

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 20th November 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://www.youtube.com/watch?v=aAA8MOWsdTE&t=3613s>

Present:

Committee Members

Cllr Ancrum	Apologies	Cllr Gustard	Present
Cllr Layne	Apologies	Cllr Michaelides	Present
Cllr Camp – Chair	Present	Cllr O’Hara	Present
Cllr Dr Canet	Present	Cllr Shea – Mayor	Present
Cllr Clayton	Present	Cllr Skinner OBE	Apologies
Cllr Daniell	Present	Cllr Varley – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Willis	Present
Cllr Granville	Apologies	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

2 Members of the Public

PUBLIC QUESTION TIME

None.

503 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

504 DECLARATIONS OF INTEREST

Cllr Varley declared that he knows the applicants of the following planning applications:

- [Plan no. 13] 23/03101/CONVAR – Land rear of 12 Burntwood
- [Plan no. 15] 23/03125/HOUSE – 5 Brattle Wood

505 DECLARATIONS OF LOBBYING

None.

506 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 6th November 2023.

It was RESOLVED that the minutes be approved.

507 TEMPORARY ROAD CLOSURES – VARIOUS ROADS

The Committee received and noted a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up to date information.

508 SDC LOCAL PLAN 2040: UPCOMING PUBLIC CONSULTATION

a) Councillors received reminder that Sevenoaks District Council is due to hold the second part of its Regulation 18 consultation on the Local Plan 2040 between 23rd November 2023 – 11th January 2024.

b) It was noted that further information would be made available via the following link:
<https://www.sevenoaks.gov.uk/localplanexamination>

c) Councillors agreed to form a Working Group to look at the consultation documents in further detail and prepare a draft response for agreement of the Planning Committee. It was **RESOLVED** that the membership comprise Cllr Gustard, Cllr Dr Canet, Cllr Wightman, and Cllr Shea.

509 KENT CYCLING AND WALKING INFRASTRUCTURE PLAN CONSULTATION ON 30 NEW PROPOSED ROUTES

a) The Committee noted that Kent County Council has launched a consultation on its proposals for 30 new and improved walking, wheeling and cycling routes and zones as part of their countywide Kent Walking and Cycling Infrastructure Plan.

b) The Committee noted that no routes had been proposed in or walking/cycling vicinity to Sevenoaks Town.

510 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE

a) The Committee considered nominating the potential allotment site identified and proposed in the Sevenoaks Town Neighbourhood Plan.

b) It was noted that this site had been allocated for housing in the previous draft of the District Council's emerging Local Plan. It was **RESOLVED** therefore to nominate the land to protect it as an asset of community value.

511 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application was discussed by the Development Management Committee (DMC) on 16th November 2023:

- 23/01864/HOUSE – The Old Barracks, 95 Dartford Road

b) It was noted that the notification period fell outside of STC's Planning Committee Agenda publication period, therefore a speaker was not registered.

c) It was noted that the application was REFUSED by the DMC.

512 NOTIFICATION OF CHANGE OF ADDRESS NAME

The Committee received notice of the following change of address name:

- Site of previous address: Wisboro, 30 St Johns Hill, Kent, TN13 3NP
- Name of new address: Puffin Cottage, 30 St Johns Hill, Kent, TN13 3NP

513 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC's Planning Committee, received during the two weeks ending 13th November 2023.

514 PLANNING APPLICATIONS

(a) Minute Item 513.b. and consideration of its corresponding planning application were moved further up the Agenda and considered after Declarations of Interest. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 2] 23/02344/FUL – Chance Cottage, 104 Oakhill Road (For)

(c) The Committee considered planning applications received during the two weeks ending 13th November 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

515 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:49pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 20-11-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02032/FUL	Ashley Bidwell 27/11/2023	Cllr Clayton	NTR Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M Allen	Knole Park Golf Club	Seal Hollow Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/11/23	

23/02032/FUL - Amended plan

Proposed new reservoir with pump house and associated pump equipment, fence and associated landscaping.

A summary of the main changes are set out below:

Submission of Drainage Analysis by Agripower Contractors in response to Lead Local Flood Authority comments.

Amended plans also received including: Landscaping and Visual Appraisal, Landscape Masterplan, Indicative South Eastern Elevation, and Indicative Fence & Gate plan.

Comment

Sevenoaks Town Council remained content that these proposals address serious climate change issues and will help to secure the future of an important sports facility, and recommended approval providing the Conservation Officer is satisfied that:

- The plan meets biodiversity objectives of the Sevenoaks Town Neighbourhood Plan, with particular attention to ground-nesting birds, and
- That fences around the reservoir are positioned behind the bunds to minimise their landscape impact - including impact on the views of Sevenoaks and the Darent Valley.

Planning Applications Considered

Applications considered on 20-11-23

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02344/FUL	Anna Horn 23/11/2023	Cllr Varley	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P McPartland	Chance Cottage	104 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/23	

23/02344/FUL - Amended plan

Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.

A summary of the main changes are set out below:

The applicant has amended the plans and provided updated documents, listed below:

- Planning statement addendum
- Set of amended plans
- Revised design and access statement
- Amended arboricultural report
- Updated landscaping scheme

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Loss of amenity
- Loss of privacy and overlooking of neighbouring properties
- Overdevelopment of the site

INFORMATIVE:

If the Case Officer is minded to approve, Sevenoaks Town Council requested the following:

- That further permitted development rights be removed from all three properties
- That the Arboricultural Officer be satisfied first with the protection measures for the root systems of the TPO'd trees during construction.
- That a condition be placed whereby any TPO trees damaged during construction must be replaced.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02732/MMA	Anna Horn 30/11/2023	Cllr Michaelides	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Booth		40 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/11/23	

23/02732/MMA - Amended plan

Amendment to 20/03396/LBCALT.

Following the comments from the Conservation Officer, the applicant has provided an addendum to the Heritage Statement to address the outstanding point regarding the window shutters.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being fully satisfied that there will not be any adverse impact on a listed building.

Planning Applications Considered

Applications considered on 20-11-23

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02775/HOUSE	Stephanie Payne 22/11/2023	Cllr Layne	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/11/23

23/02775/HOUSE - Amended plan

Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.

A summary of the main changes are set out below:

Further information in response to KCC Ecology and other consultee comments have been provided.

Comment

Proposed by Cllr Clayton with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval, providing:

- The Planning Officer is able to enforce a deadline for when the fence must be removed
- The Conservation Officer and Arboricultural Officer being satisfied that the hedge will be able to grow while the fence remains in place.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02805/HOUSE	Summer Aucoin 28/11/2023	Cllr O'Hara	Plans by Park Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Alexander			12 Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/23

Demolition of Existing conservatory. Ground floor side and rear extension. Rooflights.

Comment

Sevenoaks Town Council noted that this is a retrospective planning application, however considered the bulk and scale of the extension in relation to existing and neighbouring observatories to be acceptable. The Town Council recommended approval, providing that the Planning Officer is satisfied that there is no adverse impact to the amenity, light and privacy to adjacent dwellings.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02975/HOUSE	Abbey Aslett 22/11/2023	Cllr Dixon	Studio Hudson Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/11/23

Addition of metal railings above existing boundary wall, widening of existing access, installation of sliding vehicular gate and pedestrian gate increase in height of gate piers.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-11-23

7	Plan Number	Planning officer	Town Councillor	Agent
	23/03047/HOUSE	Summer Acoin 28/11/2023	Cllr Clayton	Sevenoaks Plans
Applicant		House Name	Road	Locality
Burns			35 Wickenden Road	Eastern
Town		County	Post Code	Application date
				07/11/23
Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway extension with glass balustrade and ramp. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that:

- There is no overcrowding of the neighbour at no. 37
- Water runoff from the parking area is contained in the site, as required by Policy L2 of the Sevenoaks Town Neighbourhood Plan.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/03050/FUL	Anna Horn 29/11/2023	Cllr Camp	DHA Planning
Applicant		House Name	Road	Locality
Winsford Property Development Ltd		Rear of	24 St James Road	St Johns
Town		County	Post Code	Application date
				08/11/23
Demolition of an existing garage and the erection of an apartment block with 4 units, supported by the excavation of some land. Refuse store, cycle parking and landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- That the cramped form of the proposals constitute overdevelopment of the site, resulting in inadequate amenity for the flats
- Lack of parking
- The vehicular access is narrow and insufficient to serve the additional dwellings

INFORMATIVE:
The Town Council also expressed concern about the ability for emergency vehicles to access the site, as well as to turn around and exit safely.

9	Plan Number	Planning officer	Town Councillor	Agent
	23/03059/FUL	Christopher Park 23/11/2023	Cllr Willis	The Surveyors Partnershi
Applicant		House Name	Road	Locality
		Paydens Pharmacy	21-23 London Road	Town
Town		County	Post Code	Application date
				02/11/23
Proposed installation of new internal security shutters to front of property at ground floor level.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that all reasonable steps are being taken to reduce the impact on an important historical building
- The Conservation Officer being satisfied that when the shutters are closed, they won't detract from the listed building and will remain in keeping with the Character Area.

Planning Applications Considered

Applications considered on 20-11-23

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03061/LBCALT	Christopher Park 23/11/2023	Cllr Willis	The Surveyors Partnershi
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
	Paydens Pharmacy	21-23 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/23	
Proposed installation of new internal security shutters to front of property at ground floor level.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that all reasonable steps are being taken to reduce the impact on an important historical building
- The Conservation Officer being satisfied that when the shutters are closed, they won't detract from the listed building and will remain in keeping with the Character Area.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03072/LBCALT	Stephanie Payne 21/11/2023	Cllr Granville	Claire Lutzow Architect
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M Stevens	Lynch House	21 Clarendon Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/10/23	
Replacement of 2 attic windows. Removal of external timber pelmet.				

Comment

Proposed from the Chair with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the proposals.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03090/HOUSE	Stephanie Payne 23/11/2023	Cllr Gustard	Paper Architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
A & L Cox	Hardres Lodge	56 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/23	
Rear extention to garage with associated works. First floor conversion to garage. Loft conversion to main dwelling. Reroofing of house and garage. Dormers. Half-itmbering to rear elevation. Rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-11-23

13	Plan Number	Planning officer	Town Councillor	Agent
	23/03101/CONVAR	Stephanie Payne 24/11/2023	Cllr Varley	Andrew Wells Planning & Design
Applicant		House Name	Road	Locality
Mr & Mrs Thomas		Land Rear of	12 Burntwood Road	Kippington
Town		County	Post Code	Application date
				03/11/23
Variation of condition 10 (materials) of 22/00553/FUL for construction of a 1 1/2 storey detached dwelling and new vehicular/pedestrian access onto Burntwood Road.				

Comment

Sevenoaks Town Council recommended approval.

14	Plan Number	Planning officer	Town Councillor	Agent
	23/03102/FUL	Stephanie Payne 24/11/2023	Cllr Layne	Harringtons 2006
Applicant		House Name	Road	Locality
Mr P Baker		360 Software Solutions Ltd Off	1 and 2 53 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				03/11/23
Change of use from class E, office use, to Class C3, residential use, forming 1 new 2 bedroom flat.				

Comment

Proposed from the Chair with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is still acceptable office provision in the area and is satisfied that the loss of office space wouldn't create a gap where there is existing need, with reference to Core Strategy Policy SP8.

15	Plan Number	Planning officer	Town Councillor	Agent
	23/03125/HOUSE	Samuel Odell 28/11/2023	Cllr Daniell	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr & Mrs Hopkins			5 Brattle Wood	Kippington
Town		County	Post Code	Application date
				07/11/23
First floor part front extension. Hall extension. New oak porch. Alterations to fenestration. Internal alterations. Landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-11-23

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03126/FUL	Stephanie Payne 28/11/2023	Cllr Granville	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shrimpton		Private Car Park, ECA Court	24-26 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/23
Car park canopy with solar panels.				

Comment

Proposed from the Chair with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03130/MMA	Stephanie Payne 28/11/2023	Cllr Dr Canet	Andrew Wells Planning &
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kinghorn			39 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/23
Amendment to 23/00509/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03168/HOUSE	Samuel Odell 30/11/2023	Cllr Daniell	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bellwood		Donnington House	116 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/23
Demolition of existing garage to replace with a single storey side extension with solar panels.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the material proposed.

Planning Applications Considered

Applications considered on 20-11-23

19	Plan Number	Planning officer	Town Councillor	Agent
	23/03172/FUL	Samantha Simmons 04/12/2022	Cllr Michaelides	Miss Sophie Bisby
Applicant	House Name	Road	Locality	
Flodrive Properties Ltd	Land Rear of Alexander House	39 London Road	Town	
Town	County	Post Code	Application date	
			13/11/23	
Redevelopment of the site including erection of a part 3.5, part 3 and part 2 storey building to accommodate apartments (Class C3), associated parking, waste and recycling facilities and landscaping.				

Comment

Sevenoaks Town Council recommended approval with the following conditions:

- That the Planning Officer is satisfied with the designs and materials
- That the Conservation Officer is fully satisfied that there will be no adverse impact on listed buildings within a conservation area
- That the Conservation Officer is also satisfied that there are adequate protection measures in place to protect any nearby listed buildings with poor foundations during construction.
- That the Arboricultural Officer is satisfied that the trees covered by the TPO will be protected
- That there will be a 10% Biodiversity Net Gain, as required by Policy L1 of the Sevenoaks Town Neighbourhood Plan

20	Plan Number	Planning officer	Town Councillor	Agent
	23/03188/HOUSE	Christopher Park 04/12/2023	Cllr Wightman	Open Architecture
Applicant	House Name	Road	Locality	
Arnold Kirkland Properties Ltd	Lantau	Seal Hollow Road	Wilderness	
Town	County	Post Code	Application date	
			13/11/23	
Part single, part double storey front, side and rear extension, a first floor extension, a loft conversion, link attached garage and a new porch alongside internal alterations and façade updates, new swimming pool and pool house with associated landscape. New rooflights and two new Juliet balconies.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed garage extends beyond the front building line, contrary to the Residential Extensions Supplementary Planning Document.

The Town Council requested of the Planning Officer whether the proposal is overdevelopment in respect of the western boundary, and whether the proposed material and finishes are compatible with neighbouring properties.

21	Plan Number	Planning officer	Town Councillor	Agent
	23/03211/HOUSE	Summer Aucoin 04/12/2023	Cllr Gustard	Coleman Anderson Archit
Applicant	House Name	Road	Locality	
Mr D Beaton		30 Kippington Road	Kippington	
Town	County	Post Code	Application date	
			13/11/23	
Single storey rear extension with hipped roof and roof lantern.				

Comment

Sevenoaks Town Council recommended approval.