

Minutes of the PLANNING COMMITTEE meeting held on Monday 5th October 2020 at 7:00 pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Apologies
Cllr Granville-Baxter	Apologies	Cllr Shea	Present – Joined 7:50pm
Cllr Hogarth	Apologies	Cllr Waite	Present – Joined 7.35pm

Also in attendance:

Town Clerk
 Planning Committee Clerk
 John Ferguson, Collective Planning
 Mark Felton – Impact Capital Real Estate
 Steve Margett, Architect

PUBLIC QUESTION TIME

None.

At 7pm, prior to the start of the meeting, there was a presentation from Collective Planning on proposals related to the Redevelopment of Pinehurst Nursing Home.

231 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

232 DECLARATIONS OF INTEREST

None.

233 DECLARATIONS OF LOBBYING

None.

234 NOTES ON PLANNING REPORT

The Committee received and agreed the Notes on the Planning Report of 21st September 2020

235 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings will commence virtually via Zoom from October 2020

b) It was noted that all arrangements were subject to review.

236 AMENDMENT 25 HAS MADE DOCUMENTS

Councillors received and noted the Has Made documents for Amendment 25 a Speed Limit Order on Various Roads around Sevenoaks Primary School in Sevenoaks District.

237 A25 AND A224 DIVERSION ROUTE GROUP MEETING

The Committee received and noted the minutes from the A25 and A224 Diversion Route Group introductory meeting held on 3rd September 2020, attended by Cllr Camp.

238 PLANNING APPLICATIONS

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

(b) The Committee considered planning applications received during the two weeks ending 29th September 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

239 PRESS RELEASES

The committee suggested a press release be drafted celebrating the first Virtual Planning Meeting, and to actively encourage members of the public to get involved virtually. Also to remind individuals to contact the Town Council if they would like to speak for 3 minutes on an application.

Finished: 8:50pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 5-10-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02235/CONVAR	Alexis Stanyer 09-10-2020	Cllr Mrs Parry	Mrs A Bakunowicz
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs P Bakunowicz	Tanglewood	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/09/20	

Variation of condition 5 (site levels) of 19/02137/FUL.

20/02235/CONVAR - Amended Plan:

The application form has been amended to correct an error as the submitted plans show that the applicants intention is to amend both condition 3 and condition 5 of the approved scheme. The amended form now shows that the applicant is amending both condition 3 and condition 5 of 19/02137/FUL.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02494/HOUSE	S Simmons 09-10-2020	Cllr Hogarth	Miss K Davies
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Draper		27 Bradbourne Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/09/20	

Demolition of existing garage with new two storey side extension and single storey rear extension.

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02502/MMA	Anna Horn 08-10-2020	Cllr Michaelides	Mr Frank Thrush
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Upsher		26 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/09/20	

Minor material amendment to 18/01262/FUL.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-10-20

4	Plan Number	Planning officer	Town Councillor	Agent
	20/02517/FUL	Emma Gore 09-10-2020	Cllr Parry (OOW)	Chislehurst Development
Applicant		House Name	Road	Locality
Chislehurst Developments Ltd		Birchwood House	Amherst Hill	Riverhead Parish (Adjoini
Town		County	Post Code	Application date
				22/09/20
Adjoining Parish Consultation: Construction of three-bedroom dwelling, incorporating garage, access and off-street parking.				

Comment

Sevenoaks Town Council recommended approval.

5	Plan Number	Planning officer	Town Councillor	Agent
	20/02524/HOUSE	S Simmons 07-10-2020	Cllr Dr Canet	Cobden
Applicant		House Name	Road	Locality
TJK Builders			34 Oakdene Road	Northern
Town		County	Post Code	Application date
				18/09/20
Enlarging the existing front and rear dormers and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

6	Plan Number	Planning officer	Town Councillor	Agent
	20/02525/HOUSE	Michael Clawson 08-10-2020	Cllr Waite	Cobden
Applicant		House Name	Road	Locality
Mr J Dalton			14 Park Lane	Eastern
Town		County	Post Code	Application date
				21/09/20
Erection of a single storey side extension.				

Comment

Sevenoaks Town Council recommended approval subject to:
 - The extension is undertaken in materials in keeping with the existing house.
 - The Planning Officer is satisfied that there is no loss of light or privacy to the neighbouring properties.
 - The SDC Conservation Officer does not consider it detrimental to the Sevenoaks Vine Conservation Area.

Planning Applications Considered

Applications considered on 5-10-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02527/FUL	Mark Mirams 08-10-2020	Cllr Raikes	David Mills Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Beazleigh		Melior Clinic	47 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/20
Proposed change of use of first and second floors and part ground floor from A1 to C3, construction of new first floor rear extension and alterations to shop front.				

Comment

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

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02573/HOUSE	Alexis Stanyer 13-10-2020	Cllr Camp	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
HARRIS		Stamford Bungalow	67 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/20
The proposed design is for raising the roof to incorporating one additional bedroom and a bathroom with one new dormer and a skylight to the rear, and two additional bedrooms with a window and dormer and a new patio to the rear.				

Comment

Sevenoaks Town Council recommended approval providing the Planning Officer is satisfied that there is no overlooking or loss of privacy to the adjoining properties from the rear loft bedrooms.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02579/LBCALT	S Simmons 07-10-2020	Cllr Waite	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Brown		The Dutch House	53 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/20
Emergency repairs to chimney stack on front elevation.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02607/MMA	S Simmons 12-10-2020	Cllr Eyre	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CAP 3D		Crotfers	67 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/20
Minor material amendment to 20/01395/FUL.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-10-20

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02611/CONVAR	Michael Clawson 12-10-2020	Cllr Bonin (OOW)	Seam Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Cassini Developments	The Old Barracks	95 Dartford Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/09/20	
Removal of condition 8 (tree protection measure) of 19/00116/FUL.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02634/HOUSE	S Simmons 12-10-2020	Cllr Granville Baxter	Peter Ferns Architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Cornah		164 Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/09/20	
Proposed extensions and alterations including replacement deck to rear.				

Comment

Sevenoaks Town Council recommend approval as long as the Planning Officer is satisfied that there is no loss of amenity to the adjacent property's conservatory.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02646/MMA	Mark Mirams 15-10-2020	Cllr Bonin (OOW)	Seam Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Cassini Developments		95 Dartford Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/09/20	
Minor material amendment to 19/0016/FUL.				

Comment

Sevenoaks Town Council recommended recommend refusal on grounds that the increase in bulk is not in keeping with the street scene and causes a loss of amenity to the locally listed neighboring property.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02712/HOUSE	Michael Clawson 16-10-20	Cllr Clayton	Cobden
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Hutchinson		34 Quakers Hall Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/09/20	
Conversion of roof space to form living accommodation with Juliet balcony, rear facing dormer window and gable to side wall and roof lights.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there is no loss of privacy to neighbours from the juliet balcony at roof level.

Planning Applications Considered

Applications considered on 5-10-20

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02715/HOUSE	Anna Horn 15/10/2020	Cllr Piper	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Carter			8 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/20
Erection of a two storey side extension with Juliet balcony, a single storey rear extension and garage extension, accompanying internal alterations, landscaping including terrace, fences and gates, and roof lights. 				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02738/HOUSE	Anna Horn 19-10-2020	Cllr Hogarth	T Wallace
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Wallace			7 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/20
Demolition of existing garage and utility room. Erection of a two storey side rear extension and single storey side extension. Loft conversion with rear dormer.				

Comment

Sevenoaks Town Council recommended approval.

INFORMATIVE: Sevenoaks Town Council agreed to highlight the application to SDC's Joint Transport Board.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02743/FUL	Alexis Stanyer 19-10-2020	Cllr Dr Canet	Change the Use
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Unit 2 Goya Business Park	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/20
Change of Use B8 (Storage and Distribution) to E (Sports Rehabilitation Centre).				

Comment

Sevenoaks Town Council recommended approval providing additional parking can be demonstrated.

Planning Applications Considered

Applications considered on 5-10-20

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02749/HOUSE	Anna Horn 19-10-2020	Cllr Piper (OOW)	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Martmann			5 Britains Lane	Riverhead Parish (Adjoini ng)
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/20
Adjoining Parish Consultation: Erection of a first floor side and front extension and a roof light to the existing rear extension.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				