Thursday 21st July 2022. This was not attended by a representative of Sevenoaks Town Council due to Councillor unavailability.

- 21/03402/FUL – Land East of 168 St Johns Hill

248 PUBLIC TRANSPORT BRIEFING NOTE: POST PANDEMIC BUS NETWORK REVIEW FROM KENT COUNTY COUNCIL

a) Councillors received and discussed a briefing report from Kent County Council’s Public Transport Team, which identifies withdrawals that KCC expect bus operators to be making to services between July and October 2022.

b) Cllr Eyre noted that both KCC Officers and Go Coach are working very hard to arrange replacement services to mitigate the negative effects of this – the efforts of which are not reflected in the report at the time of production. He noted that the issue is commercial operators being unable to afford to continue to provide services.

c) Cllr Shea expressed disappointment in the timing of this information so close to the start of the new school year, due to the effect on travel arrangements for students. It was noted that this significant issue ties into a current project of the Youth Services Committee, which intends on arranging a conference between Sevenoaks schools to discuss STC’s Green Initiatives Investment Plan.

d) Cllr Dr Canet expanded on Cllr Shea’s concerns, as the loss of school bus services will also increase congestion and air pollution.

e) Cllr Raikes reiterated Cllr Shea’s suggestion that the need for replacement school bus services could be mitigated through conversations with and coordination between local Sevenoaks Schools.

249 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. 2] 22/01775/HOUSE – 44 Robyns Way (For)

(b) The Committee considered planning applications received during the two weeks ending 18th July 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

250 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the progression of the Neighbourhood Development Plan to Regulation 16 Public Consultation, along with SDC’s earmarked dates for this with new draft timetable.

There being no further business the Chairman closed the meeting at 7:46pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 25-7-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01316/HOUSE	Stephanie Payne 02/08/2022	Cllr Eyre	Carmen Austin 07866 962 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Waldron			32 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/22
Ground floor entrance hall and first floor bedroom extension. New dormer to loft. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01775/HOUSE	Stephanie Payne 01/08/2022	Cllr Dr Canet	MKA Architects 01732 85 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Wright			44 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/22
Demolition of existing garage and erection of annex to include one bedroom and living area for elderly relative.				

Comment

Sevenoaks Town Council recommended approval, providing the new building remains ancillary to the existing house.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01817/HOUSE	Stephanie Payne 29/07/2022	Cllr Hogarth	Carmen Austin 07866 962 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
E Carey			1 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/07/22
Single storey side extension to house. New carport.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-7-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01830/HOUSE	Samantha Simmons 29/07/2022	Cllr Bonin	HCUK Group Ltd 01548 840000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Rev'd L and Dr C Kevis			20 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/07/22
Erection of new part two, part single storey side annexe to create new living accommodation ancillary to the residential use of the host property.				

Comment

Recommended from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended refusal on the grounds that the bulky side addition harms the significance of both the locally listed building and the Vine Conservation Area.

Informative: Sevenoaks Town Council requests that if the Planning Officer is minded to approve this application, a condition be applied to ensure the extension remains ancillary to the main house and does not become a separate dwelling.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01839/FUL	Ashley Bidwell 31/07/2022	Cllr Michaelides	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dennington			84 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/22
Upgrading of existing corporate signage.				

Comment

Sevenoaks Town Council noted that this application is not available on the Planning Portal and therefore could not provide comment.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01840/ADV	Ashley Bidwell 31/07/2022	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dennington			84 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/22
Upgrade to existing corporate signage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-7-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01846/HOUSE	Christopher Park 02/08/2022	Cllr Morris Brown	Harringtons 01732074220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Franks			5 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/22
Replacement conservatory.				

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no detrimental impact on the amenities of the neighbouring property, particularly from the dormer windows.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01846/HOUSE	Christopher Park 09/08/2022	Cllr Morris Brown	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Franks			5 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/22

22/01846/HOUSE - Amended plan

Replacement conservatory.

A summary of the main changes are set out below:

The applicant has made changes to the conservatory on this existing plans and the roof design of the proposed extension on the proposed plans.

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no detrimental impact on the amenities of the neighbouring property, particularly from the dormer windows.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01851/CONVAR	Anna Horn 01/08/2022	Cllr Bonin	Maple Planning 07769 94
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/22

Removal of condition 4 of 22/00419/FUL for Proposed change of use of outbuilding to holiday accommodation to allow for longer term letting.

Comment

Recommended from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended refusal on the grounds that this would be creating a new dwellinghouse in a way which is not in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Planning Applications Considered

Applications considered on 25-7-22

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01883/HOUSE	Christopher Park 03/08/2022	Cllr Parry	Level Architecture 01892 074438
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Ouertani			35 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/22
Single storey rear extension and first floor rear extension with internal alterations.				

Comment

Recommended from the Chair with Cllr Parry's apologies:

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01887/HOUSE	Charlotte Brooks-Lawrie 05/08/22	Cllr Camp	Harringtons 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hart			67 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/22
Proposed single storey rear extension.				

Comment

Recommended from the Chair with Cllr Camp's apologies:

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01899/HOUSE	Charlotte Brooks-Lawrie 05-08-22	Cllr Parry	Brooks Design Service 02 00000000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Corrigan			3 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/22
Proposed first floor front/side extension. Alterations to roof.				

Comment

Proposed from the Chair with Cllr Parry's apologies:

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01902/HOUSE	Christopher Park 05/08/2022	Cllr Eyre	MRW Design 077634637
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Freshwater			24 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/22
Removal of conservatory and new single storey extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-7-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01918/HOUSE	Stephanie Payne 08/08/2022	Cllr Eyre	OPEN Architecture 01732 730500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Ward			15 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/07/22
Conversion of existing garages into reception room and new attached single garage.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01922/HOUSE	Christopher Park 08/08/2022	Cllr Clayton	JAGMA 02080 510789
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Rozario			1 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/07/22
Single story rear extension.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of amenity to neighbours.