

Minutes of the PLANNING COMMITTEE meeting held on Monday 3rd October 2022 at 7:00pm at Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtu.be/Gx4WKvfk0Sc>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk

PUBLIC QUESTION TIME

None.

324 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

325 **DECLARATIONS OF INTEREST**

None.

326 **DECLARATIONS OF LOBBYING**

None.

327 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 5th September 2022.

It was RESOLVED that the minutes be approved.

328 **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.

329 20MPH CONSULTATION AND ACTIVE TRAVEL SCHEME

a) Councillors received notice that Kent County Council is holding a public consultation on the below proposals, which will run from 30th September 2022 until 10th November 2022. Both of these are available to view via the following link: <https://letstalk.kent.gov.uk/hub-page/highways-traffic-regulation-orders-and-other-legal-notice>

- Prohibition of Traffic Movements on Dartford Road, Sevenoaks
- Amendment to Speed Limit Order on Various Roads in Sevenoaks

b) Councillors noted that this item will also be on the next Planning Committee Agendas for 17th October and 31st October 2022 in order to allow time for consultation documents and potential response to be considered.

c) It was also noted that an Officer from Kent County Council may be scheduled to present the proposals to the Planning Committee at a later date, pending confirmation from KCC.

d) It was **RESOLVED** that Councillors read the consultation documents and forward any questions they have for KCC to the Planning Committee Clerk. These to be collated and presented to KCC prior to providing comment on the consultations.

330 NEIGHBOURHOOD DEVELOPMENT PLAN

a) The Committee received notice that the Regulation 16 consultation held by Sevenoaks District Council for the Sevenoaks Town Neighbourhood Plan closed on 22nd September 2022.

b) Councillors noted comments made by Sevenoaks District Council on the plan, and that the response included copy of comments made in 2020 for the Independent Examiner's information and reference.

c) It was noted that the next step is for the Independent Examiner to review and produce a report on all responses received during the Regulation 16 consultation.

331 STC'S LETTER TO KCC REGARDING BUS SERVICES WITHIN SEVENOAKS

a) Councillors received and noted David Brazier's response to STC's letter to KCC, voicing STC's concerns regarding the bus service updates. The following points were discussed:

- Cllrs noted that some of STC's concerns regarding the re-routing of services via Sevenoaks Bus Station had since been resolved, in the form of some of the cancelled routes being reinstated and others rerouted.
- Cllr Shea stated that overcrowding remains a concern, in addition to many children having to travel without being provided with a travel card. She noted that this was due both to delays in cards being issued to children that had applied in time, and to other children having missed the application deadline

following KCC's advice not to proceed with applying until the routes had been confirmed.

- Cllr Parry proposed that STC respond to David Brazier, thanking him for his response and noting the progress made since STC's previous letter. The response to also include request for a progress report on the remaining concerns, as outlined above by Cllr Shea.
- Cllr Dr Canet requested that this letter also include reference to the potential effect that the bus service updates has had on elderly people, due to school bus services being subsidised by other services that may have otherwise been operational during the day.
- Cllr Shea agreed that clarification as to whether bus services throughout the day have been affected by the school transport issue should also be sought.

b) It was **RESOLVED** that STC respond to David Brazier outlining the above points.

332 DEVELOPMENT CONTROL COMMITTEE

a) The Planning Committee received notice that the below application was discussed by the Development Control Committee on 29th September 2022:

- **22/00683/FUL – Berkeley House, 7 Oakhill Road**

b) Councillors noted that this meeting was attended by Cllr Parry who spoke against the application on behalf of Sevenoaks Town Council.

c) Cllr Raikes confirmed that the application was Refused by the DCC, and Cllr Parry theorised that the Planning Committee's inclusion of SDC policies as grounds for refusal in its previous recommendation could have acted as an aid in the discussion process. He recommended that the Planning Committee make it common practice to identify and cite relevant planning policies in future recommendations, in order to facilitate the DCC in defining grounds for refusal.

333 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Actions, submitted to Sevenoaks District Council in lieu of the cancelled Planning Committee on 19th September 2022.

(b) No members of the public registered to speak on individual applications.

(c) The Committee considered planning applications received during the two weeks ending 26th September 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

334 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 7:43pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 3-10-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01241/FUL	Joshua Ogunleye 07/10/2022	Cllr Eyre	Stephen Langer 01892524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Locke		Land South of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/22
22/01241/FUL - Amended plan				
Erection of new detached six bed dwelling.				
A summary of the main changes are set out below: The applicant has submitted revised documents relating to the tree report.				

Comment

Proposed from the Chair with Cllr Eyre's apologies:

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01885/MMA	Anna Horn 05/10/2022	Cllr Michaelides	NC Architecture 01625532707
<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>
				13/09/22
22/01885/MMA - Amended plan				
Amendment to 21/04179/FUL.				
A summary of the main changes are set out below: Amended plans have been received by the applicant, reducing the size of the terrace and increasing the distance to the locally listed building.				

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.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01946/FUL	Anna Horn 12/10/2022	Cllr Busvine	Tony Sandland 07512033700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Dann			114 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/22
Conversion of former office space to become a domestic apartment at first floor level.				
<i>Comment</i>				
Proposed from the Chair with Cllr Busvine's apologies:				
Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to materials to be used.				

Planning Applications Considered

Applications considered on 3-10-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02036/HOUSE	Christopher Park 08/10/2022	Cllr Raikes	
<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>	
			16/09/22	

22/02036/HOUSE - Amended plan

Demolition of existing conservatory, erection of two storey rear extension with dormer with obscure glazed side window and a patio with retaining wall.

A summary of the main changes are set out below:

Discrepancy between the proposed roof plans and the elevations. The elevations show a dormer which is significantly larger than that shown on the elevations and the drawings have now been amended.

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02247/HOUSE	Stephanie Payne 05/10/2022	Cllr Shea	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Tooth			62 Bradbourne Vale Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/09/22	

22/02247/HOUSE - Amended plan

To construct a single storey flat roofed rear extension with a roof light.

A summary of the main changes are set out below:

Amended site location/block plan received on 12.09.2022.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no adverse impact on neighbouring properties in terms of loss of light or detrimental impact on the shared utilities.

Planning Applications Considered

Applications considered on 3-10-22

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02265/HOUSE	Louise Cane 11/10/2022	Cllr Eyre	David Allen 01732753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms A White		Westra Lodge	114 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/22
Demolition of existing detached outbuilding. Construction of a new detached outbuilding. Associated alterations to landscaping.				

Comment

Proposed from the Chair with Cllr Eyre's apologies:

Sevenoaks Town Council recommended approval provided permitted development rights for the dwelling are removed, and that the Arboricultural Officer is satisfied that none of the trees to be removed (in particular, the Ginkgo) should be protected under TPO. Sevenoaks Town Council also recommended that for every tree removed, two semi-mature trees be planted to replace them. This as per STC Policy PC3 for planning application recommendations.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02368/HOUSE	Christopher Park 05/10/2022	Cllr Dr Canet	Sutton Architects 077938 22277
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Gallant			34 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/22
Proposed rear single storey extension and rear roof dormer.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed materials match existing.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02372/HOUSE	Stephanie Payne 05/10/2022	Cllr Bonin	Kent Building Control 013 2255604
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Pluck		Broughton House	6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/22
Loft conversion with dormer window to front roof, new rooflight to front roof and removal of existing chimney and rooflight.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the plans are in keeping with the Residential Character Area Assessment and existing street scene.

Planning Applications Considered

Applications considered on 3-10-22

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02387/HOUSE	Samantha Simmons 07/10/2022	Cllr Mrs Parry	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Kalaher		Silver Birches	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/22
Demolition of garage and link. Erection of new side and rear extensions and loft conversion. Alterations to roof and fenestration, balcony.				

Comment

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

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02415/FUL	Anna Horn 08/10/2022	Cllr Parry	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs H Hirani			28 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/22
Demolition of the existing garage, sub-division of the plot and construction of a detached dwelling with basement, garden building, associated hard landscaping and alterations to the existing drive.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals would be overdevelopment, are not in keeping with the Residential Character Area Assessment, and would be injurious to the neighbours.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02459/HOUSE	Charlotte Brooks-Lawrie 11/10/22	Cllr Parry	Dye Tabrett 01892 54776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Taylor		Canes	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/22
Remove existing swimming pool. Create new double garage and plant room connecting to existing house and associated external works. Internal alterations. Roof alteration and removal of chimney, changes to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-10-22

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02483/CONVAR	Anna Horn 13/10/2022	Cllr Bonin	Colin Smith Planning 078 70470007
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Olivieri			4 The Shambles	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/22
Removal of condition 3 of 21/03046/FUL for Change of use of premises to a use falling within Use Class E for the sale of sandwiches, other cold food and drink, with ancillary hot food.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02513/HOUSE	Charlotte Brooks-Lawrie 14/10/	Cllr Michaelides	Norton Taylor Nunn 0147 20410700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Hicks			5 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/22
Erection of a greenhouse within the rear garden.				

Comment

Proposed from the Chair with Cllr Michaelides' apologies:
Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the designs and materials.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02514/LBCALT	Charlotte Brooks-Lawrie 14/10/	Cllr Michaelides	Norton Taylor Nunn 0147 20410700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Harris			5 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/22
Erection of a greenhouse within the rear garden.				

Comment

Proposed from the Chair with Cllr Michaelides' apologies:
Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the designs and materials.

Planning Applications Considered

Applications considered on 3-10-22

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02531/HOUSE	Stephanie Payne 16/10/22	Cllr Parry	Skyling Design Ltd 07881 888805
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M & Mrs S Campbell & DiCh			14 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/22
Single storey rear extension with roof terrace over, loft conversion, including alterations to roof, new gable front end over forward projection and raising of the original ridge. External material changes.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no unacceptable loss of amenity to the neighbouring property.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02536/HOUSE	Charlotte Brooks-Lawrie 17/10/22	Cllr Morris Brown	Offset Architects 0173275 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M & Mrs S Miles			18 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/22
New single storey sunroom extension to rear elevation with associated landscape works. Chimney removal.				

Comment

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