

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Tuesday 7th May 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/XDR8FgBMA4U>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

72 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

73 DECLARATIONS OF INTEREST

None.

74 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 29th April 2024.

It was RESOLVED that the minutes be approved.

75 TEMPORARY ROAD CLOSURES – BETHEL ROAD 20TH MAY 2024 FOR 5 DAYS

a) The Committee received notice that the above road would be closed outside number 43 for 5 days from 20th May 2024. The One Way would be suspended to allow access.

b) It was noted that the alternative route would be via Bethel Road, Cedar Terrace Road, Holly Bush Lane, Bayham Road, Quakers Hall Lane, Bethel Road, and in the opposite direction being Quakers Hall Lane, St John’s Hill/Dartford Road, Holly Bush Lane, Cedar Terrace Road and Bethel Road.

c) It was noted that up to date information can be found via the following link:
<https://one.network/?tm=137514241>

76 TRANSPORT FOR SOUTH EAST “YOUR VOICES” SURVEY

a) Councillors noted that Transport for the South East is asking the public for views on the future transport needs of the region, as well as transport related issues including accessibility, affordability, experiences with congestion, noise pollution, air quality, safety, public transport and active travel routes.

b) It was noted that the survey can be completed via the following link and will remain open until 2nd June 2024:
<https://tfse.engage-360.co.uk/>

c) Councillors agreed that this is an important opportunity to look at connectivity, comment on any issues and their potential solutions, and it was agreed that the Town Council should submit a corporate response to the survey.

d) It was **RESOLVED** that the Planning Committee Clerk obtain and circulate a downloadable version of the survey, collating Councillor responses for review of the Committee on 20th May 2024.

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

a) 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 week ending 29th April 2024.

b) Councillors noted with appreciation that 24/00095/HOUSE had been Refused against, but in accordance with, the Town Council’s original recommendation for approval – this having been conditioned on the Tree Officer’s approval. Following receipt of the Tree Officer’s concerns and recommendation for refusal, the application was Refused on the grounds of potential harm to existing trees.

c) Councillors also raised the decision made on 23/03054/ADV – which has been the subject of significant concern to neighbours and was Granted by the District Council against the Planning Committee’s recommendation for refusal. It was noted that the 7 conditions imposed on the grant of permission would include protection of local amenity however.

78 PLANNING APPLICATIONS

(a) Minute Item 78(b) as well as consideration of its corresponding planning application was moved further up the Agenda and considered after approval of Minutes. 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. The meeting remained adjourned for Councillors to raise clarifying questions of the applicant, before reconvening.

- [Plan no. 7] 24/00887/MMA – Magpie Shaw, 47 Weald Road **(FOR)**

(c) The Committee considered planning applications received during the week ending 29th April 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

79 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:20pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 7-5-24

1	Plan Number	Planning officer	Town Councillor	Agent
	23/03429/FUL	Christopher Park 21/05/2024	Cllr Layne	Designhomeplan Ltd
Applicant		House Name	Road	Locality
Micallef			50 St Johns Hill	Eastern
Town		County	Post Code	Application date
				29/04/24
23/03429/FUL - Revalidated plan				
Hardstanding to the principal elevation of dwelling.				
A summary of the main changes are set out below:				
Application form made public.				

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval, providing the Planning Officer is satisfied that there is adequate provision for water run-off, for instance via porous surfaces, as required in the Sevenoaks Town Neighbourhood Plan Policy L2.

2	Plan Number	Planning officer	Town Councillor	Agent
	24/00760/HOUSE	Abbey Aslett 15/05/2024	Cllr Willis	Arkitectly
Applicant		House Name	Road	Locality
Mr M Hobbs			73 Clarendon Road	Town
Town		County	Post Code	Application date
				23/04/24
Two Storey Rear extension.				

Comment

Sevenoaks Town Council recommended approval, providing:

- The Planning Officer is satisfied with the material and design of the extension,
- The Planning Officer is satisfied that neighbouring properties are not unduly overlooked,
- And on the condition for the frosted glass to be permanently obscure glazed to protect the privacy of the neighbour.

Planning Applications Considered

Applications considered on 7-5-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00818/FUL	Christopher Park 22/05/2024	Cllr Dr Dixon	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Munro			5 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/24
Subdivision of plot with proposed new bungalow. Alterations to garden layout and repositioning of steps. Amended Consultation Letter received 30/04/2024 with summary of the main changes below: The proposal has now been updated to better reflect the proposed development.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- That the application represents overdevelopment and fails to meet the criteria for new buildings within a Conservation Area (as per Sevenoaks District Council's Conservation Area Design Guidance Paragraph 2.0)
- It will have a significant negative impact upon the ecology and environment of the area
- The proposals are therefore against Sevenoaks Town Neighbourhood Plan Policies C1, L1 and L4.

Informative: If the District Council is minded to approve this application, then at least four trees need to be planted to meet the Sevenoaks Town Neighbourhood Plan Policy L4, and conditions may need to be put in place to make sure Policy L2 (site drainage) is also complied with. The Town Council also requested that ecological enhancements via hedgehog hole boundary treatments be conditioned to comply with Policy L1.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00820/HOUSE	Christopher Park 18/05/2024	Cllr Daniell	Howard Sharp And Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Keevil		Fig Street House	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/24
Construction of open air swimming pool with pool house, heat pump, water butt and demolition of greenhouse; installation of solar panels on existing garage roof and roof of new pool house outbuilding; associated works including landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-5-24

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00843/FUL	Sean Mitchell 18/05/2024	Cllr Willis	Cole Anderson Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MOPDEV Ltd		The Royal Oak Hotel	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/24
Change of use and conversion from Hotel use to residential, comprising six apartment and one attached dwelling with associated landscaping. Parking and Cycle spaces.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and designs and that the Conservation Officer is fully satisfied that there will not be a negative impact on a listed building at the heart of the Conservation Area.

Informative: The Town Council considered there to be a need for greater provision of bike storage than currently proposed, given the sustainable location of the development. It recommended that there be at least as much provision for bike storage as there is car parking spaces.

The Town Council noted that there has been an extensive environmental survey on the site and requested that this be reviewed prior to the commencement of work. It was also noted that there is a suggestion of asbestos and potential need for a noise impact statement.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00844/LBCALT	Sean Mitchell 18/05/2024	Cllr Willis	Coleman Anderson
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MOPDEV Ltd		The Royal Oak Hotel	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/24
Change of use and conversion from Hotel use to residential, comprising six apartment and one attached dwelling with associated landscaping. Parking and Cycle spaces.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and designs and that the Conservation Officer is fully satisfied that there will not be a negative impact on a listed building at the heart of the Conservation Area.

Informative: The Town Council considered there to be a need for greater provision of bike storage than currently proposed, given the sustainable location of the development. It recommended that there be at least as much provision for bike storage as there is car parking spaces.

The Town Council noted that there has been an extensive environmental survey on the site and requested that this be reviewed prior to the commencement of work. It was also noted that there is a suggestion of asbestos and potential need for a noise impact statement.

Planning Applications Considered

Applications considered on 7-5-24

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00887/MMA	Samantha Yates 15/05/2024	Cllr Daniell	De Linde Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Beech		Magpie Shaw	47 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/24
Amendment to 21/02790/HOUSE.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the increase is in accordance with the plans and does not affect the amenities of neighbouring properties.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00922/HOUSE	Christopher Park 17/05/2024	Cllr Ancrum	Clague LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Froud		Brightstone	6 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/24
Proposed single storey side extension.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the design and materials used are in keeping with the style of the property and the street scene.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00925/HOUSE	Christopher Park 17/05/2024	Cllr Wightman	Karen McClure Garden D
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Northover		Longdene	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/24
The residents of Long Dene currently share access from Blackhall Lane with their neighbours at Woodstock. A new gravel driveway entrance is proposed to allow private, separate access for the residents of Long Dene.				

Comment

Proposed from the Chair with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval, subject to:

- Both the Tree Officer and the Conservation Officers being satisfied with the proposals,
- Confirmation from the Planning Officer that the construction will be permeable,
- Approval from Kent County Council Highways as to the safety element.

Planning Applications Considered

Applications considered on 7-5-24

10	Plan Number	Planning officer	Town Councillor	Agent
	24/00935/HOUSE	Samantha Yates 17/05/2024	Cllr Gustard	Mr Paul Joyce
Applicant		House Name	Road	Locality
G Manley		Crossmead	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				25/04/24
Erection of detached garage and single-storey garden studio.				

Comment

Proposed from the Chair with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no loss of amenity to neighbours from the proposed buildings and associated removal of trees
- The Arboricultural officer being satisfied that sufficient protections are in place for the TPO tree.

11	Plan Number	Planning officer	Town Councillor	Agent
	24/00943/HOUSE	Summer Aucoin 21/05/2024	Cllr Ancrum	Offset Architects
Applicant		House Name	Road	Locality
Mr & Mrs Garcia-Almendros & Eastern			5 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				29/04/24

Construction of new single storey side and rear extension. Construction of a new pitched roof to the rear with 3no. new dormers to provide loft accommodation. Alterations to exterior fenestration. Demolition of existing garage and construction of new garden outbuilding. Associated landscaping alterations.

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that the proposed hard landscaping and tree removal is compatible with the requirements of Sevenoaks Town Neighbourhood Plan Policies L1-L4, with special reference to L1 and L2 regarding net biodiversity gain and permeability of landscaping.
- That the Planning Officer is satisfied that the design and materials of the extension are in keeping with the requirements of the Conservation Area.

12	Plan Number	Planning officer	Town Councillor	Agent
	24/00948/FUL	Anna Horn 18/05/2024	Cllr Camp	Stride Treglown
Applicant		House Name	Road	Locality
Barclays Bank (UK) Plc		Barclays	80 High Street	Town
Town		County	Post Code	Application date
				26/04/24

Installation of bird points and spring wire.

Comment

Sevenoaks Town Council recommended approval, provided both the Planning Officer and Conservation Officer are satisfied that these installations don't detract from the character of the Conservation Area or street scene, and provided the proposals meet the guidelines of the Royal Society for the Protection of Birds (RSPB).

Planning Applications Considered

Applications considered on 7-5-24

13	Plan Number	Planning officer	Town Councillor	Agent
	24/00981/HOUSE	Summer Aucoin 20/05/2024	Cllr O'Hara	Arts Architecture Internati
Applicant		House Name	Road	Locality
Ms A Lye			22 Pontoise Close	Northern
Town		County	Post Code	Application date
				28/04/24
Conversion of integral garage to living room/study. Replacement of all windows and front door. Alterations to rear ground floor elevation to replace sliding doors with bi-fold door and back door/window with new window. Removal of uPVC dormer cladding and replacement with insulated composite panels.				

Comment

Proposed from the Chair with Cllr O'Hara's apologies:

Sevenoaks Town Council recommended approval.

14	Plan Number	Planning officer	Town Councillor	Agent
	24/00983/HOUSE	Summer Aucoin 20/05/2024	Cllr Camp	Carmin Austin Architectur
Applicant		House Name	Road	Locality
Mr & Mrs Bragg			19 Vine Avenue	St Johns
Town		County	Post Code	Application date
				28/04/24
Single storey and first floor extensions. Chimney removal. Rooflights, dormers, fenestration and internal alterations.				

Comment

Sevenoaks Town Council recommended approval, provided:

- The Conservation Officer is satisfied with the designs
- The Planning Officer is satisfied that there will be no overlooking or loss of amenity from either side from the new front and back dormers in the roof
- The Planning Officer is satisfied that there will be adequate provision for surface water via the new permeable drive, as required by Sevenoaks Town Neighbourhood Plan Policy L2.

15	Plan Number	Planning officer	Town Councillor	Agent
	24/00984/HOUSE	Abbey Aslett 20/05/2024	Cllr Layne	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr & Mrs Skrzypiec		Ashdown Cottage	Cedar Terrace Road	Eastern
Town		County	Post Code	Application date
				28/04/24
Erection of single storey rear extension, loft conversion with dormer windows and associated works.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no significant impact to the adjoining and surrounding neighbours' amenities, light and privacy from the dormers.