

Minutes of the PLANNING COMMITTEE meeting held on Monday 22<sup>nd</sup> August 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/51ScLvITN-Y>

**Present:**

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**Committee Members**

Cllr Ancrum	<b>Apologies</b>	Cllr Hogarth	<b>Present, left at 8:02pm</b>
Cllr Bonin	<b>Apologies</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Apologies</b>	Cllr Mrs Parry – Mayor	<b>Present</b>
Cllr Dr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper	<b>Apologies</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>

**Also in attendance:**

Town Clerk

Planning Committee Clerk

Cllr James London (Brasted, Chevening & Sundridge)

Cllr Nigel Williams (Brasted, Chevening & Sundridge)

5 Members of the Public

**PUBLIC QUESTION TIME**

A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 7], Bus Service Updates, by prior agreement. This included highlighting how the rerouting of various bus services through Sevenoaks Town could increase air pollution, congestion and HGV activity in the Town, as well as disadvantaging Sevenoaks students.

A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 6], Sigma Strategic's consultation on Lane at Ashgrove Road, by prior agreement. This included raising concerns regarding potential negative impacts that the proposed development in this AONB could have, such as reduction of pedestrian safety on the unpaved road, as well as increased traffic and pressure on the weakened structure of the road.

**263     REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**264     DECLARATIONS OF INTEREST**

Cllr Parry and Cllr Mrs Parry declared that they had received postal notification of Sigma Strategic's consultation on land at Ashgrove Road, due to their living in the vicinity of the proposals.

**265     DECLARATIONS OF LOBBYING**

a) Representation objecting to the proposals of [Agenda Item 6] was received and forwarded to all Councillors prior to the meeting.

b) Representation regarding [Agenda Item 7] was received and forwarded to all Councillors prior to the meeting.

c) Cllr Clayton and Cllr Parry declared that they had both been lobbied regarding [Agenda Item 7] – Bus Service Updates by residents and non-residents of Sevenoaks Town.

d) Cllr Parry declared that he had been lobbied on [Agenda Item 6] on Sigma Strategic's proposals for land at Ashgrove Road.

e) Cllr Shea, Cllr Dr Canet and Cllr Granville-Baxter declared that they had been lobbied on [Agenda Item 8] by the developer of 20/03293/FUL – Pinehurst House Nursing Home.

266 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 8<sup>th</sup> August 2022.

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

b) The Committee received and noted the MINUTES of the Sevenoaks Joint Transportation Board meeting held on 8<sup>th</sup> March 2022.

267 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.

268 SIGMA STRATEGIC – CONSULTATION ON LAND AT ASHGROVE ROAD

a) Councillors received information and invitation to comment on Sigma Strategic's consultation for its proposals for land at Ashgrove Road.

b) Cllr Eyre and Cllr Raikes noted that there were currently no plans for Sevenoaks Town Council to consider, and therefore it was **RESOLVED** that Sevenoaks Town Council respond with no comment at this time.

269 BUS SERVICE UPDATES

a) Councillors discussed the anticipated changes and cancellations to bus services in Kent, and the following observations were made:

- Cllr Eyre noted that capacity requirements were currently being calculated by KCC, that 97% of the bus services in Kent are commercial as opposed to being funded by KCC, and also that the status of school buses is changing daily due to KCC Officer and Cllr efforts.

- Cllr Clayton predicted that the rerouting of the buses through Sevenoaks Town would result in increased congestion and air pollution in Sevenoaks Town, as well as Sevenoaks students being unable to board the full buses. He also remarked on buses being HGV diesel vehicles, which both the Town and the District Council are trying to discourage use of within Sevenoaks Town.
- Cllr Shea queried whether KCC could provide modelling that shows how projections of student capacity are being predicted, including how students of each school and residence will get from home to school. It was noted however that the fast-evolving nature of the situation may make this challenging.
- Cllr Parry proposed that STC request information on what potential problems KCC is anticipating, and the numbers of Sevenoaks students predicted to board and disembark at the Sevenoaks interchange.
- Councillors also acknowledged the burden and stress that the bus service cancellations and uncertainty is putting on parents.

b) Cllr Raikes summarised the Committee's comments and it was **RESOLVED** that the following concerns be forwarded in a letter to Kent County Council, with SDC and KCC Cllrs copied in:

- Capacity of the buses compared to volume of students predicted to use them, and whether there will be enough room for Sevenoaks students to board at the interchange point at Sevenoaks Bus Station
- Impact that the increased use of HGVs stopping for extended amount of time in Sevenoaks Town will have on the environment, air pollution, congestion and Sevenoaks Town in general
- The decision to choose Sevenoaks Bus Station as an interchange for the above reasons
- The logistics and safeguarding procedures, as well as what data KCC currently have on anticipated numbers of students

## 270 APPEALS

Councillors noted that the following appeal had been submitted:

- **APP/G2245/W/22/3301377 – 20/03293/FUL – Pinehurst House Nursing Home, Pinehurst**

## 271 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was discussed by the Development Control Committee on 18<sup>th</sup> August 2022.

- **22/00818/ADV – 26-28 Pembroke Road**

272 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was discussed by the Development Control Committee on 18<sup>th</sup> August 2022.

- **22/01088/MMA – 40 High Street**

273 SUSTRANS CYCLING ROUTE EXERCISE

a) Councillors received and noted Sustrans' cycling route exercise, which asks stakeholders to categorise the nine proposed cycling routes according to whether they are considered High, Medium, or Low Priority.

b) The following categorisations were discussed and agreed. The remaining routes were omitted from the exercise, due to their being outside Sevenoaks Town's border.

- High Priority: Otford to Sevenoaks (Route 1), East/East Schools Route (Route 3), and cycle routes within Sevenoaks Neighbourhood Development Plan
- Medium Priority: North/South Link (Route 6)
- Low Priority: Sevenoaks Wildlife Reserve Loop (Route 8) limited to the **Southern portion only**.

c) It was **RESOLVED** that the above classifications be forwarded to Sustrans.

274 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 15<sup>th</sup> August 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

275 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued noting and providing outline of the Planning Committee's discussion of bus service updates in Sevenoaks and its decision to forward concerns to Kent County Council.

There being no further business the Chairman closed the meeting at 8:26pm.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 22-8-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01139/FUL	Anna Horn 29/08/2022	Cllr Busvine	Direct Sports Lighting 084 56420700
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Town Council	Knole Paddock and Raleys Field	Plymouth Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/22	

## 22/01139/FUL - Amended plan

**Removal of existing discharge lighting and installation of new low energy LED floodlights on to existing columns.**

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

**An amended lighting assessment has been submitted by the applicant including the vertical illumination data for the lighting array, as requested by the Environmental Health Officer.**

### Comment

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

**Sevenoaks Town Council made no comment, as it is the applicant of this application.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01667/HOUSE	Stephanie Payne 24/08/2022	Cllr Clayton	Robert Davies 01784 459 044
<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>	
			03/08/22	

## 22/01667/HOUSE - Amended plan

**Proposed garden office.**

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

**Further information as requested by the Tree Officer has been submitted.**

### Comment

**Sevenoaks Town Council reiterated its recommendation for approval, provided that:**

- the tree officer is satisfied with measures to protect nearby trees,
- the planning officer is satisfied that the new building is not visible from surrounding houses
- on condition that:
  - the building is only for use of the house in the same property and
  - the trees and hedges to the north, west and south are maintained as effective screens in perpetuity.

# Planning Applications Considered

Applications considered on 22-8-22

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01743/ADV	Sean Mitchell 25/08/2022	Cllr Bonin	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Town Council	Land South of Former Site of t	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/08/22	
<b>Eight CNC Cut Aluminium Composite Panels with Full Colour Digital Print and Gloss UV Laminate to be installed onto existing hoarding. Seven panels to be the Width of 900mm x Height 1500mm, and the remaining one to be Width 3600mm x Height 1500mm. The larger panel to include design work showing "Welcome to Sevenoaks"</b>				

*Comment*

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

**Sevenoaks Town Council made no comment, as it is the applicant of this application.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01810/FUL	Louise Cane 06/09/2022	Cllr Shea	Hale Architecture Ltd 020 73400050
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O Agent	Former Builders Yard	14 Cramptons Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/08/22	
<b>Erection of multiple type of fences with gates.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02000/FUL	Anna Horn 24/08/2022	Cllr Hogarth	Offset Architects 01732 7 50000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs May	Meadowfield	60 Hitchen Hatch Lane	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/08/22	
<b>Demolition of the existing dwelling and detached garage and construction of new detached dwelling with integral garage, basement and rooms in the roof including associated landscaping works and Air Source Heat Pump.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval, subject to a condition that the rainwater run off and drainage is handled appropriately.**

# Planning Applications Considered

Applications considered on 22-8-22

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02008/HOUSE	Stephanie Payne 24/08/2022	Cllr Dr Canet	Smiley Jim 07873522110
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Lukosevicius			242 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/22
<b>Installation of solar panels in rear garden and relocation of existing green house.</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>
	22/02040/HOUSE	Stephanie Payne 23/08/2022	Cllr Hogarth	Wyatt Glass 01732 83243
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Portman House	35 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/08/22
<b>Form new opening in lounge wall and construct facebrick and glass extension under a slate roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02040/HOUSE	Stephanie Payne 26/08/2022	Cllr Hogarth	Wyatt Glass 01732 83243
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Portman House	35 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/22
<b>22/02040/HOUSE - Amended plan</b>				
<b>Form new opening in lounge wall and construct facebrick and glass extension under a slate roof.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Amended plans</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-8-22

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02052/FUL	Anna Horn 03/09/2022	Cllr Mrs Parry	Bentley White Property 07 706600070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Tomas		Trinity School	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/22
<b>Erection of two storage containers to provide additional storage capacity (for education related equipment and storage capacity associated to ancillary uses to the extant educational use for a temporary period (3 years)).</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02085/LDCEX	Louise Cane 26/08/2022	Cllr Camp	RE Planning 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R James			61A Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/22
<b>Conversion of the two flats (61A &amp; 61B Camden Road) back to a single dwellinghouse. Internal alterations.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02092/HOUSE	Stephanie Payne 26/08/2022	Cllr Raikes	The Surveyors Partnershi 01792004470
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mann			52 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/22
<b>Erection of a two storey rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02094/HOUSE	Stephanie Payne 25/08/2022	Cllr Morris Brown	Level Architecture 01892 074200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Greene			2 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/22
<b>Conversion of garage and room above to habitable space. Rooflights.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 22-8-22

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02095/LBCALT	Stephanie Payne 25/08/22	Cllr Morris Brown	Level Architecture 01892 0742000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Greene		2 Quakers Hall Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/08/22	
<b>Conversion of garage and room above to habitable space. Rooflights.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02119/HOUSE	Christopher Park 30/08/2022	Cllr Morris Brown	DEB Architects 07815939 770
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Eliades		51 Cobden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/08/22	
<b>Erection of a side extension to rear of the property.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02126/FUL	Louise Cane 29/08/2022	Cllr Parry	Robinson Escott 01689 8 00004
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr V Grigore	Tanglewood House	33 Garth Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/22	
<b>Demolition of existing detached dwelling with integral lower ground floor garage and erection of replacement detached dwelling to also be served by integral lower ground floor garage with associated landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02136/HOUSE	Louise Cane 29/08/2022	Cllr Parry	Wu Associates 07762 037 504
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Ms Hu & Yan		31 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/22	
<b>Garage extension to the rear elevation and the construction of an orangery.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-8-22

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02138/HOUSE	Christopher Park 03/09/2022	Cllr Granville-Baxter	Ruchard Bayley 07831 18 0460
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Estrada		6 Farm Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/08/22	
<b>Convert existing garage into reception room with first floor extension. Single storey rear extension with balcony at first floor.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02155/HOUSE	Christopher Park 30/08/2022	Cllr Camp	Harriplan (SW) 01202 549 000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Taylor	Woodleigh Cottage	48 Camden Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/08/22	
<b>Erection of a single storey side and rear extension. First floor extension with roof lights.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval, providing that:**

- the planning officer is satisfied that there is no overlooking, loss of privacy or amenity to neighbouring houses either side from the replacement larger front and rear first floor windows, and the new roof velux windows.
- the Planning Officer is also satisfied that the proposed height is harmonious with the street scene and Residential Character Area Assessment
- that the long obscure glazed dormer windows be conditioned to remain always obscure glazed.