

Minutes of the PLANNING COMMITTEE meeting held on Monday 9<sup>th</sup> January 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtu.be/vuHrzigHGtQ>

**Present:**

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**Committee Members**

Cllr Ancrum	<b>Present</b>	Cllr Hogarth	<b>Apologies</b>
Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Absent</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Apologies</b>	Cllr Mrs Parry – Mayor	<b>Remote Attendance*</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, left at 8:19pm</b>

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 2 Members of the Public

\*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.

**501 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**502 DECLARATIONS OF INTEREST**

None.

**503 DECLARATIONS OF LOBBYING**

a) Representation was received from the Agent and forwarded to all Cllrs, in support of the following application:

- **[Plan no. 8] 22/03345/MMA – Site of Summerhill, Seal Hollow Road**

b) Cllr Clayton declared that he had been lobbied by the Applicant, as well as neighbours of the following application:

- **[Plan no. 8] 22/03345/MMA – Site if Summerhill, Seal Hollow Road**

**504 MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 19<sup>th</sup> December 2022.

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

b) The Committee received and noted the MINUTES of the Joint Transportation Board meeting held on 13<sup>th</sup> December 2022.

505 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 held primarily at the Town Council Chambers unless indicated otherwise. These would also be live streamed on Youtube.

b) It was noted that all arrangements were subject to review.

506 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) Councillors noted that Sevenoaks District Council's Regulation 18 Public Consultation on what its Local Plan ought to contain would close on 11<sup>th</sup> January 2023, and that full details of the consultation were available to view via the following link:

<https://www.sevenoaks.gov.uk/localplanexamination>

b) The Committee received and discussed a draft response to the public consultation, as prepared by a Working Party comprised of Cllr Shea, Cllr Parry and Cllr Raikes alongside STC Officers.

c) The Committee discussed and agreed amendments to the Working Party's draft response, and it was **RESOLVED** that the document as amended with Cllr comments be submitted to the District Council. ([Full response](#) uploaded to STC website under "Additional Documents" for 09-01-2023 Planning Committee)

507 NEIGHBOURHOOD DEVELOPMENT PLAN – INDEPENDENT EXAMINER'S REPORT

a) The Committee received and formally accepted the Independent Examiner's Report on the Neighbourhood Development Plan (STNP), which recommended that the STNP proceed to Referendum.

b) The Committee received and noted an email from the SDC Assistant Chief Executive providing an update on SDC's intentions to coincide the Referendum with the May Cllr elections. This stated that SDC were not able to confirm whether this would be a viable option yet, and that an additional update would be sent by the end of the week commencing 9<sup>th</sup> January 2023. (See Appendix for copy of SDC correspondence)

c) Cllrs expressed their concern over the implication that the Referendum may be organised after the May elections, and it was **RESOLVED** that STC formally request that the Referendum be organised as soon as possible as a matter of priority.

d) It was also noted that, were the Referendum held prior to the May elections, voter ID would not be required. This had been cited by SDC as one of the potential complications that may interfere with the Referendum being held in tandem with the elections.

508 JOINT TRANSPORTATION BOARD MINUTES REGARDING 20MPH ZONES IN SEVENOAKS

a) The Committee noted the following resolution reached by Sevenoaks District Council's Joint Transportation Board on 13<sup>th</sup> December 2022:

*Resolved: That*

*(a) it be recommended to KCC that a 30mph speed limit on A25 Seal Road from its junction with High Street to a point 95 metres West of its junction with Pinewood Avenue as advertised via the Traffic Regulation Order (TRO) be implemented and;*

*(b) the introduction of a 20mph zone in Sevenoaks Town which is adequately evidenced and supported be endorsed and;*

*(c) a small Member working group with Officer support refine a scheme that met resolution (b) to report back to a future meeting of the Board be established.*

b) Councillors noted that Cllr Fleming had requested confirmation that SDC had been consulted as a Statutory Consultee for the public consultation, and that KCC Officer Jamie Watson had since provided this alongside a list of contacts that had been notified of the proposals.

509 DEVELOPMENT CONTROL COMMITTEE

a) The Committee received notice that the below application was Refused by the Development Control Committee on 15<sup>th</sup> December 2022. This was attended by Cllr Clayton who spoke against the application on behalf of Sevenoaks Town Council.

- **22/02608/MMA – Site of 60 Bethel Road**

510 DEVELOPMENT CONTROL COMMITTEE

a) The Committee received notice that the below application was Granted by the Development Control Committee on 15<sup>th</sup> December 2022. This was attended by Cllr Clayton who spoke against the application on behalf of Sevenoaks Town Council.

- **22/02462/FUL – Lyndhurst Cottage, Holly Bush Lane**

b) It was noted that this application was incorrectly reported as having been Refused in the 09-01-2023 Planning Committee Agenda, and Cllr Clayton confirmed that it had instead been Granted.

511 DEVELOPMENT CONTROL COMMITTEE

a) The Committee received notice that the below application was Granted by the Development Control Committee on 15<sup>th</sup> December 2022. This was not attended by an STC Cllr, as STC’s previous and ongoing recommendation for approval matched the recommendation made by the Case Officer in the Committee papers.

- **22/02677/FUL – Specialist Lift Services, The Quadrant, 5 Victoria Road**

512 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

**[Plan no. 8] 22/03345/MMA – Site of Summerhill, Seal Hollow Road**

(c) The Committee considered planning applications received during the two weeks ending 2<sup>nd</sup> January 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

513 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the good news that the Independent Examiner had recommended the NDP be put to Referendum pending the 17 modifications and various minor amendments.

There being no further business the Chairman closed the meeting at 9:00pm.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 9-1-23

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02560/HOUSE	Stephanie Payne 14/01/2023	Cllr Hogarth	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Kelly			85 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23

## 22/02560/HOUSE - Revalidated plan

**Formation of vehicular access. Alterations to boundary wall and new wall and brick piers.**

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

**Amended site location and block plan received on 20.12.2022.**

### *Comment*

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

**Sevenoaks Town Council recommended refusal on the grounds that it goes against SDC Policy EN4, as well as due to the loss of the locally listed wall.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03110/HOUSE	Stephanie Payne 13/01/2023	Cllr Ancrum	Studio Hudson Architects 01492670450
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hemley		Summerhill, 3 Vine Lodge Court	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/22

## 22/03110/HOUSE - Amended plan

**Proposed single storey rear extension and first floor rear extension, replacement of the existing detached double garage with a new ancillary outbuilding and associated landscaping works, including an external fitness pool and raised decking.**

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

**The agent has provided Aboricultural information relating to the proposed development, in response to comments from the parish.**

### *Comment*

**Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that the planned extension does not represent over-development of the site.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03303/FUL	Samantha Simmons 20/01/202	Cllr Bonin	Blackburn Architects 0788 5400074
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Melia			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/22

**Demolition of existing dwelling and replacement with a new detached dwelling with associated garaging.**

### *Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer confirming that there is no issues of overlooking, overshadowing or loss of amenity for neighbouring homes.**

# Planning Applications Considered

Applications considered on 9-1-23

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03304/FUL	Samantha Simmons 20/01/2022	Cllr Bonin	Blackburn Architects 0788 5492674
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Light			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/22
<b>Demolition of existing dwelling and erection of detached dwelling with associated garaging.</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to the Planning Officer confirming that there is no issues of overlooking, overshadowing or loss of amenity for neighbouring homes.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03304/FUL	Samantha Simmons 24/01/2022	Cllr Bonin	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Light			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23

## 22/03304/FUL - Amended plan

**Erection of detached dwelling with associated garaging.**

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

**Amended plans to remove a separate planning application from the current suite of drawings.**

## Comment

**Sevenoaks Town Council recommended approval, subject to the Planning Officer confirming that there is no issues of overlooking, overshadowing or loss of amenity for neighbouring homes.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03317/HOUSE	Stephanie Payne 13/01/2023	Cllr Parry	Coleman Anderson 01892 697194
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cochrane			61A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/22

**Single storey side extension, rear orangery extension. Internal alterations with alterations to fenestration.**

## Comment

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 9-1-23

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03325/FUL	Christopher Park 12/01/2023	Cllr Michaelides	James Carney Architects 01474070004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Santharaja		Sevenoaks Carpets	153 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/22
<b>Glazed shop front and roller shutter.</b>				

*Comment*

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

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03345/MMA	Ashley Bidwell 12/01/2023	Cllr Clayton	Howard Sharp LLP 07941 400007
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Site of Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/22
<b>Amendment to 20/01075/FUL.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal unless the Planning officer is satisfied that this does not constitute overdevelopment of the site, or the creation of an unbalanced development, that the loss of the parking area and garage to the side of the house does not eliminate the turning area required for a fire engine required by Kent and by building regulations, and that the access is brought up to the standards required by the same regulations (for which Sevenoaks District Council has indicated planning permission is required). It was noted that the application removes any possibility of a garage on the site.**

**Informative:**

**If Sevenoaks District Council is minded to approve Sevenoaks Town Council insisted that a condition be included requiring the extension to be an integral part of the house, and not made into a separate dwelling, because parking for addition cars associated with two dwellings on the forecourt would make the fire engine turning requirement impossible to achieve, and also create additional nuisance for neighbours. It was also recommended that Permitted Development Rights be removed.**

**Sevenoaks Town Council also noted that what is currently being built does not reflect any plans approved, refused or submitted and pending consideration by Sevenoaks District Council.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03346/MMA	Anna Horn 13/01/2023	Cllr Eyre	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hirani			28 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/22
<b>Amendment to 22/02415/FUL.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 9-1-23

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03381/ADV	Stephanie Payne 21/01/2023	Cllr Busvine	New Vision 01274767796
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Vesey-Hague			49A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/22
<b>Replacement external signage.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03388/MMA	Christopher Park 20/01/2023	Cllr Mrs Parry	Coleman Anderson Archit 01440553401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Melpignano		Badgers Wood	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/22
<b>Amendment to 22/01279/HOUSE.</b>				

*Comment*

**Recommended from the Chair with Cllr Mrs Parry's remote attendance:**

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03442/HOUSE	Louise Cane 21/01/2023	Cllr Raikes	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gorman		Sandlands	51 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/22
<b>Front creation of catslide roof over with dormer extension to first floor. Fenestration and render alterations.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



**Appendix: Email from SDC Assistant Chief Executive regarding SDC's plans for the STNP Referendum**

**From:** Lee Banks  
**Sent:** 09 January 2023 17:11  
**To:** Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>  
**Cc:** Hannah Gooden  
**Subject:** NDP Referendum

Dear Georgie,

I have been speaking with Hannah and Richard today, and they have asked if I could send on an update on their behalf.

I'm sorry that we haven't been able to update you further during today. With this being the first NDP for the District, unfortunately it is taking colleagues here some additional time to ensure that the statutory timetable for the Neighbourhood Plan, as set out in the regulations, corresponds with the dates that matters will need to be considered by District Council committees.

I am also aware that there is some significant concern about the resources that the Council has to deliver the referendum effectively alongside the time period for the District & Parish Council elections, which is further complicated by the introduction of Voter ID in polling stations from May this year.

I very much hope that we can get a further update across to the Town Council in the next couple of days, but certainly by the end of this week.

My apologies that we cannot give any further certainty in advance of your Planning Committee meeting this evening.

Kind regards,  
Lee

Lee Banks  
Assistant Chief Executive  
Sevenoaks District Council  
01732 227161  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)