

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 21st October 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/BWmSVNXiikc>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

376 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

377 DECLARATIONS OF INTEREST

a) Cllr Varley declared that he had a non-pecuniary interest in the following application, due to it being his dentist. He remained open-minded to its contents.

- **[Plan no. 7] 24/02613/FUL – Buckhurst House Dental Surgery, 44 Buckhurst Avenue**

b) Cllr Willis declared that he had a disclosable pecuniary interest in the following application, due to it being adjacent to his place of work. He remained open-minded to its contents.

- **[Plan no. 3] 24/02417/FUL – Land South of Jesters, Oak Lane**

378 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 7th October 2024.

It was RESOLVED that the minutes be approved.

379 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PROPOSED NEW BUSINESS PARK

The Committee received and noted copy of Sevenoaks Town Council's response to the District Council's proposed new business park, as agreed at Planning & Environment Committee on 23rd September 2024 and submitted on 3rd October 2024.

380 KENT COUNTY COUNCIL ROAD SAFETY & ACTIVE TRAVEL NEWSLETTER

The Committee received and noted the second road safety and active travel newsletter from Kent County Council.

381 ASSETS OF COMMUNITY VALUE

a) The Committee received notice that the Town Council's nomination for the horse field on Bradbourne Vale Road had been successful, with the field now having been listed as an Asset of Community Value.

b) Councillors noted a report, summarising assets which have been registered by the Town Council, as well as explaining what a nomination can and cannot achieve.

c) The Planning Committee Clerk clarified that Assets which had not been colour-coded in the summary report were still awaiting nomination by the Town Council.

d) Cllr Shea queried the average timeframe from submission of a nomination and decision from the District Council, and it was agreed that the Planning Committee Clerk investigate this and report back to the Committee. *[This has since confirmed by the Planning Committee Clerk as just under 8 weeks. The horse field on Bradbourne Vale Road had taken just under 12 weeks, due to additional supporting evidence being required and provided by Bradbourne Riding for the Disabled Group.]*

382 TEMPORARY ROAD CLOSURES

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

383 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 Sevenoaks Town Council's Planning Committee, received during the two weeks ending 14th October 2024.

384 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 14th October 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

385 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the successful registration of the horses field on Bradbourne Vale Road, which is leased by one of the Mayor's charities – being the Bradbourne Riding for the Disabled Group.

There being no further business the Chair closed the meeting at 7:26pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 21-10-24

1	<i>Plan Number</i> 23/03618/FUL	<i>Planning officer</i> Christopher Park 25/10/2024	<i>Town Councillor</i> Cllr Willis	<i>Agent</i> TBO Design Solutions
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Upsher		Allan Upsher Upholsterers Ltd	Rear of 26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/24
23/03618/FUL - REVALIDATED plan				
Change of use from workshop/showroom to a 1 bedroom dwelling.				
A summary of the main changes are set out below:				
Inconsistencies between proposed floor plans and elevations.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i> 24/02395/HOUSE	<i>Planning officer</i> Abbey Aslett 31/10/2024	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Smiley Jim Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Feasey		Annexe at White Friars Lodge	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/24
Extension to existing annexe and alterations to fenestration. Associated changes to landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no loss of amenity to the neighbours,
- Replacement of any trees to be removed as per Sevenoaks Town Neighbourhood Plan Policy L4
- The annexe being inured to the main residential dwelling

3	<i>Plan Number</i> 24/02417/FUL	<i>Planning officer</i> Samantha Yates 28/10/2024	<i>Town Councillor</i> Cllr Varley	<i>Agent</i> Paper Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Dhariwal		Land South of Jesters	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/24
Proposed new build house on garden site.				

Comment

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

- The landscaping plans and protection of TPO'd trees, and
- The traffic / access plans, to address the concerns of Kent County Council

Planning Applications Considered

Applications considered on 21-10-24

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02472/LDCEX	Christopher Park 01/11/2024	Cllr Varley	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Parker		Ashdown	17 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/24
Existing air source heat pump unit.				

Comment

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

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02532/HOUSE	Summer Aucoin 01/11/2024	Cllr Granville	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs James			31 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/24
New porch, alterations to landscaping, new stairs.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with compliance with Policy EN23 and with the materials - which are not specified in the plans - and is satisfied that there is no loss of amenity to the neighbours at number 29.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02577/LBCALT	Abbey Aslett 22/10/2024	Cllr Willis	SAACT Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
G Morris		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/24
Replacing five windows on the front elevation, replacing the front dormers, and undertaking roof repairs.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and Conservation Officer being satisfied with the materials and designs for this key listed building.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02613/FUL	Christopher Park 01/11/2024	Cllr Granville	KLW Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P & K Bezuidenhout		Buckhurst House Dental Surger	42-44 Buckhurst Avenue	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/24
Proposed conversion of the existing building to two dwellings, alterations to fenestration and associated works.				

Comment

Sevenoaks Town Council recommended approval.