

**Sevenoaks Town Council**

**NOTES ON REPORT TO PLANNING COMMITTEE**

**MONDAY 20<sup>TH</sup> APRIL 2020**

Cllr Keith Bonin	Cllr Nicholas Busvine OBE, Mayor (ex-officio)
Cllr Sue Camp ( <b>Chairman</b> )	Cllr Dr Marilyn Canet
Cllr Tony Clayton	Cllr Andrew Eyre
Cllr Victoria Granville-Baxter	Cllr Roderick Hogarth
Cllr Lise Michaelides	Cllr Tom Morris Brown
Cllr Mrs Rachael Parry	Cllr Richard Parry
Cllr Robert Piper ( <b>Vice-Chairman</b> )	Cllr Simon Raikes
Cllr Claire Shea	Cllr Edward Waite

The Councillors listed above were consulted electronically, facilitated by the Town Clerk/Chief Executive, Planning Committee Clerk and Planning Assistant.

There were no representations received from Members of the Public.

**7 DECLARATIONS OF INTEREST**

Councillor Raikes declared a non-pecuniary interest in the following application:

[Plan no. 9]      12 Victoria Road

**8 NOTES ON PLANNING REPORT**

Councillors received and agreed the Notes on the Report To Planning Committee of 6<sup>th</sup> April 2020.

**9 BT CONSULTATION ON THE REMOVAL OF PUBLIC CALL BOXES**

[Minute nos. 480, 550]. It was noted that Sevenoaks District Council (SDC) had issued final decisions regarding the proposed removal of each of the public payphones listed in the table below.

INFORMATIVE: The District Council's final decision (and reasons given) match its draft decision issued on 26-02-2020 in all cases [minute no. 550].

Application Ref.	Location of Public Payphone	Ward/ Cllr Allocation	Sevenoaks Town Council's Recommendation 10.02.2020 [Minute no. 480]	Update from Town Councillor 09-03-2020 [Minute no. 550]	SDC Final Decision 09-04-2020	Reasons for SDC Final Decision
SE/20/00113/CAN	Outside 83 Bradbourne Vale Road	Northern/ Cllr Shea	Agree.	N/A	No objection	Used irregularly  Operates at a loss  Good to excellent mobile coverage

SE/20/00114/CAN	East Of Gas Compound, Grange Road	Kippington/ Cllr Piper	Agree, but recommend that SDC consult with Kippington Grange Nursing Home to determine if they have a payphone facility, as it is within 100 yards.	Cllr Piper advised that he had spoken with Kippington Grange Nursing Home, noting, however, that the District Council did not appear to have done so? The Nursing Home confirmed that they had an internal phone for use by residents. Cllr Piper therefore continued to recommend approval for removal.	<b>No objection</b>	<b>Used irregularly</b>  <b>Operates at a loss</b>  <b>Good mobile coverage</b>
SE/20/00115/CAN	Outside 11 to 15 Otford Road	Northern/ Cllr Dr Canet	Agree, as it is not often used and temptation of antisocial activity.  INFORMATIVE: The Committee agree that the installation of a taxi phone at Bat And Ball Station would be beneficial.	N/A	<b>No objection</b>	<b>Used irregularly</b>  <b>Operates at a loss</b>  <b>Good to excellent mobile coverage</b>
SE/20/00116/CAN	Lea Road	Kippington/ Cllr Parry	Agree	Cllr Parry advised that that he continued to recommend approval for removal.	<b>No objection</b>	<b>Used irregularly</b>  <b>Operates at a loss</b>  <b>Good mobile coverage</b>
SE/20/00117/CAN	Outside 14 Hillingdon Rise	Eastern/ Cllr Clayton	Agree	Cllr Clayton observed that this payphone was only used 3 times in the past year and therefore continued to recommend approval for removal.	<b>No objection</b>	<b>Used irregularly</b>  <b>Operates at a loss</b>  <b>Good mobile coverage</b>

10 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that face-to-face Planning Committee meetings at the Town Council Offices would continue to be suspended while Social Distancing measures remained in place.
- b) It was noted that all arrangements were subject to review.

11 NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) UPDATE

- a) It was noted that public consultation had finished and that the next step of collating responses in the format required for the NDP process had begun.
- b) It was noted that the Town Council could continue to progress the Neighbourhood Development Plan towards the referendum within the current Local Plan, instead of waiting for further updates.

12 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 14<sup>th</sup> April 2020. It was agreed that the attached comments would be forwarded to the District Council, as a Ward Councillor, Chairman of Planning Committee and Town Clerk delegated decision.

13 PRESS RELEASES

None.

**Council Meeting 23rd March 2020 Minute 567 ii)**

**RESOLVED:** To agree emergency measures that if it was not possible to convene a meeting of the Council or Committee in reasonable time or where restrictions are in place, the Town Clerk (and Deputy Town Clerk) shall have delegated authority under s.101 of the Local Government Act 1972 to make decisions on behalf of the Council where such decision cannot be reasonably deferred and must be made in order to comply with a commercial or statutory deadline. This will be carried out where possible by consultation with members by electronic means or telephone. The Town Clerk will further consult with the Mayor for guidance as necessary. The delegation does not extend to matters expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decision made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations.

## Planning Applications Considered

Applications considered on 20-4-20

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00307/FUL	Rebecca Fellows 29-04-2020	Cllr Bonin	Greenhayes Planning 014 24 252474
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Smith & J McMillan			138 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/20
<b>Conversion of upper floors to 2 flats.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00651/FUL	Rebecca Fellows 26-04-2020	Cllr Parry	Carmen Austin Architectu 014 2726000000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nel		Holly Bank	Fig Street	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/04/20
<b>Demolition of existing house and garage, construction of new house and garage.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal, on the grounds that the proposal is inappropriate and un-neighbourly and constitutes over-development of the Green Belt. This is unless SDC's Planning Officers determine that the proposed development does not conflict with either the District Council's Planning Policies and Guidelines, or those for the National Green Belt.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00874/HOUSE	S Simmons 30-04-2020	Cllr Eyre	Peach Land & Homes Ltd 01223 252404
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pettett		Solefields Lodge North	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/20
<b>Erection of front porch and verandah and single storey rear extension.</b>				

*Comment*

**Councillors were consulted and the majority agreed that Sevenoaks Town Council should recommend refusal, on the grounds that the proposed front porch is visually intrusive, detrimental to both the character and integrity of this locally listed building, and does not enhance the street scene.**

## Planning Applications Considered

Applications considered on 20-4-20

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00878/HOUSE	S Simmons 25/04/2020	Cllr Morris Brown	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Hall			2A Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/20
<b>Demolition of existing side extension. Erection of single storey side/rear extension and conversion of garage to store and snug. Erection of a first floor front extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the timber boarding is in keeping with the local area.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00879/HOUSE	Sean Mitchell 02-05-2020	Cllr Bonin	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Clutton			28 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/20
<b>Removal of existing first and second floor front elevation windows. Installation of new windows.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00880/LBCALT	Sean Mitchell 02-05-2020	Cllr Bonin	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Clutton			28 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/20
<b>Removal of existing first and second floor front elevation windows. Installation of new windows.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00884/HOUSE	S Simmons 25-04-2020	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Greenaway		6 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/20
<b>Erection of two-storey side extension with rooflights.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the increased bulk to the side of the house complies with guidance contained in the Residential Extensions SPD.**

## Planning Applications Considered

Applications considered on 20-4-20

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00886/HOUSE	Ronald Tong 24-04-20	Cllr Shea	Keith Chandler Ltd 07764 576304
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
H Cutmore			9 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/04/20
<b>Part demolition of existing garage and extension, two storey side extension with single storey element to side with forward projection forming canopy roof for porch.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00895/HOUSE	S Simmons 30-04-2020	Cllr Michaelides	Montpelier Joinery Ltd 01 604 636666
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lady S Gough			12 Victoria Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/20
<b>Single storey orangery extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

**Informative: Councillor Raikes declared a non-pecuniary interest in this application and therefore declined to comment.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00904/FUL	Emma Gore 06-05-2020	Cllr Parry	Stephen Langer Assoc.01 600 504555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/20
<b>Proposed new dwelling and associated landscape works including extension to existing drive.</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>
	20/00906/HOUSE	Holly Pockett 25-04-2020	Cllr Eyre	Architecturall Ltd 01689 8 51000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Lawrence		Crossmead	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/20
<b>Proposed new carport.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, provided the materials match those of the main building to which it will be attached.**

## Planning Applications Considered

Applications considered on 20-4-20

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00920/HOUSE	Alexis Stanyer 25-04-2020	Cllr Raikes	Bellamy Wallace Partners 01892 749911
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Lin		Beechwood House	12 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/20
<b>Proposed first floor infill extension between main dwelling and first floor studio over garage with rooflight.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00940/HOUSE	Holly Pockett 30-04-2020	Cllr Piper	Rayner Davies Architects 01892 812 888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Vincent			18 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/20
<b>Two storey rear extension with rooflight.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00947/HOUSE	Ray Hill 01-05-2020	Cllr Waite	Upton Design Consultanc 01892 444 870005
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Circuit			60 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/20
<b>Demolition of existing side extension and the erection of a two storey side extension and new porch.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00983/HOUSE	S Simmons 06-05-2020	Cllr Clayton	Andrew Wells Planning & 01892 700700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Fraser		Finchcocks	5 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/20
<b>Erection of a two storey rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**