

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 16th December 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/nyvG8DajSnQ>

Present:

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

Also in attendance:

Town Clerk

Planning Committee Clerk

In the absence of the Chair, Cllr Skinner as Vice Chair chaired the meeting.

Prior to the commencement of the meeting, it was noted that a number of Town Councillors and staff had attended a site visit at the Purelake development site located at 136 High Street – formally known as the Old Tesco site.

PUBLIC QUESTION TIME

None.

469 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

470 **DECLARATIONS OF INTEREST**

a) Two representations were received and forwarded to all Councillors, objecting to the following application:

- **[Plan no. 14] 24/02991/CONVAR – Lyndhurst Cottage, Holly Bush Lane**

b) Cllr Skinner, Cllr Clayton, Cllr Granville, Cllr Shea declared that they had been lobbied on the following application.

- **[Plan no. 14] 24/02991/CONVAR – Lyndhurst Cottage, Holly Bush Lane**

c) Cllr Skinner and Cllr Ancrum declared that they had a disclosable pecuniary interest in [Agenda Item 7] Development Management Committee. They recused themselves from the room during the Item’s discussion. Cllr Wightman as Leader chaired the meeting in Cllr Skinner’s absence.

471 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 2nd December 2024.

It was RESOLVED that the minutes be approved.

472 SEVENOAKS TOWN COUNCIL'S RESPONSE TO PROPOSED MAIN MODIFICATION TO KENT COUNTY COUNCIL'S KENT MINERALS AND WASTE LOCAL PLAN

a) The Committee received and noted copy of the Town Council's response to Kent County Council's consultation on the "Main Modifications" which had been identified by the Independent Examiner as being required in order to make its Minerals and Waste Local Plan sound and legally compliant.

b) Cllr Skinner thanked Cllr Clayton for his work in preparing the Town Council's draft response, and Cllr Shea for her contributions towards it.

473 APPEALS

a) The Committee received notice of the submission of the following appeal against the District Council's decision to Refuse the below application. It was noted that the District Council's grounds for refusal were unacceptable impact on pedestrian movement and inability to mitigate this via condition, due to the visibility splays falling outside the applicant's control.

- **APP/G2245/W/24/3354406: 23/03429/FUL – 50 St Johns Hill: Hardstanding to the principal elevation of dwelling.**

b) It was noted that, as the Appeal is proceeding under Written Representations Procedure, Sevenoaks Town Council may provide additional comment or amend/withdraw previous representation up until 3rd January 2025. This was not deemed necessary.

c) It was noted that the full documentation may be accessed through the District Council's Appeals Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=SLX623BK0MR00>

474 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the following applications are due to be decided by Sevenoaks District Council's Development Management Committee on 19th December 2024 at 7pm. It was noted that these were previously allocated to Cllr Camp.

- **24/02036/HOUSE – 3 St Johns Hill: New solar panels.**
- **24/02037/LBCALT – 3 St Johns Hill: New solar panels.**

b) It was noted that the full documentation for both applications may be accessed through the District Council's Planning Portal, via the following links:

[https://pa.sevenoaks.gov.uk/online-](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3OBKI0M00)

[applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3OBKI0M00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3OBKI0M00)

[https://pa.sevenoaks.gov.uk/online-](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3PBKI0N00)

[applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3PBKI0N00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3PBKI0N00)

c) The Committee considered whether a Town Councillor be registered to attend the meeting. This was not deemed necessary due to the Case Officer's agreement with the Town Council's recommendation.

475 STREET NAMING AND NUMBERING – NOTIFICATION OF AMENDED ADDRESS

The Committee noted that the address of Bertrand House, 28C South Park had been amended to Knoles Corner, 28C South Park, Sevenoaks, TN13 1DU.

476 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.

477 ARRANGEMENTS FOR CONSIDERING PLANNING APPLICATIONS DURING THE CHRISTMAS CLOSURE PERIOD

a) It was noted that all planning applications received between 17th-20th December 2024 will be processed under Chair's Action due to the Christmas closure period. Applications would be allocated to Ward Councillors for their appraisal as usual, with their draft recommendations to be approved by both the Chair and the Town Clerk under executive powers, as per Standing Order 15.b.xv. Approved comments would then be forwarded to the District Council and reported to the next Planning & Environment Committee.

b) Cllr Skinner raised the importance of a quorum being met for the last Planning & Environment Committee meeting before the Christmas break, being 23rd December 2024. Cllr Wightman, Cllr Granville, Cllr Dr Dixon, Cllr Shea, Cllr Dr Canet and Cllr Clayton confirmed they would be in attendance, and it was **agreed** that the Planning Committee Clerk also confirm expected Councillor attendance on the day.

478 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 9th December 2024.

b) Cllr Shea confirmed that she was satisfied with the Case Officer's appraisal of 24/02963/HOUSE, which had been approved contrary to Town Council recommendation. She reported that she and SDC Councillor Cllr Leaman had decided not to call the application in to Development Management Committee, due to being satisfied that the Town Council's concerns had been addressed.

479 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 9th December 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

480 PRESS RELEASES

It was **RESOLVED** that the Town Council issue a Press Release detailing its response to Kent County Council's Kent Minerals and Waste Local Plan Main Modifications consultation.

There being no further business the Chair closed the meeting at 7:57pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 16-12-24

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01339/FUL	Sean Mitchell 29/12/2024	Cllr Skinner	NTR Planning Ltd
Applicant	House Name	Road	Locality	
Mr A Conneally	Former Site of the Farmers	London Road	St Johns	
Town	County	Post Code	Application date	
			05/12/24	

24/01339/FUL - Amended plan

Erection of a 6 storey building comprising 56 apartments, 697sqm of commercial floorspace (ground floor) and associated 3 disabled parking bays and landscaping. Solar panels.

A summary of the main changes are set out below:

Additional information being the submission of a Financial Viability Assessment (Public Copy).

Comment

Sevenoaks Town Council maintained its objections to the application (reiterated below for clarity), including its concern about the lack of any contribution to the affordable housing needed for the residents of Sevenoaks.

Sevenoaks Town Council recommended refusal on the following grounds:

- The scale and massing of the development is out of character with other existing and new developments in the area;
- It would have an overbearing impact on houses on St Botolphs Avenue, with the potential for serious overlooking into neighbouring gardens and houses;
- As currently proposed, the application does not include a Transport and Travel Plan, which is needed to demonstrate that the site and existing transport facilities can indeed support a carless development;
- There is a serious deficit on Biodiversity gain, given the original green state of the previous permission and the requirement under Sevenoaks Town Neighbourhood Plan Policy L1 for new development to deliver a 10% net gain in biodiversity.
- Lack of any affordable housing or contribution towards delivering it offsite - both of which the Town Council notes were conditioned on the previous Appeal decision for development on this site.

Informative:

Sevenoaks Town Council advised that consideration must also be given to the improving both design and pedestrian safety of the very busy junction where Hitchen Hatch Lane and London Road intersect.

In addition, the Town Council considered that these proposals should have first been submitted to a Design Review Panel prior to the planning application stage in order to address such concerns. This as per the Sevenoaks Town Neighbourhood Plan under Aim C6, which states that "The Town Council will normally require major planning applications or sites within sensitive locations, to be submitted to a Design Review panel for review early in the planning process".

Planning Applications Considered

Applications considered on 16-12-24

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01543/MMA	Abbey Aslett 18/12/2024	Cllr Dr Canet	Yabsley Stevens Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bennett			63 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/24

24/01543/MMA - Amended plan

Amendment to 23/03542/HOUSE to amend roof pitch and eaves height to the approved additional storey and to amend fenestration.

A summary of the main changes are set out below:

Change to the proposed description to make it clear that there are also changes to the roof pitch and eaves height of the additional storey. Inclusion of people on the proposed elevations to indicate height of windows.

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02006/HOUSE	Stephanie Payne 24/12/2024	Cllr Gustard	Paper Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Smoliyaninov			56A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/24

Erection of covered EV charging canopy / car port.

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended refusal on the grounds of the proposed car port being too close to the boundary, unless the Planning Officer is satisfied that the location will cause no damage to the fence and/or trees along the boundary.

Planning Applications Considered

Applications considered on 16-12-24

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02141/HOUSE	Stephanie Payne 29/12/2024	Cllr Varley	CCA LTD
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Hoffman	7 Clenches Farm	Clenches Farm Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/12/24	

24/02141/HOUSE - Amended plan

New front entrance, single-storey rear extension with chimney, and internal works.

A summary of the main changes are set out below:

A New Certificate B and Notice have been served. Additional plans have also been submitted.

Comment

Proposed by Cllr Daniell with Cllr Varley's apologies:

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

- That there will be no loss of amenity to neighbouring property, especially with regards to concerns about fumes from the chimney ;
- That the drive will be porous, as per Sevenoaks Town Neighbourhood Plan Policy L2
- With the proposed finishes

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02245/HOUSE	Stephanie Payne 27/12/2024	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>	
			04/12/24	

24/02245/HOUSE - Amended plan

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

A summary of the main amendments are set out below:

The description has been updated to include the erection of a pergola. Additional material details has also been provided.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer and Conservation Officer are satisfied with materials and impact on biodiversity.

Planning Applications Considered

Applications considered on 16-12-24

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02246/LBCALT	Stephanie Payne 28/12/2024	Cllr Willis	N/A
Applicant		House Name	Road	Locality
Mr J Horgan			7 Granville Road	Town
Town		County	Post Code	Application date
				04/12/24
24/02246/LBCALT - Amended plan				
Installation of a pergola, greenhouse, shed, resurfacing front paths and tiling by the front door.				
A summary of the main changes are set out below:				
The description has been updated to include the erection of a pergola. Additional material details has also been provided.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, providing the Planning Officer and Conservation Officer are satisfied with materials and impact on biodiversity.				

7	Plan Number	Planning officer	Town Councillor	Agent
	24/02734/FUL	Anna Horn 18/12/2024	Cllr Ancrum	HIGHGATE Planning & D
Applicant		House Name	Road	Locality
Mr G Lloyd		Land East of	34 & 36 Wildernesse Mount	Eastern
Town		County	Post Code	Application date
				27/11/24
24/02734/FUL - Amended plan				
Erection of 2 detached dwellings with associated parking, ev chargers and landscaping.				
A summary of the main changes are set out below:				
The applicant has provided information regarding off-site provision of Biodiversity Net Gain (BNG).				
<i>Comment</i>				
Sevenoaks Town Council recommended refusal of this application due to:				
- The overlooking and overbearing impact on neighbouring properties and front gardens - Incompatibility with the Residential Character Area Assessment for Wilderness Mount - The current lack of consideration given to the potentially substantial environmental impact of these building plans.				

Planning Applications Considered

Applications considered on 16-12-24

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02774/LDCEX	Anna Horn 18/12/2024	Cllr Michaelides	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Ali	Oakley Day Nursery and Presc	Bishops House, 1 Rockdale Ro	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/11/24	

24/02774/LDCEX - Amended plan

Confirmation the planning permission under SE/11/01250/EXTLMT has started in accordance with section 56 of the Town and Country Planning Act 1990.

A summary of the main changes are set out below:

The applicant has provided an updated planning statement for consideration.

Comment

Proposed by Cllr Granville with Cllr Michaelides' apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is fully satisfied that the conditions stipulated have been fully complied with.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02776/FUL	Abbey Aslett 03/01/2024	Cllr Dr Dixon	Halton Planning Services
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Ball	Maywood	49 Bradbourne Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/12/24	

24/02776/FUL - Amended plan

Erection of replacement dwellinghouse.

A summary of the main change are set out below:

Agent has provided additional plans and information following KCC Ecology comments and the public comments received.

Comment

Sevenoaks Town Council repeated its previous recommendation for approval (reiterated below for clarity), with the additional caveat that the Planning Officer is satisfied with the applicant's agent's responses of 26th November 2024.

Sevenoaks Town Council recommended approval, with the proviso that the following conditions should apply:

- That the Planning Officer is satisfied that the windows at the first and ground floor will not impact privacy of the neighbours, with a condition to be placed requiring that the windows be obscure glazed should this not be the case,
- That two EV charging points are conditioned to be located in the car parking area
- That the cycle rack/storage for four bikes is also conditioned
- That the front hard standing for cars is made semi-permeable, and
- That the bird/bat boxes proposed are conditioned to be installed

Informative:

The Town Council requested that the Planning Officer also ensure that there will be no impairment or damage to the foul water/sewage system linking numbers 47 and 49 from the expanded footprint of the house.

Planning Applications Considered

Applications considered on 16-12-24

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02955/CONVAR	Anna Horn 03/01/2025	Cllr Gustard	Tony Holt Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Humberstone			7 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/24
Removal of condition 13 (The rear extension shall not be used as a roof terrace) and variation of condition 2 (drawings) of 21/03311/FUL to Demolition of existing bungalow and erection of 2 1/2 storey detached house plus basement and garage.				

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there is no loss of amenity to neighbours.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02958/FUL	Christopher Park 19/12/2024	Cllr Willis	Kember Loudon Williams
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Smith			33 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/24
Proposed demolition of the existing part single, part two storey side extension and rear conservatory, construction of new additions and alterations and rear extensions to the existing property, new detached dwelling to the rear of the site and associated hard and soft landscaping works.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is happy with the materials and the massing of the building, and the Environmental Officer is happy with the implications for biodiversity.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02960/HOUSE	Christopher Park 17/12/2024	Cllr Shea	LHA Architecture + Desig
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lawrence			2 Highlands Park	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/11/24
Single storey front extension, including alterations to porch roof.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-12-24

13	Plan Number	Planning officer	Town Councillor	Agent
	24/02985/FUL	Anna Horn 29/12/2024	Cllr Granville	UPP Architects + Town PI
Applicant		House Name	Road	Locality
Mr Feldman			6 Victoria Road	Town
Town		County	Post Code	Application date
				05/12/24
A Mansard roof extension with dormer mansard windows to facilitate the creation of creating an additional 1-bed, 2 person dwelling.				

Comment

Sevenoaks Town Council recommended approval, provided that the residential gardens to the North are not light-compromised.

14	Plan Number	Planning officer	Town Councillor	Agent
	24/02991/CONVAR	Anna Horn 29/12/2024	Cllr Clayton	Cross Town Planning
Applicant		House Name	Road	Locality
Mr A Birkett		Lyndhurst Cottage	Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				05/12/24
Variation of conditions 1, 4 and 5 of 24/01887/MMA (Minor material amendment to 24/01224/MMA for alterations to fenestration to approved dwelling) with amendment to replace entrance gates to front elevation, installation of root barriers and obscure glazing amendment.				

Comment

(1) Sevenoaks Town Council recommended refusal of the application for a root barrier along the boundary with The Coach House because it would endanger the remaining mature trees along this boundary (a mix of apple and hawthorn, and a larger tree near Hollybush Lane) which contribute to the conservation area, and provide some necessary screening to the swimming pool of The Coach House.

(2) Sevenoaks Town Council recommended refusal of the application to withdraw conditions for obscure glazing, as the applicant has chosen to remove screening trees protecting the rear of The Coach House and shrubs protecting the living room of no 7a from overlooking which were part of the original permission

(3) Sevenoaks Town Council recommended refusal of the proposed changes to the entrance unless Kent Highways are satisfied that there is sufficient vision splay for this entrance between high walls, opposite a busy school entrance.

(4) Sevenoaks Town Council recommended refusal of the removal of trees between Copper Box and The Coach House, as shown in the new plan.

Informative:

The Town Council is concerned that almost all mature trees have been removed from the site, which is in conflict with the conservation area management plan, that the bricks used for the house are very much out of keeping with conservation area materials, and that the garage has not been built in the position shown by the planning application, and obscures more light from the Coach House side window than expected. The Town Council requested that this be investigated by the planning enforcement team.

Planning Applications Considered

Applications considered on 16-12-24

15	Plan Number 24/03036/HOUSE	Planning officer Summer Aucoin 30/12/2024	Town Councillor Cllr Daniell	Agent Wyatt Glass Architects
Applicant	House Name	Road	Locality	
Mr J England		34 White Hart Wood	Kippington	
Town	County	Post Code	Application date	
			06/12/24	
Change of use of garage to habitable rooms. New dormer extension to rear. Replacement of existing conservatory; new conservatory to have masonry flanking wall. Insertion of rooflights to front and rear elevations, changes to fenestration. Removal of hanging tiles and mock Tudor beams from external walls.				

Comment

Sevenoaks Town Council recommended approval, with the request that conditions be added to ensure acceptable water run-off provision, as well as permeability of the driveway.

16	Plan Number 24/03066/HOUSE	Planning officer Christopher Park 29/12/2024	Town Councillor Cllr Daniell	Agent Atelier De Linde Architect
Applicant	House Name	Road	Locality	
Mr A Beech	Magpie Shaw	47 Weald Road	Kippington	
Town	County	Post Code	Application date	
			05/12/24	
White render or paint to rear and to partial side elevations of house, and new window frames throughout. Alterations to rear raised patio and installation of glazed balustrade.				

Comment

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

17	Plan Number 24/03089/MMA	Planning officer Anna Horn 24/12/2024	Town Councillor Cllr Dr Dixon	Agent Rapeleys LLP
Applicant	House Name	Road	Locality	
C/O Agent		7 Mount Harry Road	St Johns	
Town	County	Post Code	Application date	
			03/12/24	
Minor Material Amendment to 24/01851/CONVAR to add an additional external store and change the windows on the rear elevation to the family room to doors.				

Comment

Sevenoaks Town Council recommended approval.