

**Sevenoaks Town Council**

**NOTES ON REPORT TO PLANNING COMMITTEE**

**MONDAY 29<sup>th</sup> June 2020**

Cllr Keith Bonin	Cllr Nicholas Busvine OBE, Mayor
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 Rachel 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 and Planning Committee Clerk.

Representation was received from a member of the public in relation to [plan no. 15] 100 Weald Road and circulated to all Town Councillors

77 APOLOGIES FOR ABSENCE

Cllr Piper was noted as absent.

78 DECLARATIONS OF INTEREST

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

[Plan no. 5] 63 Dartford Road

79 DECLARATIONS OF LOBBYING

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

[Plan no.15] 100 Weald Road

80 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 15<sup>th</sup> June 2020.

81 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.

82 PLANNING APPEALS

The committee noted that the inspector has dismissed the following appeal:

- 19/03354/HOUSE – 6a St Botolphs Road

83 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 23<sup>rd</sup> June 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.

84 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 29-6-20

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/00172/FUL</b>	Mark Mirams 03-07-20	Cllr Eyre	Ninethirty Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J & M Lewer			95 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/20

**Demolition of existing house and construction of 2no. self contained dwellings with associated access and landscaping.**

**Amended Plan (for information only) received from SDC on 10-02-2020:**

**Amended plans to demonstrate retention of raised bank and relocation of parking spaces.**

**20/00172/FUL - Amended Plan:**

**Revised Daylight and Sunlight Study document detailing the relationship between the proposed development and 93 Weald Road.**

*Comment*

**Sevenoaks Town Council recommended approval provided officers do not feel the amenities of neighbours (on three sides) are affected.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/00862/HOUSE</b>	S Simmons 13-07-2020	Cllr Parry	Carmen Austin Architectur
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Buxton & Mrs Carda		Wood Dene	17 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/20

**Demolition of the existing garage, construction of a new garage with art studio in a roof development above with dormer windows.**

**20/00862/HOUSE - Amended Plan:**

**Plans have been amended to reduce the scale of the proposed extension.**

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 29-6-20

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00905/FUL	Emma Gore 02-07-2020	Cllr Michaelides	TP Bennett 02072082410
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Martins Properties			16 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/20
<p><b>Raising the roof to facilitate the extension of the office by adding one new storey of floorspace. Proposed new additional mezzanine parking level, creating 7 new car parking spaces at lower ground level. Removal of rooftop telephone antennae and provision of roof top plant.</b></p> <p><b>Amended Plan - 20/00905/FUL:</b></p> <p><b>Revised parking and comments on TRICs data.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01169/HOUSE	S Simmons 10-07-2020	Cllr Clayton	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Der Velde			18 Wildernesse Mount	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/20
<p><b>Proposed ground, first and second floor rear extension; proposed dormer at sides, Juliette balcony, balcony, rooflights and alterations to fenestration.</b></p> <p><b>20/01169/HOUSE - Amended Plan:</b></p> <p><b>Plans have been amended to remove the balcony at second floor level and to replace this with a standard window. Applicant has also agreed for side-facing dormer windows to be obscure glaze.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval provided the planning officer is satisfied that there is no overlooking of neighbouring gardens, and that obscure glazing can be conditioned for the south facing roof dormer of the extension.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01284/HOUSE	Alexis Stanyer 13-07-2020	Cllr Raikes	Mr S Hardwick
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLauchlan			63 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/20
<p><b>Conversion of existing integral ground floor store room into a habitable room, proposed single storey front and rear extensions to converted store room with rooflights.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 29-6-20

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01286/HOUSE</b>	Ronald Tong 08-07-2020	Cllr Michaelides	MW Designs 0790396247
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Beane			17 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/20
<b>Demolition of existing extension, rear infill extension, conversion of attic with L shape rear dormer.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the proposed application preserves and enhances the street scene.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01383/HOUSE</b>	Ronald Tong 09-07-2020	Cllr Granville-Baxter	Offset Architects
<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>
				18/06/20

**Double storey rear extension.**

**20/01383/HOUSE - Amended Plan**

**Amended Plan received with regard to the application, the Applicant/agent states that the change would comprise the following  
Revised specifications on the proposed first floor side extension  
The first floor side extension now set away further from the side boundary.**

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds of overdevelopment, and overshadowing of the adjacent house at number 12.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01431/HOUSE</b>	S Simmons 08-07-2020	Cllr Shea	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
O'Halloran			13 Bosville Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/20
<b>Single storey side and rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 29-6-20

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01487/FUL	Alexis Stanyer 10-07-2020	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms M Grace			59A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/20
<b>Conversion of existing dwelling into 1 no. 2 bed flats plus external staircase to first floor entrance.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the proposal will both improve and enhance the character of this important part of town.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01534/CONVAR	Alexis Stanyer 08-07-2020	Cllr Mrs Parry	Mrs A Bakunowicz
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/20
<b>Removal of condition 7 (hard and soft landscaping) of 19/02137/FUL to replace dwelling.</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>
	20/01549/HOUSE	Ronald Tong 07-07-2020	Cllr Eyre	MCIAT 07973 262855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S King			9 Shenden Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/20
<b>Demolition of existing conservatory. Erection of single storey rear extension. New porch lobby. Alterations to vehicular access and fenestration.</b>				

*Comment*

**Sevenoaks Town council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01569/HOUSE	S Simmons 01-07-2020	Cllr Mrs Parry (OOW Adjoining	Willow Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jones		Melsetter	Woodland Rise	Seal (Adjoining Parish)
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/20
<b>Demolition of side extensions and detached double garage, erection of part two storey/part single storey side extensions, part two storey/part single storey rear extension, link detached garage, alterations to the roof, enlarged porch and external alterations.</b>				

*Comment*

**CHAIRMAN'S ACTION:**

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 29-6-20

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01580/FUL	Emma Gore 03-07-2020	Cllr Morris Brown	VLH Associates
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr J Douglas		Rear of	119 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/20
<b>Demolition of garages. Erection of a detached building for use as Consulting Rooms (Class D1) with parking.</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>
	20/01582/HOUSE	Ronald Tong 03-07-2020	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Noble		Hilbre Cottage	21 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/20
<b>Replace garage door with brickwork and window, to match the existing brickwork and windows of the property.</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>
	20/01600/HOUSE	S Simmons 02-07-2020	Cllr Parry	JAT-Surv 07540 651867
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Seager			100 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/20
<b>Demolition of single storey rear extension and erection of single storey side and rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds that the proposed development is not sympathetic to the dwelling because of the dwelling's inclusion in the local list.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01602/HOUSE	Alexis Stanyer 09-07-2020	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans			12 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/20
<b>Demolish existing shed, new garden room with rooflights, extended vehicular access at front and landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 29-6-20

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01612/HOUSE	S Simmons 08-07-2020	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Horgan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/20
<b>Adding a sloping roof over an existing courtyard for the creation of a studio.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the plans and materials and the Planning Officer being satisfied with the proposed roof overhanging the boundary.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01613/LBCALT	S Simmons 08-07-2020	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Horgan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/20
<b>Adding a sloping roof over an existing courtyard for the creation of a studio.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the plans and materials and the Planning Officer being satisfied with the proposed roof overhanging the boundary.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01628/FUL	Alexis Stanyer 07-07-2020	Cllr Bonin	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Sims			5 The Shambles	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/20
<b>Change of use to a Tattoo Studio (Sui Generis - to re- home Family Life Tattoo currently operating from no. 4 The Shambles).</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01631/FUL	Sean Mitchell 06-07-2020	Cllr Eyre	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CAP 3D		Crofters	67 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/20
<b>Demolition of existing dwelling and construction of a new detached dwelling and separate garage block.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



## Planning Applications Considered

Applications considered on 29-6-20

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01638/HOUSE	S Simmons 06-07-2020	Cllr Parry	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/20
<b>Demolition of existing rear extension and link building; construction of new rear extension with glazed link.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01639/LBCALT	S Simmons 06-07-2020	Cllr Parry	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/20
<b>Demolition of existing rear extension and link building; construction of new rear extension with glazed link.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01643/HOUSE	Holly Pockett 07-07-2020	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Utevski			67 Kennedy Gardens	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/20
<b>Erection of a wooden shed to the side of the existing house.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01654/CONVAR	Sean Mitchell 09-07-2020	Cllr Dr Canet	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Camp			6A Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/20
<b>Removal of condition 9 (hardsurfacing details) of 17/01356/FUL to demolition of existing garage, shed and rear extension to existing property and the erection of a detached dwelling to the land rear of the existing house, with garage and parking area and erection of a new rear extension with lantern rooflight to existing house, new porch and parking area.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 29-6-20

<b>25</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01703/HOUSE</b>	Ronald Tong 14-07-2020	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Friend			16 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/20
<b>To raise the roof in order to add first floor by loft conversion with extensions. Addition of dormers and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>26</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01714/HOUSE</b>	Ronald Tong 14-07-2020	Cllr Eyre	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Healey		Daytor	87 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/20
<b>Detached garage.</b>				

*Comment*

**Sevenoaks Town Council noted that the application was withdrawn.**