

Minutes of the PLANNING COMMITTEE meeting held on Monday 8th August 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/PRzth9PICnw>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

251 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

252 DECLARATIONS OF INTEREST

None.

253 DECLARATIONS OF LOBBYING

Representation from Sevenoaks Society was received and forwarded to all Councillors objecting to the following application:

[Plan no. 5] 22/01849/FUL – 150 High Street

254 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 25th July 2022.

It was RESOLVED that the minutes be approved.

255 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.

256 NEIGHBOURHOOD DEVELOPMENT PLAN

a) Councillors noted that the Regulation 16 Public Consultation, inviting comments on the Submission Draft of the NDP and organised by Sevenoaks District Council, began on 4th August 2022. This will run until Thursday 22nd September 2022.

b) Councillors noted that there had been some public confusion over whether it was Sevenoaks Town Council or Sevenoaks District Council that had produced the NDP, due to SDC's arranging the Public Consultation in its role as the Local Planning Authority. This distinction had since been clarified on the consultation webpage, available via the following link:

<https://engagement.sevenoaks.gov.uk/strategic-planning/sevenoakstownndp/>

c) It was noted that in addition to all related NDP documents being available online, a printed copy of the NDP is also available at the Town Council Offices, Sevenoaks District Council Offices, Bat and Ball Centre, and at the Kaleidoscope Library.

257 SEVENOAKS DISTRICT COUNCIL TOWN CENTRES STRATEGY

Councillors received and discussed Sevenoaks District Council's Town Centre Strategy, published in April 2022. The following observations were made, and it was **RESOLVED** that they be forwarded to the District Council:

- There is a marked lack of mention of the significant contribution of professional services to the economic activity in Sevenoaks Town. This could be rectified by linking the Town Centre Strategy to the Economic Development Strategy, where this contribution is detailed.
- While the Town Team is allocated a role in the Town Centre Strategy, Sevenoaks Town Council is not. There is also no mention of the Neighbourhood Development Plan, which is hoped to go to Referendum in October/November 2022.

258 POLICY CONSULTATION BRIEFING ON POTENTIAL SOLUTIONS AND REGULATIONS TO SHORT TERM HOLIDAY LETS

The Committee **RESOLVED** not to provide comment on this consultation, due to the Town Council believing that short term holiday lets in Sevenoaks Town is not a prevalent enough issue to afford Councillors an understanding of the issues that may be related to short term lets.

259 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Refused by the Development Control Committee on 21st July 2022.

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

260 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Refused by the Development Control Committee on 21st July 2022.

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

261 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 1st August 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

262 PRESS RELEASES

None.

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 8-8-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00818/ADV	Christopher Park 19/08/2022	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council			26-28 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/22
22/00818/ADV - Amended plan				
Consent to display signs.				
A summary of the main changes are set out below: Amended plan.				

Comment

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

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01709/FUL	Louise Cane 18/08/2022	Cllr Shea	Ampersand Associates 01 276555999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davies			14 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/07/22
To remove part of an existing glazing and form new double entrance door opening, secure remaining glazing, alter existing cladding to instal new double doors. Install ballards and drop box.				

Comment

**Proposed from the Chair with Cllr Shea's apologies:
Sevenoaks Town Council recommended approval.**

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01784/HOUSE	Christopher Park 11/08/2022	Cllr Morris Brown	Mr Andy Matthews 01322 666904
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Sim			4 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/22
Construction of a rear single storey extension, and conversion of loft space to living accommodation with dormer window to rear. Fence to front.				

Comment

**Proposed from the Chair with Cllr Morris Brown's apologies:
Sevenoaks Town Council recommended approval.**

Planning Applications Considered

Applications considered on 8-8-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01823/HOUSE	Christopher Park 11/08/2022	Cllr Hogarth	Jeremy Page Associates 01450050440
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
F Iqbal			24 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/22
To form new first floor and 2 storey extensions with new roof section to the rear and side elevations.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01849/FUL	Anna Horn 09/08/2022	Cllr Busvine	Open Architecture 01732 770500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bateman			150 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/22
Refurbishment of existing building, conversion of first and second floor to residential, demolition of rear extension with replacement new build residential extension with ancillary refuse and cycle store, additional storey for residential use.				

Comment

Sevenoaks Town Council recommended refusal, unless the Conservation Officer is satisfied that the additional height, as well as the proposed design and materials for the third floor would not appear incongruous and out of keeping with the local conservation area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01868/HOUSE	Christopher Park 19/08/2022	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J & C Crack			83 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/22
Resurfacing and reprofiling front drive.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01885/MMA	Anna Horn 11/08/2022	Cllr Michaelides	NC Architecture 01625 53 0767
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XPS Self Invested Pensions		Barclays	80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/22
Amendment to 21/04179/FUL.				

Comment

**Proposed from the Chair with Cllr Michaelides' apologies:
Sevenoaks Town Council recommended approval, subject to the Planning Officer and Conservation Officer being satisfied with the designs and materials.**

Planning Applications Considered

Applications considered on 8-8-22

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01940/HOUSE	Christopher Park 11/08/2022	Cllr Granville-Baxter	Barry Best 07721 010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Medhurst			115 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/22
Removal of existing roof. Construction of a new roof to form additional living accommodation.				

Comment

**Proposed from the Chair with Cllr Granville-Baxter's apologies:
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no overshadowing of number 113a to the left when facing the property.**

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01949/LBCALT	Sean Mitchell 11/08/2022	Cllr Michaelides	NJA Town Planning 0140 2050004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K & A Golding			41 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/22
Listed building consent to refurbish seven existing timber sash windows on the three storey south elevation.				

Comment

**Proposed from the Chair with Cllr Michaelides' apologies:
Sevenoaks Town Council recommended approval.**

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01953/HOUSE	Stephanie Payne 10/08/2022	Cllr Parry	Harringtons 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gorw		Little Toads	22 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/07/22
Conversion of garage, new door and sidelight to side elevation, render to first floor.				

Comment

**Proposed from the Chair with Cllr Parry's apologies:
Sevenoaks Town Council recommended approval.**

Planning Applications Considered

Applications considered on 8-8-22

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01973/FUL	Ashley Bidwell 14/08/2022	Cllr Parry	DHA Planning 01622 776 886
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bedford		Land West of	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/22
Conversion of stables to a new self contained dwelling two bedroom dwelling.				

Comment

**Proposed from the Chair with Cllr Parry's apologies:
Sevenoaks Town Council recommended refusal, on the grounds that the proposals go against SDC Policies GB7 and EN1, and that the application does not demonstrate sufficient advantages to justify such a development in an AONB in the Green Belt.**

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01974/FUL	Anna Horn 19/08/2022	Cllr Granville-Baxter	David Hayward 01785 25 488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Burton		Knole Academy	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/22
The erection of a single storey, 2 classroom, modular building.				

Comment

**Proposed from the Chair with Cllr Granville-Baxter's apologies:
Sevenoaks Town Council recommended approval.**

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01975HOUSE	Christopher Park 11/08/2022	Cllr Shea	Harringtons 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Devonshire			2 Highlands Park	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/07/22
Single storey front extension with covered porch, Garage extension with roof light.				

Comment

**Proposed from the Chair with Cllr Shea's apologies:
Sevenoaks Town Council recommended approval, subject to the Aboricultural Officer being satisfied with the tree protection measures.**

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02001/HOUSE	Stephanie Payne 15/08/2022	Cllr Dr Canet	Mr David Dennis 01732 2 48448
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Forbes			2 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/07/22
Demolition of existing extension to replace with single storey side and rear extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-8-22

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02006/FUL	Samantha Simmons 16/08/2022	Cllr Camp	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Vos		Lahaina	Linden Chase	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/07/22	
Conversion of the existing detached garage into separate dwelling, single storey extension.				

Comment

**Proposed from the Chair with Cllr Camp's apologies:
Sevenoaks Town Council recommended refusal, unless the annex is deemed to be ancillary to the existing dwelling.**

**Informative:
If the garage conversion is required to have its own curtilage, an additional block plan needs to be provided showing proposed boundary, and new access into Lahaina.**

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02019/HOUSE	Stephanie Payne 22/08/2022	Cllr Clayton	CJ Harding Degign 07946 775504
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R McClelland			8 Prospect Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/08/22	
Erection of new front dormer with alterations to existing rear dormer and fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied there will be no detrimental impact on the street scene, and the Planning Officer is satisfied there will be no loss of privacy to houses on the other side of Prospect Road, or to houses in Cobden Road.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02036/HOUSE	Christopher Park 18/08/2022	Cllr Raikes	Harringtons 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Tyrrel-Clark			6 The Glade	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/07/22	
Demolition of existing conservatory, erection of two storey rear extension with dormer with obscure glazed side window and a patio with retaining wall.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-8-22

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02064/HOUSE	Stephanie Payne 22/08/2022	Cllr Parry	DHA Planning 01622 775 886
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Lawrence			66 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/08/22
Erection of a part-single storey and part-two storey side and rear extension. A roof extension and loft conversion with the addition of new dormer windows to the front and rear and reconfiguration of car parking and driveway.				

Comment

**Proposed from the Chair with Cllr Parry's apologies:
Sevenoaks Town Council recommended approval.**