

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 12th August 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/xQOzroNxRIA>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Senior Committee Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

252 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

253 DECLARATIONS OF INTEREST

Correspondence was received and circulated to all Councillors, objecting to the following application:

- **[Plan no. 12]** – 24/01887/MMA: Lyndhurst Cottage, Holly Bush Lane

254 MINUTES

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

It was RESOLVED that the minutes be approved.

255 CONSULTATION ON PROPOSED REVISIONS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING SYSTEM

a) The Committee noted that the Ministry of Housing, Communities and Local Government is consulting on proposed changes to the National Planning Policy Framework as well as wider changes to the planning system.

b) It was noted that full details on the consultation could be found via the below link, and that it would remain open 11:45pm 24th September 2024:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

c) Councillors received copy of the consultation questions with agreement that the significant proposed changes should be reviewed by a Working Group and draft response produced for approval of a future Planning & Environment Committee meeting. Cllr Shea, Cllr Wightman and Cllr Camp volunteered to join this group, and it was agreed in his absence that Cllr Clayton's skills and experience in planning would also make him a valuable asset to the Group, should he be available.

d) It was **RESOLVED** that a Working Group be formed comprising Cllr Camp, Cllr Wightman, Cllr Shea and – pending his confirmation – Cllr Clayton to produce a draft response to the consultation. This to be presented and reviewed by the Planning & Environment Committee on 9th September 2024.

256 KENT COUNTY COUNCIL HAS MADE DOCUMENTS FOR AMENDMENT 1 – A WAITING RESTRICTIONS ORDER ON BOSVILLE DRIVE

a) It was noted that Kent County Council had “made” the following Order to amend existing waiting restrictions on the following length of roads, due to new dropped kerbs:

- **Bosville Drive:**
 - (1) On the southwest side remove the time limited bays with shared residents parking from the boundary of 37/39 Bosville Drive for a distance of 6 metres in a south easterly direction.
 - (2) On the southeast side remove the time limited bays with shared residents parking from the boundary of 4/6 Bosville Drive for a distance of 7 metres in a south westerly direction.

b) Councillors noted that the Planning Committee had received notice of Kent County Council's initial intention to introduce the above amendments on 23rd October 2023 (1) and 18th March 2024 (2), under their originally advertised references Amendment 53 (1) and Amendment 56 (2).

257 KENT COUNTY COUNCIL LOCAL TRANSPORT PLAN PUBLIC CONSULTATION

a) It was noted that Kent County Council is consulting on its draft Local Transport Plan, which sets out proposals for improving roads and public transport in Kent, and that the consultation would remain open to comment until 8th October 2024.

b) Councillors received copy of the Town Council's previous response to the emerging draft version of this plan which was consulted on in 2023. The Planning Committee Clerk clarified for Councillors that the current consultation is on a revised iteration of

the aforementioned Local Transport Plan, following responses to the original consultation.

c) It was noted that the Movement & Net Zero Working Group would consider and provide a draft response to the consultation on 23rd September 2024. This would allow enough time for the Planning & Environment Committee to receive and approve the comments on either 23rd September 2024 or 7th October 2024.

258 COMMUNITY RIGHT TO BID NOMINATIONS

Councillors noted with disappointment that the Town Council's nomination of the District Council's Depot site on Otford Road as an Asset of Community Value had been unsuccessful. This due to the previous community uses of "Park and Panto"/"Park and Ride" venue as well as Covid-19 testing centre having been ancillary to the main use of the asset as a depot/storage site – with requirement for an asset's **main** use to benefit the community.

259 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PLANNING VALIDATION LIST

a) Councillors noted that Sevenoaks District Council is consulting on proposed changes to its planning validation requirements for various types of planning applications, with opportunity to comment until 8th September 2024.

b) Councillors enquired as to whether the consultation documents included tracked changes to indicate where the amendments had been made and it was **RESOLVED** that the Planning Committee Clerk request this from Sevenoaks District Council.

c) It was also **RESOLVED** that the same Working Group as created under [Minute Number 255d] be utilised, to review the proposed changes and produce a draft response for approval of the Planning & Environment Committee on 27th August 2024.

260 TEMPORARY ROAD CLOSURES

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

261 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 Sevenoaks Town Council's Planning Committee, received during the two weeks ending 5th August 2024.

b) It was noted that, although the District Council's decision to Grant permission for planning application 24/00944/HOUSE was contrary to the Town Council's recommendation, the Case Officer had addressed each of its concerns via the conditions

placed on the permission. Councillors were therefore satisfied with the decision made by the District Council.

262 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

(b) The Committee considered planning applications received during the two weeks ending 5th August 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

263 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 7:48pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 12-8-24

1	Plan Number	Planning officer	Town Councillor	Agent
	23/03486/FUL	Christopher Park 23/08/2024	Cllr Layne	Designhomeplan Ltd
Applicant	House Name	Road	Locality	
Micallef		50 St Johns Hill	Eastern	
Town	County	Post Code	Application date	
			02/08/24	

23/03486/FUL - Amended plan

Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.

A summary of the main changes are set out below:

The previously proposed high level window within the side elevation has been changed to a larger, clear glazed, window.

Comment

Proposed from the Chair:

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment, loss of light and loss of privacy to the adjacent neighbours.

2	Plan Number	Planning officer	Town Councillor	Agent
	24/01543/MMA	Abbey Aslett 14/08/2024	Cllr O'Hara	Yabsley Stevens Architect
Applicant	House Name	Road	Locality	
Mr & Mrs Bennett		63 Bosville Drive	Northern	
Town	County	Post Code	Application date	
			24/07/24	

Amendment to 23/03542/HOUSE to amend fenestration.

Comment

Sevenoaks Town Council recommended approval.

3	Plan Number	Planning officer	Town Councillor	Agent
	24/01605/HOUSE	Summer Aucoin 14/08/2024	Cllr Ancrum	Arkiplan Architectural Ltd
Applicant	House Name	Road	Locality	
H Dalmeida		79 Hillingdon Avenue	Eastern	
Town	County	Post Code	Application date	
			24/07/24	

Demolition of existing rear extension. Construction of part single storey and part two storey rear and side extensions, single storey front extension and conversion of loft. Rooflights, Juliet balconies and alterations to fenestration. Solar panels. Creation of vehicular access.

Comment

Sevenoaks Town Council recommended approval of the application, subject to the Planning Officer being satisfied:

- With the materials proposed

- That the distance between the new extension and the neighbouring property at 91 is appropriate.

Planning Applications Considered

Applications considered on 12-8-24

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01740/CONVAR	Christopher Park 13/08/2024	Cllr Camp	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pratt			54 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/24
Variation of condition 2 & 3 of 23/01491/HOUSE to Two storey front extension with front porch. Alteration to fenestration with amendment to the materials used on the extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials amendment and fenestration changes.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01800/HOUSE	Abbey Aslett 16/08/2024	Cllr Layne	KmCreations.Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heath			27 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/24
Demolish side garage, storage, W.C and cupboard. Demolish single storey rear extensions. Proposed double storey side extension and proposed single storey rear extension with a flat roof and flat roof lights. Alterations to fenestration. Alterations to driveway with additional parking. Alterations to patio with new retaining wall. Landscaping.				

Comment

Proposed from the Chair:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenity to adjacent neighbours, and subject to the Arboricultural Officer's recommendations being followed, for an arboricultural impact assessment, method statement and tree protection measures to be submitted for approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01803/HOUSE	Summer Aucoin 15/08/2024	Cllr O'Hara	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
H Randall			40 Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/07/24
Single storey rear extension with Skylight. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no loss of amenity to any of the surrounding properties.

Planning Applications Considered

Applications considered on 12-8-24

7	Plan Number	Planning officer	Town Councillor	Agent
	24/01845/MMA	Anna Horn 21/08/2024	Cllr Varley	Jeremy Page Associates
Applicant		House Name	Road	Locality
Mr & Mrs T Van Emmenis			28 The Rise	Kippington
Town		County	Post Code	Application date
				31/07/24
Amendment to 22/01377/FUL. Reduction from a five bedroom to a three befrom house. Alterations to fenestrations. Slight reduction in height. Increase in the length of the two-storey section of the building. Solar Panels.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied:

- That there is no loss of amenity to neighbours' properties, and
- With the revised fenestration.

8	Plan Number	Planning officer	Town Councillor	Agent
	24/01863/HOUSE	Christopher Park 23/08/2024	Cllr Daniell	Cobden Architectural Desi
Applicant		House Name	Road	Locality
Mr K Darfit			72 Brattle Wood	Kippington
Town		County	Post Code	Application date
				02/08/24
Two storey extension, alterations to fenestration. Removal of roof and construction of a new roof with living accommodation, roof to include roof lights and rear facing dormer, alterations to landscaping.				

Comment

Proposed by Cllr Varley with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

9	Plan Number	Planning officer	Town Councillor	Agent
	24/01875/MMA	Summer Aucoin 19/08/2024	Cllr Varley	Coleman Anderson Archit
Applicant		House Name	Road	Locality
Mrs S Kent		Highcroft	3 Farnaby Drive	Kippington
Town		County	Post Code	Application date
				29/07/24
Minor material amendment to 23/03499/HOUSE to extend front gable, new side windows and alterations to the annexe area.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbouring properties.

Planning Applications Considered

Applications considered on 12-8-24

10	<i>Plan Number</i> 24/01878/HOUSE	<i>Planning officer</i> Summer Aucoin 19/08/2024	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Poynter		Full Point	17 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/24
To convert the garage to living accommodation, ancillary to the use of the host dwelling, with roof lights and access ramp.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i> 24/01885/HOUSE	<i>Planning officer</i> Summer Aucoin 23/08/2024	<i>Town Councillor</i> Cllr Wightman	<i>Agent</i> DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Ikhsan		Donyland Cottage	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/08/24
Landscaping and remodelling of the garden (front and rear) including installation of a swimming pool, erection of a domestic (ancillary) loggia and greenhouse, excavation of a plant room and wine store, amendments to the access and driveway, and associated soft and hard landscaping works.				

Comment

Sevenoaks Town Council recommended approval, subject to the views of the Tree and Conservation Officers.

12	<i>Plan Number</i> 24/01887/MMA	<i>Planning officer</i> Summer Aucoin 20/08/2024	<i>Town Councillor</i> Cllr Camp (as Chair)	<i>Agent</i> Cross Town Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Birkett		Lyndhurst Cottage	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/07/24
Minor material amendment to 24/01224/MMA for alterations to fenestration to approved dwelling.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the minor amendments to fenestration.

Planning Applications Considered

Applications considered on 12-8-24

13	<i>Plan Number</i> 24/01926/HOUSE	<i>Planning officer</i> Christopher Park 27/08/2024	<i>Town Councillor</i> Cllr Layne	<i>Agent</i> ParkerSmith Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Crabtree			17 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/24
Raised paved terrace with masonry retaining wall and steps.				

Comment

Proposed from the Chair with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i> 24/01939/HOUSE	<i>Planning officer</i> Summer Aucoin 27/08/2024	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Grinsted		2 Waterworks Villa	Oak Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/24
To replace the flat roof with a hipped and pitched tiled roof.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and designs.

15	<i>Plan Number</i> 24/01954/MMA	<i>Planning officer</i> Christopher Park 27/08/2024	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Mitchell		Whiteacre	87 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/24
Amendment to 23/01020/HOUSE - reduction in area of ground floor swimspa extension.				

Comment

Proposed by Cllr Varley with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.