

Minutes of the PLANNING COMMITTEE meeting held on Monday 16<sup>th</sup> November 2020 at 7:03pm via Zoom.

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**Present:**

**Committee Members**

|                             |                                 |                                   |                  |
|-----------------------------|---------------------------------|-----------------------------------|------------------|
| Cllr Bonin                  | <b>Present</b>                  | Cllr Michaelides                  | <b>Present</b>   |
| Cllr Busvine OBE            | <b>Present – left at 8:00pm</b> | Cllr Morris Brown                 | <b>Apologies</b> |
| Cllr Camp - <b>Chairman</b> | <b>Present</b>                  | Cllr Mrs Parry                    | <b>Present</b>   |
| Cllr Canet                  | <b>Present</b>                  | Cllr Parry                        | <b>Present</b>   |
| Cllr Clayton                | <b>Present</b>                  | Cllr Piper – <b>Vice Chairman</b> | <b>Present</b>   |
| Cllr Eyre                   | <b>Present</b>                  | Cllr Raikes                       | <b>Present</b>   |
| Cllr Granville-Baxter       | <b>Present</b>                  | Cllr Shea                         | <b>Present</b>   |
| Cllr Hogarth                | <b>Present</b>                  | Cllr Waite                        | <b>Present</b>   |

**Also in attendance:**

Town Clerk

Planning Committee Clerk

**PUBLIC QUESTION TIME**

None.

298 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

299 **DECLARATIONS OF INTEREST**

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

[Plan no. 1] – 2 The Crescent

Cllr Hogarth declared a non-pecuniary interest in the two appeals relating to Woodland Rise.

300 **DECLARATIONS OF LOBBYING**

None.

301 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held 2<sup>nd</sup> November 2020. **It was RESOLVED** that the minutes be approved.

302 **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.

303 SEAL PARISH COUNCIL LETTER RE SPEED LIMITS ALONG THE A25

A motion to sign the joint letter was put forward, seconded and LOST at the vote.

A motion was put forward, seconded and **RESOLVED:** To write and forward a separate letter that would focus on the need for a consistent 30mph speed limit along the A25 connecting Sevenoaks Town Council and Seal Parish Council. To also establish in the letter that, like Seal Parish, the Town Council support the provision of crossing points and cycle lanes

304 DEVELOPMENT CONTROL COMMITTEE

The committee noted that the following adjoining parish application is due to be considered by Development Control Committee on 19<sup>th</sup> November 2020 at 7:00pm.

- 20/01569/HOUSE – Melsetter, Woodland Rise, Sevenoaks

305 DEVELOPMENT CONTROL COMMITTEE

The committee noted that the following adjoining parish application is due to be considered by Development Control Committee on 19<sup>th</sup> November 2020 at 7:00pm

- 20/02270/FUL – Little Wood, Woodland Rise, Sevenoaks

It was noted that Cllr Mrs Parry had registered to speak on behalf of Sevenoaks Town Council.

306 DEVELOPMENT CONTROL COMMITTEE

The committee noted that the following adjoining parish application is due to be considered by Development Control Committee on 19<sup>th</sup> November 2020 at 7:00pm.

- 20/02439/HOUSE – 23 Eardley Road

It was agreed that Cllr Michaelides would register to speak on behalf of Sevenoaks Town Council

307 PLANNING APPEALS

The committee noted that an appeal had been launched against the refusal of the following application:

- G2245/W/20/3259037: 20/01627/FUL – Rear of 49 Wickenden Road

308 PLANNING APPEALS

It was noted that an appeal had been launched against the refusal of the following application:

- G2245/W/20/3259038: 20/01056/FUL – 51 Wickenden Road

309 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 10<sup>th</sup> November 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

310 PRESS RELEASES

**RESOLVED:** To issue Press Releases on the following topics:

- (a) The future maintenance works due to take place on Knole Park, to notify residents that they are necessary, and that Sevenoaks Town Council had requested the following during the construction works:
- That all lorries and vans leave the park at weekends
  - Pedestrian access continues to be provided and public rights of way are reinstated at the end of the contract.
  - That appropriate traffic management be put in place including a temporary 20 mph speed limit.
- (b) Sevenoaks Town Council's support for a 30mph consistent speed limit on the A25.

Finished: 8:04pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 16-11-20

|                                                                                                                                                                                                                                                               |                    |                           |                         |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|-------------------------|--------------------------|
| <b>1</b>                                                                                                                                                                                                                                                      | <i>Plan Number</i> | <i>Planning officer</i>   | <i>Town Councillor</i>  | <i>Agent</i>             |
|                                                                                                                                                                                                                                                               | 20/02679/FUL       | Alexis Stanyer 25-11-2020 | Cllr Clayton            | Robinson Escott Planning |
| <i>Applicant</i>                                                                                                                                                                                                                                              | <i>House Name</i>  | <i>Road</i>               | <i>Locality</i>         |                          |
| Ms K Mew                                                                                                                                                                                                                                                      |                    | 2 The Crescent            | Eastern                 |                          |
| <i>Town</i>                                                                                                                                                                                                                                                   | <i>County</i>      | <i>Post Code</i>          | <i>Application date</i> |                          |
|                                                                                                                                                                                                                                                               |                    |                           | 04/11/20                |                          |
| <b>Erection of new two storey end of terrace dwelling with accommodation in roofspace, parking, private rear garden and associated landscaping.</b><br><br><b>20/02679/FUL - Amended plan</b><br><br><b>The proposed elevations are now available online.</b> |                    |                           |                         |                          |

## Comment

Sevenoaks Town Council recommended refusal on the following grounds:  
 - reasons given for 2013 refusal, including overdevelopment not in keeping with the RCA, and proximity to Seal Hollow Road  
 - highway safety from the creation of an additional residential access point right on the junction opposite Trinity School

|                                                                                                                                                                                                                                                                     |                    |                         |                         |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|-------------------------|--------------------------|
| <b>2</b>                                                                                                                                                                                                                                                            | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i>  | <i>Agent</i>             |
|                                                                                                                                                                                                                                                                     | 20/03012/FUL       | Mark Mirams 18-11-2020  | Cllr Piper              | Douglas Moat Practice LL |
| <i>Applicant</i>                                                                                                                                                                                                                                                    | <i>House Name</i>  | <i>Road</i>             | <i>Locality</i>         |                          |
| Mr S Ingram                                                                                                                                                                                                                                                         | West Heath School  | Ashgrove Road           | Kippington              |                          |
| <i>Town</i>                                                                                                                                                                                                                                                         | <i>County</i>      | <i>Post Code</i>        | <i>Application date</i> |                          |
|                                                                                                                                                                                                                                                                     |                    |                         | 29/10/20                |                          |
| <b>44 car parking spaces to be relocated away from the listed building and off of grassed verges and school playing fields to one rationalised location. Works to the external landscape. Also, an additional bin and cycle store and 2 number charging points.</b> |                    |                         |                         |                          |

## Comment

Sevenoaks Town Council recommended refusal as the car park site does not conserve or enhance the Green Belt and AONB as the site is tarmacked rather than grasscreted and is surrounded by a 1.8m fence .

|                                                             |                    |                         |                         |                     |
|-------------------------------------------------------------|--------------------|-------------------------|-------------------------|---------------------|
| <b>3</b>                                                    | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i>  | <i>Agent</i>        |
|                                                             | 20/03070/HOUSE     | Anna Horn 19-11-2020    | Cllr Parry              | Sevenoaks Plans Ltd |
| <i>Applicant</i>                                            | <i>House Name</i>  | <i>Road</i>             | <i>Locality</i>         |                     |
| Mr & Mrs McLean                                             |                    | 4 Stafford Way          | Kippington              |                     |
| <i>Town</i>                                                 | <i>County</i>      | <i>Post Code</i>        | <i>Application date</i> |                     |
|                                                             |                    |                         | 30/10/20                |                     |
| <b>Proposed first floor rear extension with sun tunnel.</b> |                    |                         |                         |                     |

## Comment

Sevenoaks Town Council recommended approval.

# Planning Applications Considered

Applications considered on 16-11-20

|                                                                                                                                                                                   |                                |                         |                         |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|-------------------------|------------------------|
| <b>4</b>                                                                                                                                                                          | <i>Plan Number</i>             | <i>Planning officer</i> | <i>Town Councillor</i>  | <i>Agent</i>           |
|                                                                                                                                                                                   | 20/03075/FUL                   | Anna Horn 20-11-2020    | Cllr Waite              | Jeremy Page Associates |
| <i>Applicant</i>                                                                                                                                                                  | <i>House Name</i>              | <i>Road</i>             | <i>Locality</i>         |                        |
| Winsford Developments Ltd                                                                                                                                                         | Land West of 17 Wickenden Road | 17 Wickenden Road       | Eastern                 |                        |
| <i>Town</i>                                                                                                                                                                       | <i>County</i>                  | <i>Post Code</i>        | <i>Application date</i> |                        |
|                                                                                                                                                                                   |                                |                         | 02/11/20                |                        |
| <b>Erection of a new detached dwelling with associated works on land adjacent to 17 Wickenden Road with creation vehicular access in front of the existing 17 Wickenden Road.</b> |                                |                         |                         |                        |

*Comment*

**Sevenoaks Town Council recommended approval.**

|                                                                                                                                                                                                                                                                                                                       |                               |                         |                         |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------------------------|-----------------------------|
| <b>5</b>                                                                                                                                                                                                                                                                                                              | <i>Plan Number</i>            | <i>Planning officer</i> | <i>Town Councillor</i>  | <i>Agent</i>                |
|                                                                                                                                                                                                                                                                                                                       | 20/03084/FUL                  | Emma Gore 24-11-2020    | Cllr Busvine            | Adams Hendry Consulting Ltd |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                      | <i>House Name</i>             | <i>Road</i>             | <i>Locality</i>         |                             |
| South East Water Ltd                                                                                                                                                                                                                                                                                                  | Land South West of Knole Park | Opposite The Rise       | Town                    |                             |
| <i>Town</i>                                                                                                                                                                                                                                                                                                           | <i>County</i>                 | <i>Post Code</i>        | <i>Application date</i> |                             |
|                                                                                                                                                                                                                                                                                                                       |                               |                         | 04/11/20                |                             |
| <b>Temporary construction works vehicular access from the A225 into Knole Park comprising: associated highway works; the installation of temporary heras security gates, heras fencing and deer proof fencing; and works to reinstate the land to its original condition when use of the temporary access ceases.</b> |                               |                         |                         |                             |

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation officer and Highways officer being satisfied that the planned mitigations are adequate.**

**Informative: Sevenoaks Town Council also ask the following:**

- That all lorries and vans leave the park at the weekends.
- Lorries avoid arriving during work and school access rush hours.
- Footpaths be maintained during the works.
- That appropriate traffic management be put in place in the form of a temporary 20mph speed limit.

|                                                                                                                     |                    |                         |                         |              |
|---------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|-------------------------|--------------|
| <b>6</b>                                                                                                            | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i>  | <i>Agent</i> |
|                                                                                                                     | 20/03098/HOUSE     | S Simmons 19-11-2020    | Cllr Bonin              | Mr K Chapman |
| <i>Applicant</i>                                                                                                    | <i>House Name</i>  | <i>Road</i>             | <i>Locality</i>         |              |
| Jones                                                                                                               |                    | 30 The Drive            | Town                    |              |
| <i>Town</i>                                                                                                         | <i>County</i>      | <i>Post Code</i>        | <i>Application date</i> |              |
|                                                                                                                     |                    |                         | 30/10/20                |              |
| <b>Demolish existing detached garage, erection of a single storey side extension. Loft conversion with dormers.</b> |                    |                         |                         |              |

*Comment*

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

**Informative: Cllr Granville Baxter abstained from voting.**

# Planning Applications Considered

Applications considered on 16-11-20

|                                                                  |                    |                         |                        |                          |
|------------------------------------------------------------------|--------------------|-------------------------|------------------------|--------------------------|
| <b>7</b>                                                         | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>             |
|                                                                  | 20/03106/HOUSE     | Anna Horn 20-11-2020    | Cllr Morris Brown      | Richardson Architectural |
| <i>Applicant</i>                                                 |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>          |
| Ms S Freeburn                                                    |                    |                         | 39 Cobden Road         | Eastern                  |
| <i>Town</i>                                                      |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>  |
|                                                                  |                    |                         |                        | 02/11/20                 |
| <b>Loft conversion with rear dormer and front velux windows.</b> |                    |                         |                        |                          |

## Comment

**A motion for approval (full text below) was proposed, and LOST at the vote:  
Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied the loft renovation does not constitute overdevelopment.**

**A motion for refusal (full text below) was proposed, seconded and PASSED at the vote:  
Sevenoaks Town Council recommended refusal on the grounds that the dormer occupies the whole width of the roof and that it is at the same height as the ridge height and is therefore against the Conservation area designation.**

|                                                                                                                                          |                    |                           |                        |                            |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|------------------------|----------------------------|
| <b>8</b>                                                                                                                                 | <i>Plan Number</i> | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>               |
|                                                                                                                                          | 20/03116/HOUSE     | Alexis Stanyer 23-11-2020 | Cllr Clayton           | Phillips Tracey Architects |
| <i>Applicant</i>                                                                                                                         |                    | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>            |
| Mrs Bond                                                                                                                                 |                    |                           | 5 Cedar Terrace Road   | Eastern                    |
| <i>Town</i>                                                                                                                              |                    | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i>    |
|                                                                                                                                          |                    |                           |                        | 03/11/20                   |
| <b>Demolition of rear extension and construction of replacement two storey extension with single storey side infill and roof lights.</b> |                    |                           |                        |                            |

## Comment

**Sevenoaks Town Council recommended approval provided the conservation officer is satisfied with design and materials, and that the planning officer is content that there is no impact on neighbours.**

|                                                                                                         |                    |                           |                        |                         |
|---------------------------------------------------------------------------------------------------------|--------------------|---------------------------|------------------------|-------------------------|
| <b>9</b>                                                                                                | <i>Plan Number</i> | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                         | 20/03120/HOUSE     | Alexis Stanyer 26-11-2020 | Cllr Michaelides       | n/a                     |
| <i>Applicant</i>                                                                                        |                    | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>         |
| Newman                                                                                                  |                    |                           | 148 London Road        | Town                    |
| <i>Town</i>                                                                                             |                    | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                         |                    |                           |                        | 06/11/20                |
| <b>Provision of hard standing for two car parking spaces with vehicular access and associated works</b> |                    |                           |                        |                         |

## Comment

**Sevenoaks Town Council recommended approval.**