

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 23rd 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/rAjl1JG7LMQ>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

481 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

482 DECLARATIONS OF INTEREST

None.

483 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 16th December 2024.

It was RESOLVED that the minutes be approved.

484 STREET NAMING AND NUMBERING – NOTIFICATION OF NEW ADDRESS

The Committee noted that a new dwelling to the front of Otia Tuta, Grassy Lane had been created, with details and plans received. The new address had been amended from Plot 1, Otia Tuta to Elysium House, Grassy lane, Sevenoaks, TN13 1PL.

485 ARRANGEMENTS FOR CONSIDERING PLANNING APPLICATIONS DURING THE CHRISTMAS CLOSURE PERIOD

The Committee received reminder that all planning applications received between 17th-20th December 2024 would be processed under Chair’s Action due to the Christmas

closure period. Applications had been 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.

486 PLANNING APPLICATIONS

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

b) The Committee considered planning applications received during the week ending 16th December 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

487 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 7:25pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 23-12-24

1	Plan Number	Planning officer	Town Councillor	Agent
	24/02395/HOUSE	Abbey Aslett 07/01/2025	Cllr Gustard	N/A
Applicant	House Name	Road	Locality	
C Feasey	Annexe at White Friars Lodge	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			13/12/24	

24/02395/HOUSE - Amended plan

Extension to existing annexe and alterations to fenestration. Associated changes to landscaping.

A summary of the main changes are set out below:

Tree protection plan and landscaping plan submitted.

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no loss of amenity to 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

2	Plan Number	Planning officer	Town Councillor	Agent
	24/02413/HOUSE	Abbey Aslett 07/01/2025	Cllr Shea	N/A
Applicant	House Name	Road	Locality	
Mr I Osburn	Pounsley House	Pounsley Road	Adjoining Northern	
Town	County	Post Code	Application date	
			13/12/24	

24/02413/HOUSE - Amended plan

Extend roof, insert new dormers, roof lights, and juliet balcony. Demolish side extension, to be replaced with new single storey, flat roofed, extension with roof lanterns. New rear conservatory to replace existing. Infill extension to rear. Changes to fenestration. Demolish existing garage and laundry building and construct ancillary annexe building. Demolish two outbuildings. Erect two new free-standing car ports.

A summary of the main changes are set out below:

New existing and proposed site plans to more accurately reflect the positioning of outbuildings (some now more than 5m from dwelling). Heritage maps also provided.

Comment

Sevenoaks Town Council did not comment, as this application is outside of Sevenoaks Town.

Planning Applications Considered

Applications considered on 23-12-24

3	Plan Number	Planning officer	Town Councillor	Agent
	24/02568/FUL	Abbey Aslett 10/01/2025	Cllr Clayton	N/A
Applicant		House Name	Road	Locality
Wellington Pub Company			47 Bethel Road	Eastern
Town		County	Post Code	Application date
				16/12/24
Demolition of the existing building and erection of three detached dwellings.				

Comment

Sevenoaks Town Council recommended approval, provided that:
- The Conservation Officer is satisfied with the materials and finishes
- The Planning Officers are satisfied that the development meets the Sevenoaks Town Neighbourhood Plan Biodiversity criteria, and
- An appropriate affordable housing contribution is made.

4	<i>Plan Number</i> 24/02860/HOUSE	<i>Planning officer</i> Stephanie Payne 06/01/2025	<i>Town Councillor</i> Cllr Willis	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Kate Drummond Trust			10 Oak Lane	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/12/24	

24/02860/HOUSE - Amended plan

Two storey extension to West side and two storey extension to rear and East side.

A summary of the main changes are set out below:

The scheme has been amended and no longer includes any changes to proposed landscaping or driveway works or fencing and the description of works has changed as a result.

The design of the eastern extension has been amended in terms of its roof profile.

A revised design and access statement has been included.

Comment

Proposed by the Chair with Cllr Willis' apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the changes to roofing.

5	<i>Plan Number</i> 24/03130/HOUSE	<i>Planning officer</i> Summer Aucoin 05/01/2025	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kriel			57 Bosville Drive	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/12/24	

Erection of porch and single storey side extension with associated works.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-12-24

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03134/LDCEX	Samantha Yates 04/01/2025	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dias			156 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/12/24
Confirmation works commenced in relation to partial demolition of existing building pursuant to grant of planning 21/03037/FUL Demolition of existing office building and the construction of a new mixed use development, comprising of office space and three residential flats.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is properly satisfied that the works on this site merit a Lawful Development Certificate.

Informative:

Sevenoaks Town Council noted that, while minor demolition works have started, there is no evidence of the applicant having started work on the new development.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03159/CONVAR	Samantha Yates 06/01/2024	Cllr Varley	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P & Mrs H Cossell			9 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/24
Removal of condition 6 (archeological written scheme of investigation) of 24/01309/FUL to Demolition of existng dwelling and garage to be replaced with new dwelling with west facing balcony, rooflights and pv panels, new carport/garage with ev charger. Utility cabinet and Air Source Heat Pump.				

Comment

Proposed by Cllr Gustard with Cllr Varley's apologies:

Sevenoaks Town Council recommended refusal unless both the Archeological Officer and the Planning Officer are satisfied that there is no need for the condition to remain.