

Minutes of the PLANNING COMMITTEE meeting held on Monday 19th October 2020 at 7:00 pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
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	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present – Joined 7:08pm
Cllr Hogarth	Present	Cllr Waite	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

The presentation from SGN Place regarding the Gasholder Site in Sevenoaks was postponed, with a new date to be confirmed.

257 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

258 **DECLARATIONS OF INTEREST**

Cllr Clayton declared a non-pecuniary interest in the following application:

[Plan no. 5] 20/02736/HOUSE – 83 Bayham Road

259 **DECLARATIONS OF LOBBYING**

None.

260 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 5th October 2020. **It was RESOLVED** that the minutes be approved.

261 **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.

262 WHITE PAPER CONSULTATION: PARKING ON PAVEMENTS

- (a) The committee noted that a Government consultation had been launched about Parking on Pavements.
- (b) Councillors received and noted the Consultation questions.
- (c) It was noted that the deadline for comment is 22nd November 2020.
- (d) It was resolved that Councillor Clayton would draft an initial response to the consultation, to then be discussed by Councillors at an upcoming planning meeting.

263 DEVELOPMENT CONTROL COMMITTEE

The committee received notice that the following application is due to be considered by the Development Control Committee on 22nd October 2020 at 7:00pm.

20/02205/HOUSE – Fern Cottage 7 Pound Lane

The Committee nominated Cllr Michaelides to represent Sevenoaks Town Council at the meeting.

264 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 13th October 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

265 PRESS RELEASES

The committee suggested a press release be drafted regarding the Government Consultation on pavement parking, to remind members of the public that they can respond to the consultation individually, or view the STC discussion on YouTube.

Finished: 8:00pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 19-10-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02632/HOUSE	Anna Horn 20-10-2020	Cllr Mrs Parry	Telescopic Pool Enclosur
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Fezter		Lavenham House	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/20
Proposed low pool enclosure.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02662/HOUSE	Emma Gore 23-10-2020	Cllr Shea	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Peacock			147 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/20
Replacement 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>
	20/02667/HOUSE	Anna Horn 28-10-2020	Cllr Eyre	Martin Bush Chartered Ar chitect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Bassa			13 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/20
Demolition of existing side garage and rear bay window. Erection of a part two-storey and part single-storey side extension with roof lights. Erection of a single-storey rear extension with roof light. Hip to barn-end roof conversion with roof lights to front elevation and dormer to the rear.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02732/HOUSE	Alexis Stanyer 20-10-2020	Cllr Hogarth	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gill		Portman House	35 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/20
Proposed new electric gate with pillars at side; new iron railings at front; new fence at front.				

Comment

Sevenoaks Town Council recommended refusal of the current proposal due to the damage it would do to the character of the area, as referenced below.

Informative: Although it is hard to argue against the desire to increase security, there are other ways of putting in an electronic gate without removing existing hedging which would be against the Residential Character Area Assessments - Victorian /Edwardian Character Areas (p.41) and Informal Lane Character Areas (p.369). The support from near neighbours for increased security and having no objection in principle to electronic gates was also noted.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02736/HOUSE	S Simmons 28-10-2020	Cllr Waite	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Slater			83 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/20

Conversion of garage to habitable space, rear single story extension, ground and first floor addition to front and rear with Juliet balcony, remodelling roof to allow for second floor, alteration to front porch area, alterations to fenestration and landscaping.

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no overlooking to the properties either side.

Informative: Cllr Clayton declared a non-pecuniary interest in this application and therefore abstained from voting.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02740/FUL	Emma Gore 02-11-20	Cllr Shea	Mr T Spencer
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Parisinou		Pondokkie	1 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/20

Demolition of existing dwelling, then erection of two new, semi-detached dwellings.

Comment

Sevenoaks Town Council recommended refusal for the following reasons:

- overdevelopment of the site
- additional bulk and massing
- inconsistent with local planning guidelines.

Planning Applications Considered

Applications considered on 19-10-20

7	<i>Plan Number</i> 20/02760/HOUSE	<i>Planning officer</i> S Simmons 20-10-2020	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> CCA Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Mills	Sealcot	Seal Hollow Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/10/20	
New face brick boundary wall with timber fencing, electric gates and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval, provided the planning and highways officers are satisfied there is no risk of obstruction given the poor visibility of the Seal Hollow exit, and the construction of new homes on this private lane.

8	<i>Plan Number</i> 20/02768/HOUSE	<i>Planning officer</i> Alexis Stanyer 20-10-2020	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Ideaplan
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Elliot Larkin Surveyors		7 Downsview Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/10/20	
Demolition of existing garage and erection of a double storey side and ground floor rear extension alterations to front fenestration to include new roof to porch and rear dormer extension with front roof lights.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i> 20/02769/HOUSE	<i>Planning officer</i> Alexis Stanyer 20-10-2020	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Ideaplan
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs Jiggins		16 Croft Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/09/20	
Double storey side, single rear and first floor side extensions. Loft and garage conversion to habitable spaces. Rear dormer and juliet balcony. Alterations to fenestration. Raised terracing to garden. Removal of chimneys. Raised terracing to garden.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02782/HOUSE	Anna Horn 05/10/2020	Cllr Bonin	M R Garland Limited
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs J Lumley		5 Pound Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/10/20	
Proposed infill rear extension, internal and external alterations to existing building, installation of roof light and alterations to external steps				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the plans and materials.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02783/LBCALT	Anna Horn 23-10-2020	Cllr Bonin	M R Garland Limited
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs J Lumley		5 Pound Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/10/20	
Proposed infill rear extension, internal and external alterations to existing building, installation of roof light and alterations to external steps				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the plans and materials.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02788/HOUSE	S Simmons 29-10-2020	Cllr Michaelides	n/a
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs O Maddison		6 St Botolphs	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/10/20	
Formation of vehicular access with gates and car port with green roof.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of loss of locally listed railings and loss of vegetation.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02791/HOUSE	Anna Horn 28-10-2020	Cllr Hogarth	Miss M Burnham
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Czerkowski	Woodstock	20 Woodside Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/10/20	
Conversion of existing garage to habitable space, double storey extension to the front of the property with a glass link entrance, new garage and roof light, landscaping, new driveway, new fence and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02810/LBCALT	Anna Horn 22/10/2020	Cllr Michaelides	Lifestyle Architectural Ser
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr M Uddin		Fatface	128 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/20
Internal fit-out/alterations to create dental practice.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposed internal alterations do not have an adverse impact on this listed building.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02823/FUL	Mark Mirams 26-10-2020	Cllr Raikes	SEAM Architects Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cassini Developments		The Old Barracks	95 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/20
Erection of a pair of semi-detached dwellings with associated parking and gardens and alterations to dropped kerb.				

Comment

Sevenoaks Town Council recommended refusal unless the Conservation Officer provides significant reasons that the additional bulk through the loss of the stepped roofline in such close proximity to the Old Barracks will not detract from the setting of the locally listed building

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02824/HOUSE	Anna Horn 26-10-2020	Cllr Dr Canet	BHD Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs B McCarthy			46 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/20
Conversion of existing integral garage to Home Office.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02833/ADV	Anna Horn 27-10-2020	Cllr Michaelides	Zillwoods Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Robert Dyas	Robert Dyas	6 Blighs Walk	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/10/20	
2No. illuminated aluminium fascia signs. 2No illuminated projecting signs.				

Comment

A motion for approval was put forward and LOST at the vote.

**A motion for refusal (full text below) was put forward and PASSED at the vote:
Sevenoaks Town Council recommended refusal due to the internally illuminated sings.**

Informative: Sevenoaks Town Council supports the opportunity for local business to promote themselves this should be with externally illuminated signs as contained within The Blighs Signage Guide and High Street signage precedent. Sevenoaks Town Council policy is not to support applications for internally illuminated signs as they detract from the character of Sevenoaks town and shops.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02864/LBCALT	S Simmons 02-11-2020	Cllr Bonin	Adam Richards Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J & Mrs A Horgan		7 Granville Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/10/20	
Demolition of the existing garage, erection of a side extension with en-suite within its roof space and new roof covering to existing courtyard for the creation of a studio.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the plans and materials.