

Sevenoaks Town Council

NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 13th JULY 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.

Representation was received from a member of the public in relation to [plan no. 3] Rear of 49 Wickenden Road and circulated to all Town Councillors.

101 APOLOGIES FOR ABSENCE

None.

102 DECLARATIONS OF INTEREST

None.

103 DECLARATIONS OF LOBBYING

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

[Plan no.7] 23 Eardley Road

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

[Plan no. 3] Rear of 49 Wickenden Road

104 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 29th June 2020.

105 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.

106 PLANNING SYSTEM REFORMS

The committee noted that the Government had introduced multiple reforms of the planning systems, which would extend permitted development rights.

It was suggested that Sevenoaks Town Council discuss with the District Council the potential use of the new reforms to run the Buckhurst Lane Market in the High Street on Wednesdays and potential other days of the week until March 2021.

The committee stated that it was regrettable that no mention had been made of the potential to upgrade the environmental performance of properties converted under permitted development rights, as building regulations only provide minimal scope to encourage good performance.

107 PLANNING APPEALS

The committee noted that the inspector has allowed the following appeal and cost decisions:

- i. W / 4000666: 19/02971 – Summerhill, Seal Hollow Road
- ii. W / 4000666: 19/02971 - Summerhill, Seal Hollow Road – (Application for an award of costs allowed)

108 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 7th July 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.

109 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 13-7-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01612/HOUSE	S Simmons 16-07-2020	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>
				25/06/20
<p>Adding a sloping roof over an existing courtyard for the creation of a studio.</p> <p>20/01612/HOUSE - Amended Plan:</p> <p>Plans have been updated to confirm the works do not overhang a boundary with neighbouring properties.</p>				

Comment

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

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01613/LBCALT	S Simmons 16-07-2020	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>
				25/06/20
<p>Adding a sloping roof over an existing courtyard for the creation of a studio.</p> <p>20/01613/LBCALT - Amended Plan:</p> <p>Plans have been updated to confirm the works do not overhang a boundary with neighbouring properties.</p>				

Comment

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

Planning Applications Considered

Applications considered on 13-7-20

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01627/FUL	Sean Mitchell 17-07-2020	Cllr Waite	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Limited		Rear of	49 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/20
Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space.				

Comment

Sevenoaks Town Council recommended refusal for the following reasons:

- The siting, layout and introduction of a new dwelling to the rear of the site would be out of keeping with the existing pattern of development in the locality and by virtue of its roof design and bulk, would result in an incongruous, intrusive form of development within the existing street scene as it fails to relate to the existing character or appearance of the street scene and spatial character of the local area.

- It would lead to overcrowding of what is a relatively small site.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01666/HOUSE	Holly Pockett 24-07-2020	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hodkinson		Scots Pines	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/07/20
Proposed new property access; drop kerb; side wall to be increase; enlarging parking area; proposed electric gate and proposed retaining wall at side.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01681/LBCALT	Mark Mirams 20-07-2020	Cllr Busvine	Andrew Wells Planning & Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin			20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/20
Internal works to include a new internal staircase in a revised position, removal of modern internal partitions, erection of new partition walls to allow minor revisions to the first and second floor internal layouts.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied that the historic integrity of this G2 listed building will not be unduly adversely affected.

Planning Applications Considered

Applications considered on 13-7-20

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01689/FUL	Mark Mirams 21-07-2020	Cllr Shea	SMARTePLANS
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Shayler			30 Swanzy Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/20
Demolition of existing garage and conservatory and the erection of an attached new dwelling.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the parking arrangements are appropriate for the location and context.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01696/HOUSE	Ronald Tong 20-07-2020	Cllr Michaelides	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Citron			23 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/20
Rear first floor extension.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overshadowing of the neighbouring property at no. 25.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01731/MMA	Holly Pockett 16-07-2020	Cllr Eyre	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Healey		Daytor	87 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/20
Minor material amendment to 19/01568/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01739/HOUSE	Ronald Tong 16-07-2020	Cllr Hogarth	Design & Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Taylor		Little Oak	3A Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/20
To construct a single storey rear extension and a single storey front extension to the main dwelling, along with a roof extension and linking passage to the existing detached garage.				

Comment

Sevenoaks Town Council recommended approval and suggested the removal of future permitted development rights be considered by SDC.

Planning Applications Considered

Applications considered on 13-7-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01823/HOUSE	Ronald Tong 22/07/2020	Cllr Morris Brown	AK-Studios
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Riley			58 Bethel Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/07/20	
Single storey side extension and loft conversion.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being happy that the development is in keeping with the local conservation area.