

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 18th November 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/6JqRwXkeTLw>

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum – Mayor	Apologies	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Present
Cllr Clayton	Apologies	Cllr Shea	Present – Arrived 7:06
Cllr Daniell – Deputy Leader	Present	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Present
Cllr Granville	Apologies – Remote attendance until 7:20pm	Cllr Willis	Present
Cllr Gustard	Apologies	Cllr Wightman – Leader	Present

Also in attendance:

Deputy Town Clerk / Responsible Finance Officer

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

411 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

412 DECLARATIONS OF INTEREST

Councillor Willis declared that he had a disclosable pecuniary interest in the following application, due to his being employed by Sevenoaks School. He remained open minded to the application’s contents.

- **[Plan no. 7] 24/02761/LBCALT – Sevenoaks School, High Street**

413 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 4th November 2024.

It was RESOLVED that the minutes be approved.

414 KENT MINERALS AND WASTE LOCAL PLAN – PUBLIC CONSULTATION ON PROPOSED MAIN MODIFICATIONS

a) The Committee received reminder that Kent County Council (KCC) is consulting on a number of “Main Modifications” identified by the Independent Examiner as being required in order to make its Minerals and Waste Local Plan sound and legally compliant.

b) It was noted that all documents relevant to the consultation, including supporting documents and full list of modifications could be viewed via the following website:

<https://letstalk.kent.gov.uk/kmwlp24-39-mod>

c) Cllr Skinner presented a draft response as prepared by Cllr Clayton, which raises concern as to the potential shift in prioritisation of quarrying vs protection of nature, as well as to whether the amended Local Plan will help achieve national objectives for waste management. Specific comment was also made on Minor Modifications 4, 24, 35, 38 and 48 with regards to this.

d) Cllr Shea proposed that an additional comment be added, recommending that KCC introduce measures to ensure that the districts delivering waste to them for disposal are meeting both theirs and the government's requirements.

e) Councillors thanked Cllr Clayton for his work in preparing the draft response, and it was **RESOLVED** that it be submitted to Kent County Council with the above amendment.

415 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application was GRANTED by the District Council's Development Management Committee (DMC) on 7th November 2024. This was attended by Cllr Dr Canet who spoke against the application on behalf of the Town Council.

- **21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road**

b) Cllr Dr Canet expressed her disappointment with the decision, which was resolved via the Chairman's casting vote due to a divide of 7 Committee members voting for and 7 voting against the Case Officer's recommendation to approve.

c) Cllr Shea reiterated Cllr Dr Canet's disappointment, elaborating that the decision was contrary to over 500 local resident complaints, guidance in the Sevenoaks Town Neighbourhood Plan (STNP), as well as the Town Council's recommendation. She reported that there was substantial concern amongst DMC members as to whether a Refusal would be sustained by the Examiner, should it go to Appeal – due to the tilted balance in favour of sustainable development. This would incur significant costs and could result in the same outcome, as observed at Berkeley House which was allowed on Appeal.

d) Cllr Shea further expressed concern that the clear guidance in the STNP was not considered robust enough to support a Refusal, and highlighted that strengthening design guidance via formal allocations would be worth investigating at the STNP's 5 year review.

e) Councillors thanked Cllr Dr Canet for representing the Town Council at the Development Management Committee.

416 TEMPORARY ROAD CLOSURES

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

417 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 11th November 2024.

b) Councillors noted with surprise that the Case Officer had gone against both Town Council – but also more significantly, the Conservation Officer's advice – in their granting of the below application. This was considered unusual, and it was therefore **RESOLVED** that the Planning Committee Clerk investigate the justification for this, and report back to the Planning & Environment Committee.

418 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 11th November 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

419 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued recording the Town Council's disappointment that the Sevenoaks Gasholder Station planning application was Granted by the Development Management Committee, citing the lack of an up-to-date Local Plan as well as the NPPF's treatment of Neighbourhood Development Plans as the main reason. This to also note that the outcome may have been different had a Local Plan been in place, and to urge the District Council to accelerate the Local Plan 2040's progression, in order to prevent similar cases.

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

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 18-11-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/FUL	Christopher Park 22/11/2024	Cllr Clayton	Designhomeplan Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Micallef		50 St Johns Hill	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/11/24	

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:

Amended plans have been provided which corrects the height of the fence and shows the location of an existing shed.

Comment

Proposed by Cllr Skinner with Cllr Clayton's apologies:
Sevenoaks Town Council reiterated its recommendation for refusal on the grounds of overdevelopment of the site, in an area where the residential character assessment highlights the importance of gardens and planting, and lack of privacy to the granny annexe which would be overlooked by the upstairs flat above no 50.

Informative: If the District Council is minded to approve, the tree in the corner of the garden must be protected, and use of the granny annexe must remain attached to the main dwelling.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02245/HOUSE	Stephanie Payne 25/11/2024	Cllr Willis	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>	
			04/11/24	

24/02245/HOUSE - Amended plan

Installation of a greenhouse, shed, resurfacing front paths and tiling by the front door.

A summary of the main changes are set out below:

The applicant has provided a sample of the brick paving to be used. The type is confirmed as Dorset Antique clay pavers.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-24

3	Plan Number	Planning officer	Town Councillor	Agent
	24/02246/LBCALT	Stephanie Payne 25/11/2024	Cllr Willis	N/A
Applicant	House Name	Road	Locality	
Mr J Horgan		7 Granville Road	Town	
Town	County	Post Code	Application date	
			08/11/24	
24/02246/LBCALT - Amended plan				
Installation of a greenhouse, shed, resurfacing front paths and tiling by the front door.				
A summary of the main changes are set out below:				
The applicant has provided a sample of the brick paving to be used. The type is confirmed as Dorset Antiqueclay pavers.				
Comment				
Sevenoaks Town Council recommended approval.				

4	Plan Number	Planning officer	Town Councillor	Agent
	24/02261/MMA	Stephanie Payne 21/11/2024	Cllr Gustard	Atelier De Linde Architect
Applicant	House Name	Road	Locality	
Mrs F Iasci		39 Brattle Wood	Kippington	
Town	County	Post Code	Application date	
			31/10/24	
24/02261/MMA - REVALIDATED plan				
Amendment to 21/02147/HOUSE with increased roof height, new slate tiling to full roof, slate tiling to dormers, relocation and reduction in size of approved dormers, substitution of rear roof light for additional dormer, addition of roof light to south elevation, change of all eave soffits and fascias to match that of existing rear extension, replacement of all street-facing windows to 4-paned dark grey UPVC frame (to match that of existing rear extension), replacement of all rear windows to single-paned dark grey UPVC frame (to match that of existing rear extension), widening of Bedroom 3 walk-in-wardrobe window, reduction of first floor landing window form and replacement of garage door and frame (to match that of existing rear extension).				
A summary of the main changes are set out below:				
Correct drawings received 30th October.				
Comment				
Proposed by Cllr Daniell 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.				

Planning Applications Considered

Applications considered on 18-11-24

5	<i>Plan Number</i> 24/02725/HOUSE	<i>Planning officer</i> Abbey Aslett 21/11/2024	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Open Architecture
<i>Applicant</i> Mr A Knight		<i>House Name</i>	<i>Road</i> 27 The Drive	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 31/10/24
Proposed air source heat pump units.				

Comment

Proposed by Cllr Willis with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer and Environmental Health Officer are satisfied that the pumps will not cause any unacceptable noise pollution.

Informative: Sevenoaks Town Council recommended that a Noise Impact Assessment would be useful as supporting evidence.

6	<i>Plan Number</i> 24/02734/FUL	<i>Planning officer</i> Anna Horn 21/11/2024	<i>Town Councillor</i> Cllr Ancrum	<i>Agent</i> HIGHGATE Planning & D
<i>Applicant</i> Mr G Lloyd		<i>House Name</i> Land East of	<i>Road</i> 34 & 36 Wildernesse Mount	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 31/10/24
Erection of 2 detached dwellings with associated parking, EV chargers and landscaping.				

Comment

Proposed by Cllr Skinner with Cllr Ancrum's apologies:

Sevenoaks Town Council recommended refusal on the grounds of the overlooking and overbearing impact on neighbouring properties and front gardens, and the incompatibility with the Residential Character Area Assessment for Wildernesse Mount.

7	<i>Plan Number</i> 24/02761/LBCALT	<i>Planning officer</i> Christopher Park 25/11/2024	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> N/A
<i>Applicant</i> Mr A Will		<i>House Name</i> Sevenoaks School	<i>Road</i> High Street	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 04/11/24
Removal of external decommissioned fire escape ladder and associated platform on southern elevation. External wall of building to be 'made good' using materials to match existing.				

Comment

Proposed by Cllr Michaelides with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials used to repair the wall.

Planning Applications Considered

Applications considered on 18-11-24

8	Plan Number	Planning officer	Town Councillor	Agent
	24/02774/LDCEX	Anna Horn 22/11/2024	Cllr Michaelides	N/A
Applicant		House Name	Road	Locality
Mr J Ali		Oakley Day Nursery and Presc	Bishops House, 1 Rockdale Ro	Town
Town		County	Post Code	Application date
				01/11/24
Confirmation the planning permission under ref SE/11/01250/EXTLMT has started in accordance with section 56 of the Town and Country Planning Act 1990.				

Comment

Sevenoaks Town Council recommended approval.

9	Plan Number	Planning officer	Town Councillor	Agent
	24/02783/HOUSE	Summer Aucoin 27/11/2024	Cllr Shea	Equilibria Architectural Se
Applicant		House Name	Road	Locality
Mrs K Grady			94 Cramptons Road	Northern
Town		County	Post Code	Application date
				06/11/24

24/02783/HOUSE - Amended plan

Removal of existing fully glazed conservatory roof with a single pitched roof with two openable roof windows. Raising of flanking conservatory walls to provide parapets. Installation of new fenestration to the existing conservatory rear wall.

A summary of the main changes are set out below:

The description has been changed to accurately outline the proposed works.

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval.

10	Plan Number	Planning officer	Town Councillor	Agent
	24/02789/MMA	Abbey Aslett 22/11/2024	Cllr Camp	Miss Millie Burnham
Applicant		House Name	Road	Locality
Mr D Young		The Birches	44 Woodside Road	St Johns
Town		County	Post Code	Application date
				01/11/24

Amendment to 24/01376/HOUSE to amend drawings to include new flat roof over the new Master Ensuite and minor tweak to height of rear extension.

**//Further letter received 01/11/2024 with the following summary of changes:
Updated drawings have been provided with a corrected scale bar.//**

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the amendments and the new drawings.

Planning Applications Considered

Applications considered on 18-11-24

11	<i>Plan Number</i> 24/02829/HOUSE	<i>Planning officer</i> Summer Aucoin 20/11/2024	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> Smart Architecture Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sharma			19 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/24
Part two-storey, part single-storey side extension with rooflights. Demolish porch and replace with enlarged porch.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i> 24/02835/HOUSE	<i>Planning officer</i> Abbey Aslett 21/11/2024	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs David		Chestnuts	14 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/10/24
Two-storey rear extension with first floor balcony. Two-storey front extension. First floor side extension. Changes to fenestration. Extend roof ridge, remove one chimney, insert dormers and rooflights to enable conversion of loft space to habitable rooms. Solar panels.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i> 24/02869/CONVAR	<i>Planning officer</i> Anna Horn 27/11/2024	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> Frankham Projects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Robbens		Granville House	7 Station Parade, London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/24
Removal of condition 6 (acoustic assessment) of 19/02673/FUL (Change of use from A1 to D2 Gym and Pilates studio, spin classes and the like , with A1 retained for retail sale of sports clothes and equipment, and A3 food and drink for small cafe associated with D2 use).				

Comment

Sevenoaks Town Council recommended approval, provided the site continues to be used in its new Class E designation.

Planning Applications Considered

Applications considered on 18-11-24

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02875/MMA	Christopher Park 27/11/2024	Cllr Wightman	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Arnold Kirkland Properties Ltd		Lantau	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/24
Amendment to 23/03188/HOUSE to Revised driveway layout. Alteration to access gate with internal wall. Internal, material and facades alterations. Alteration to fenestrations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the changes and materials are satisfactory.

Informative: Sevenoaks Town Council deemed that the supporting documents - which did not clarify proposed materials, fenestration or finishes - were therefore unsatisfactory.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02899/FUL	Christopher Park 02/12/2024	Cllr Dr Dixon	Willow Town And Country Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Mottram		Bradbourne	71 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/24
Conversion of existing side addition to form a separate dwelling, inclusive of roof extension, roof terrace and first floor extension. Single storey rear extension and associated external alterations, access and landscaping				

Comment

Sevenoaks Town Council recommended approval providing the Planning Officer is satisfied that all material negatives enumerated in the pre-planning advice have been adequately addressed and that various environmental improvements including hedging, EV Charging and bat boxes are made conditions as well as stipulating that the hard-standing remains porous and that hedgehog 'gates' are provided in the rear fencing - both both new and old.