

Minutes of the PLANNING COMMITTEE meeting held on Monday 23rd 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/t0JMdkSkVso>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk

*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.

546 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

547 **DECLARATIONS OF INTEREST**

None.

548 **DECLARATIONS OF LOBBYING**

a) The Planning Committee Clerk noted that Cllr Bonin had declared via email prior to the meeting that he had been lobbied on the following application:

- [Plan no. 1] 22/03003/HOUSE (AMENDED) – 15 Eardley Road

549 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 9th January 2023.

It was RESOLVED that the minutes be approved.

550 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 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.

551 NEIGHBOURHOOD DEVELOPMENT PLAN – SEVENOAKS DISTRICT COUNCIL’S PROPOSED REFERENDUM DATE

a) The Committee received and noted correspondence between STC and SDC regarding their proposals for the Sevenoaks Town Neighbourhood Plan (STNP) Referendum to be held on 8th June 2023.

b) An update, which included the following highlights was read aloud by the Chairman:

- An email from SDC Officer Hannah Gooden reported that the Chief Executive was looking into ensuring that SDC could deliver the Referendum on 4th May 2023 alongside the local elections.
- STC had since provided a full schedule of amendments as requested in Hannah Gooden’s email. This document included Minor Amendments agreed with STC’s STNP consultant Hugo Nowell, as well as the Proposed Modifications provided by the Independent Examiner in his Report dated 21st December 2022.
- STC was now awaiting response from SDC as to whether an additional Development and Conservation Advisory Committee could be arranged for 31st January 2023 and the Referendum scheduled for 4th May 2023.

c) Cllr Clayton added that he had not heard from the Chairman of the Development and Conservation Advisory Committee regarding his enquiry about whether an additional meeting could be held.

d) Councillors noted that this recent update suggested a much more positive outcome than the previous proposals for Referendum in June 2023, and expressed hope that it would be confirmed soon as achievable.

552 TEMPORARY ROAD CLOSURES – A224 LONDON ROAD & PEMBROKE ROAD: 11TH FEBRUARY 2023 – 19TH FEBRUARY 2023

a) Councillors received notice that the above roads would be closed at their junctions between 11th February 2023-19th February 2023.

b) It was noted that up-to-date information on these works could be accessed via the following link:

<https://one.network/?tm=132112958>

553 APPEALS

a) The Committee received notification that the below appeal Public Inquiry venue had been announced:

APP/G2245/W/22/3308246: 21/04236/OUT – Land South of Little Britains

b) It was noted that the Public Inquiry would be held at the Council Chambers at the Sevenoaks District Council Offices, Argyle Road, and commence at 10:00am on 7th February 2023.

c) Cllr Eyre queried what interaction STC could have in the appeal and if a representative would be allowed to speak at the appeal.

d) It was **RESOLVED** that Cllr Eyre be registered to speak as STC’s representative at the upcoming proceedings. Cllr Parry also stated his intention to attend, and would act as reserve, should Cllr Eyre be unable to attend.

554 PLANNING APPLICATIONS

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

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

(c) The Committee considered planning applications received during the two weeks ending 16th January 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

555 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 7:48pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 23-1-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03003/HOUSE	Christopher Park 31/01/2023	Cllr Bonin	Bolton Chalklin Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J & Mrs A Austin-Clarke			15 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/23

22/03003/HOUSE - Amended plan

Proposed works include a new rear dormer window in the roof, conservation roof light to the front elevation, new arched head window to the front gable, alterations to fenestration, replacement shed, new rear fence and minor landscaping works.

A summary of the main changes are outlined below:

Amendments to the labelling for the elevations, and the inclusion of site levels on the site plans. Additionally, a root protection area method statement has been provided following comments made by the tree officer.

Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended approval, subject to:

The Conservation Officer being satisfied that the plans and materials are in keeping with the Conservation Area in particular the arched head window in the front gable and the size of the rear dormer,

The Conservation Officer also being satisfied that the wall will be adequately protected,

The Planning Officer being satisfied there are no issues with overlooking, and

The Arboricultural Officer being satisfied with the tree protection plans.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03325/FUL	Christopher Park 06/02/2023	Cllr Michaelides	James Carney Architects
<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>
				16/01/23

22/03325/FUL - Amended plan

Provision of a glazed shop front.

A summary of the main changes are set out below:

The position of the door has been moved to be centrally located. Additionally, the proposed external shutter has been removed from the application.

Comment

Recommended from the Chair with Cllr Michaelides' apologies:

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

Planning Applications Considered

Applications considered on 23-1-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03357/FUL	Stephanie Payne 26/01/2023	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Corner		The Lodge	Tonbridge Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/23
Replacement of existing windows and external doors. Enclosure of porch area for installation of air source heat pumps. Alterations to roof for PV collector panels. Creation of separate bin and cycle store enclosure.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to materials to be used.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03379/FUL	Samantha Simmons 27/01/2022	Cllr Bonin	Haskins Design 01322 47
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Shefik		Gallery 88	3 Station Parade, London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/23
Change of use of the rear section of the building from Class E - commercial to Class C3 - 2 self contained flats with associated bin stores and cycle stores. Change of use of the front section of the building from an Art Gallery to a café and hot food takeaway and access to proposed flats.				

Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended approval subject to the Environmental Health Officer being satisfied that the new flats will not be subject to excessive noise and smells to be emitted from the takeaway.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03438/FUL	Anna Horn 24/01/2023	Cllr Camp	Highgate Planning078767
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bennett			36 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Demolition of existing dwelling and erection of a replacement dwelling.				

Comment

Sevenoaks Town Council recommended approval, providing the windows at the first floor on the North and South elevation are obscure glazed.

Planning Applications Considered

Applications considered on 23-1-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03439/FUL	Stephanie Payne 06/02/2023	Cllr Bonin	Martello Building Consulta
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Curling		Police Enquiry Desk, Council O	Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/23
New antenna to front elevation.				

Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03444/HOUSE	Stephanie Payne 27/01/2023	Cllr Parry	Richardson Architectural
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Walmsley		Englefield	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/23
Loft conversion with velux windows and repositioning of existing solar panels.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03455/LBCALT	Anna Horn 24/01/2023	Cllr Bonin	Purcell 01227475375
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Nisbet		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Repairs to Stonework, Loggia Balustrade and Soffit and Re-Tiling of North End of Retailers' Gallery Roof. Installation of new Safety Access Equipment.				

Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended approval subject to the application being supported by the Conservation Officer.

Planning Applications Considered

Applications considered on 23-1-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03456/MMA	Samantha Simmons 24/01/202	Cllr Clayton	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			3 Westfield	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Amendment to 22/00732/HOUSE.				
// Amended Parish Reconsultation Letter for application 23/03456/MMA received on 05/01/2023 to show corrected application number 22/03456/MMA //				

Comment

Sevenoaks Town Council recommended refusal as the revised design is larger and more intrusive in the street scene than the approved design, and fails to conform to the Residential Character Area Assessment recommendation that "The characteristic roof profile should be respected"

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03471/ADV	Samantha Simmons 27/01/23	Cllr Shea	Urban Agile Ltd 07908 91
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pure Gym Limited		Pure Gym, Unit 2, Otford Road	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/23
High-level and low-level fascia signs to front elevation and small totem/directional sign as replacements to previous signs.				

Comment

Proposed from the Chair with Cllr Shea's remote attendance:

Sevenoaks Town Council recommended refusal due to adverse impact on amenity of neighbouring residential properties and the Site of Special Scientific Interest (SSSI).

Informative:
Illumination should be limited in time and brightness to reduce impact on neighbouring homes and wildlife. We note KCC's response on lighting brightness and consider this location, immediately facing onto a SSSI/nature reserve, to be consistent with Zone E2 as a 'relatively dark outer suburban location' (per Institute of Lighting Professionals) and luminance should be limited accordingly.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03472/HOUSE	Christopher Park 24/01/2023	Cllr Raikes	Parkers Design 07776008
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Harrison			15 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Loft conversion with rear dormer and front roof lights.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no unacceptable loss of privacy/amenity to neighbouring properties, especially to the rear in Victoria Road and that the Conservation Officer has no objections.

Planning Applications Considered

Applications considered on 23-1-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03473/HOUSE	Christopher Park 24/01/2023	Cllr Raikes	Parkers Design 07776008
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Harrison			15 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Erection of new timber slated fence panels. New front door and replacement back door.				

Comment

Sevenoaks Town Council recommended refusal unless the Conservation Officer is satisfied that the replacement front door does not adversely impact on the cohesive appearance of this part of the Conservation Area.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03496/ADV	Sean Mitchell 27/01/2023	Cllr Dr Canet	Alder King Planning Cons
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Ltd		Sainsburys	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/23
1 no. new freestanding totem sign.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03511/HOUSE	Christopher Park 30/01/2023	Cllr Granville-Baxter	Samuel Moss 077964547
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Taylor			32 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/23
First floor side extension with cladding and rooflight.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-1-23

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03519/MMA	Anna Horn 31/01/2023	Cllr Michaelides	Avison Young 07778 098 054
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Purelake Homes Limited			136 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/23
Amendment to 20/03476/FUL.				

Comment

Proposed from the Chair with Cllr Michaelides' apologies:

**Sevenoaks Town Council recommended approval subject to:
The Planning Officer being satisfied with the materials and designs
A revised viability study being done to accompany the addition of the extra units, in order to assess the scope for additional affordable housing
The Planning Officer being satisfied that the addition of the extra units will not have an unacceptable or adverse impact on neighbouring amenity, and that the sizes of the proposed units will provide an acceptable amount of living space to the occupants.**

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03534/HOUSE	Christopher Park 02/02/2023	Cllr Parry	Offset Architects 01732 7 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nair			2 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/23

**Front extension to create new entrance at drive level with Utility and WC with rooflights.
Demolish existing garage to construct basement Games Room and reconstruct Garage above. New garden access steps to rear garden.**

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03568/HOUSE	Stephanie Payne 30/01/2023	Cllr Busvine	Robinson Escott Planning 01223 888881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss L Morley & Mr M Vermuel			10 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/23

First-floor side extension over existing garage and replacement of existing rear conservatory with single-storey rear addition. Roof and fenestration alterations.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no unacceptable loss of amenity to No. 11 The Dene and that the proposal is not in conflict with the Residential Character Area Assessment.

Planning Applications Considered

Applications considered on 23-1-23

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03589/HOUSE	Stephanie Payne 02/02/2023	Cllr Eyre	WA Architects 01959 565 665
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Aspinall		Timbers	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/23
Single storey rear extensions, loft conversion with roof lights and alteration to roof height, garage conversion and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00004/LBCALT	Samantha Simmons 02/02/202	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
A Scarce			77 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/23
Replace existing pitched roof lights for flat roof lights to existing rear extension.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to materials to be used and that there will be no undue adverse impact on the historic character of the building.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00006/FUL	Samantha Simmons 06/02/202	Cllr Busvine	Willow Town & Country Pl
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Carpenter			33 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/23
Change of use of existing Office (Class E) to 1 x 2 bed residential unit, inclusive of internal and external alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to materials to be used and that there will be no undue adverse impact on the historic character of the building.

Planning Applications Considered

Applications considered on 23-1-23

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00007/LBCALT	Samantha Simmons 06/02/202	Cllr Busvine	Willow Town & Country Pl
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Carpenter			33 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/01/23	
Change of use of existing Office (Class E) to 1 x 2 bed residential unit, inclusive of internal and external alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to materials to be used and that there will be no undue adverse impact on the historic character of the building.