

Sevenoaks Town Council

NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 1st June 2020

Cllr Keith Bonin	Cllr Nicholas Busvine OBE, Mayor
Cllr Sue Camp (Chairman)	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 Rachel Parry	Cllr Richard Parry
Cllr Robert Piper (Vice-Chairman)	Cllr Simon Raikes
Cllr Claire Shea	Cllr Edward Waite

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

There were no representations received from Members of the Public.

35 APOLOGIES FOR ABSENCE

Cllr Piper was noted as absent.

36 DECLARATIONS OF INTEREST

Cllr Raikes and Cllr Hogarth declared a non-pecuniary interest in the following application:

[Plan no. 17] 5 – 13 Lime Tree Walk

37 DECLARATIONS OF LOBBYING

Cllr Bonin declared he had been lobbied on the following application:

[Plan no. 11] 9 Pembroke Road

Cllr Michaelides declared she had been lobbied on the following application:

[Plan no. 11] 9 Pembroke Road

Cllr Raikes declared he had been lobbied on the following application:

[Plan no. 17] 5 – 13 Lime Tree Walk

38 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 18th May 2020.

39 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.

40 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 26th May 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.

41 PRESS RELEASES

It was recommended that a press release be issued on [Plan no. 11] 9 Pembroke Road.

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 1-6-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00904/FUL	Emma Gore 12-06-2020	Cllr Parry	Stephen Langer Associate 01462 504555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/20
Proposed new dwelling and associated landscape works including extension to existing drive.				
20/00904/FUL - Amended Plan:				
Amended Plans				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01089/FUL	Sean Mitchell 16-06-2020	Cllr Granville Baxter	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C McCarthy			9 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/20
Demolition of existing dwelling and erection of new dwelling with landscaping.				

Comment

Sevenoaks Town Council recommended approval as long as the planning officer is satisfied with the timber board cladding.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01110/MMA	Alexis Stanyer 06-06-2020	Cllr Dr Canet	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Silcox			61 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/20
Minor material amendment to 19/00853/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01251/FUL	Mark Mirams 10-06-2020	Cllr Shea	St James Conservation Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Russell & Mrs J Obeney			4 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/20
Demolish redundant garages, combining of excess garden and redundant garages from 4 & 6 Bosville Drive to create a plot on which to build a 4 bedroom home.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied that there is no overlooking and that the roof shape is appropriate to the area.

Planning Applications Considered

Applications considered on 1-6-20

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01251/FUL	Mark Mirams 10-06-2020	Cllr Shea	St James Conservation Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Russell & Mrs J Obeney		Land South of	2 - 6 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/20
<p>Demolish redundant garages, combining of excess garden and redundant garages from 4 & 6 Bosville Drive to create a plot on which to build a 4 bedroom home.</p> <p>20/01251/FUL - Amended Plan: Address of the site has been altered.</p> <p>INFORMATIVE: Address previously 4 Bosville Drive</p>				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied that there is no overlooking and that the roof shape is appropriate to the area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01265/HOUSE	S Simmons 03-06-2020	Cllr Michaelides	Open Architecture 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Hiscock		The Outfield	1 Chartway	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/20
<p>Proposed single storey extension to the side and rear and two storey extensions to the front and rear.</p>				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01294/HOUSE	Ronald Tong 04-06-2020	Cllr Eyre	Carmen Austin Architectur 01473000000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Craig		Hurstwood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/05/20
<p>Erection of a front porch extension, garage extensions and conversion, rear single storey extension, new gate and post, new render and altered fenestration.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-20

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01313/MMA	Ronald Tong 09-06-2020	Cllr Dr Canet	Sevenoaks Plans Ltd 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Halliday			38 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/20
Amendment to 20/00526/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01316/MMA	Alexis Stanyer 09-06-2020	Cllr Dr Canet	Sevenoaks Plans Ltd 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Monk			12 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/20
Amendment to 19/03488/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01320/HOUSE	Ronald Tong 10-06-2020	Cllr Eyre	Church Lukas Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mercer		Garnetts	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/20
Single storey ground floor rear extension. Window replacements.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01348/FUL	Sean Mitchell 11-06-2020	Cllr Busvine	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bateman			9 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/20
Demolition of the existing offices and erection of a five storey replacement office complex with basement.				

Comment

Sevenoaks Town Council recommended approval - subject to the planning officer being satisfied that the concerns raised at the pre-application stage have been adequately addressed.

Planning Applications Considered

Applications considered on 1-6-20

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01352/HOUSE	Alexis Stanyer 11-06-20	Cllr Eyre	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Zapico & Mrs Webb			4 Bramble Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/20
The erection of a single storey extension to the existing two storey detached garage/annex, to provide separate gym space and store.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01354/HOUSE	Emma Gore 12-06-2020	Cllr Parry	Louis de Soissons Architec
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Clark		Otia Tuta	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/20
Demolition of single storey. Proposed single and two storey extensions. New window and door openings. Alterations to detached garage. Addition of two dormer windows and new window opening to garage. Alterations to driveway and parking area.				

Comment

Sevenoaks Town Council recommended approval

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01355/FUL	Emma Gore 11-06-20	Cllr Parry	Louis de Soissons Architec
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Clark		Land South West of Otia Tuta	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/20
Construction of x 5 bedroom houses with associated parking and driveways.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01377/MMA	Alexis Stanyer 13-06-2020	Cllr Dr Canet	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Monk			12 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/20
Minor material amendment to 19/03488/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-6-20

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01383/HOUSE	Ronald Tong 13-06-2020	Cllr Granville-Baxter	Offset Architects 753334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs N Conway			10 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/20
Double storey rear extension.				

Comment

Sevenoaks Town Council recommended approval as long as the planning officer is satisfied that there will be no overshadowing of the property at number 12.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02594/FUL	Emma Gore 03-06-2020	Cllr Bonin	Open Architecture 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ridgewood Sevenoaks Ltd			5 - 13 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/20

Demolition of No.5, 9, 9A & 13 Lime Tree Walk. Renovation of No.11 including refurbishment of ground floor commercial space with conversion of upper floor into residential unit with loft conversion. Erection of a semi detached 4 bed house built adjacent to No.11. Erection of two residential blocks built to the rear of the site with car parking and ancillary accommodation including cycle & refuse storage areas with associated landscaping.

SE/17/02594/FUL - Amended Plan:

Amended Plans and revised certificate B.

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the plans and materials.

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