

Minutes of the PLANNING COMMITTEE meeting held on Monday 30th November 2020 at 7:00pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present – left at 7:15pm, returned 8:15pm
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present – left at 7:20pm
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
2 Members of the Public

PUBLIC QUESTION TIME

None.

332 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

333 DECLARATIONS OF INTEREST

Cllr Parry declared a non-pecuniary interest in the following applications:

[Plan no.14] 20/03296/HOUSE - 17 Burntwood Road

[Plan no. 18] 20/03377/FUL – 22 Burntwood Road

334 DECLARATIONS OF LOBBYING

Cllr Bonin and Cllr Michaelides declared they had been lobbied on the following application:

[plan no. 5] 20/03248/HOUSE - 47 The Drive

Representation was received and circulated to all Cllrs objecting to the following application:

[Plan no. 12] 20/03293/FUL – Pinehurst House Nursing Home Pinehurst

335 MINUTES

The Committee received the minutes of the Planning Committee meeting held 16th November 2020. **It was RESOLVED** that the minutes be approved.

336 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.

337 SEVENOAKS TOWN NEIGHBOURHOOD DEVELOPMENT PLAN (STNDP)

The committee resolved to approve the revised Sevenoaks Town Neighbourhood Plan timetable, shown below:

	NDP Programme 2020 /2021	Date
1	Meeting with SDC to understand current planning position / agree SEA screening	19.11.2020
2	NDP Steering Cttee - consider and agree changes following 2020 public consultation	Tuesday 12.1.2021
3	STC Planning Cttee - consider and agree changes following 2020 public consultation	25.1.2021
4	Prepare submission draft NDP, Basic Condition Statement, Consultation Statement	February 2021
5	NDP Steering Cttee STC Planning Committee official sign off by both.	22.3.2021
6	Submit NDP & supporting documents to SDC	April 2021
7	Referendum	June 2021

338 KCC APPLICATION

Councillors received and noted that planning permission had been granted with conditions for the following application:

KCC/SE/0117/2019 – 19/1754: Greatness Quarry, Bat and Ball Road, Sevenoaks.

339 LOCAL HERITAGE LIST CAMPAIGN SDC RESPONSE

The committee received and noted Sevenoaks District Council's response.

340 PLANNING APPLICATIONS

(a) the meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement:

[Plan no.12]	Pinehurst House Nursing Home Pinehurst (Against)
[Plan no.12]	Pinehurst House Nursing Home Pinehurst (For)

(b) The Committee considered planning applications received during the two weeks ending 24th November 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

341 PRESS RELEASES

RESOLVED: To issue a Press Release about the revised Sevenoaks Town Neighbourhood Development Plan timetable.

Finished: 8:25pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 30-11-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03004/FUL	Emma Gore 02-12-2020	Cllr Piper	Mr S Ingram
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Heath School		1 and 2 West Heath Cottage	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/11/20
Proposed extension to provide additional educational classrooms.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03152/HOUSE	S Simmons 07-12-2020	Cllr Granville Baxter	Coden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Folland			5 Heathfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/20
Single storey ground floor extension. Enlarging of existing roof conversion, including a dormer window/roof.				

Comment

Sevenoaks Town Council recommended approval as long as the Planning Officer is satisfied that overlooking of neighboring properties from the 2nd floor full-height dormer window proposal is not an issue.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03198/HOUSE	Anna Horn 07-12-2020	Cllr Michaelides	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nineven			34 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/20
Single storey rear extension with loft conversion with rear dormer and roof lights.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the plans and material as well as the Planning officer being satisfied that there is no adverse impact.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03246/HOUSE	Michael Clawson 04-12-2020	Cllr Morris Brown	studio BRiNER
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walsh			7 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/20
Erection of a side extension with roof lights, steps and adjustments to front wall for enlarged drive.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
 - substantial extra height constitutes overdevelopment and loss of local character.
 - impact on the locally listed wall and gate.

Planning Applications Considered

Applications considered on 30-11-20

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03248/HOUSE	Alexis Stanyer 07-12-2020	Cllr Bonin	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Smith			47 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/20
Alteration to porch. Erection of a rear double storey. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed 1st floor windows would create overlooking and loss of privacy and amenity for the neighboring property.

Informative: A Design and Access statement is required for this property

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03255/HOUSE	Anna Horn 04-12-2020	Cllr Parry	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/20

Demolition of existing rear extension and construction of replacement extension.Ms Lee, Tylers Cottage, 50 Oakhill Road, Kippington, ,

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03256/LBCALT	Anna Horn 04-12-2020	Cllr Parry	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/20

Demolition of existing rear extension and construction of replacement extension.

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03277/HOUSE	S Simmons 07-12-2020	Cllr Clayton	Green Retreats Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Elliott			33 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/20

Single storey timber clad detached garden room/outbuilding in rear garden.

Comment

Sevenoaks Town Council recommended approval provided planting / screening is conditioned to shield neighbouring gardens from the new building.

Planning Applications Considered

Applications considered on 30-11-20

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03278/HOUSE	Anna Horn 11-12-2020	Cllr Piper	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Yates		Meadow Lodge	Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/11/20
Removal of roof, two storey front extension, second storey extension and new roof with rear dormers and side rooflights.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03286/FUL	S Simmons 09/12/2020	Cllr Canet	Mr P Hobbs
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Archview Projects Ltd		Land South of	19 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/11/20
Erection of a new dwelling.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment and severe overlooking of 56 and 56A Robyns Way.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03289/HOUSE	Anna Horn 11-12-2020	Cllr Piper	A N Ghosh Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Rudd		Riftwood	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/11/20
Erection on an annexe. Demolition of existing garage.				

Comment

Sevenoaks Town Council recommended refusal unless:-
 - The planning officer is satisfied that there is no overlooking of the front door and windows of Ashley
 - The 2 dormer windows at the front of the bungalow are obscure glazed up to 1.7m
 - There are appropriate plans to protect the vegetation, particularly the mature trees, along Oak Avenue, particularly during construction.

Planning Applications Considered

Applications considered on 30-11-20

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03293/FUL	Sean Mitchell 10-12-2020	Cllr Canet	Impact Developments Se
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O agent	Pinehurst House Nursing Home	Pinehurst	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/20	
Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block totalling 56 residential units with associated landscaping, cycle storage, car parking, waste and recycling stores, and external lighting.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds -

- Out of scale with the Residential Character Area Assessment.
- Overdevelopment
- Inadequate for parking and increase of traffic.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03294/HOUSE	Michael Clawson 10-12-2020	Cllr Mrs Parry	Offset Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Lazur	Long Dene	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/20	
Demolition of existing conservatory and erection of a single storey rear extension to the existing dwelling. Internal alterations and amendments to fenestration. Conversion of exiting garage into habitable use and alterations to fenestration and a replacement dormer. Construction of a new replacement garden building garden. Alterations to the front driveway layout and garden landscaping.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03296/HOUSE	S Simmons 14-12-2020	Cllr Eyre	av architects ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Fish		17 Burntwood Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/20	
Proposed removal of single storey extension at north west corner of front elevation, two storey gable ended extension to create symmetrical elevation to Burntwood Road. New chimney, roof extension with new dormer, single-storey extension at the rear, roof lights, Juliet balcony and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Informative; Cllr Parry abstained from voting.

Planning Applications Considered

Applications considered on 30-11-20

15	<i>Plan Number</i> 20/03300/HOUSE	<i>Planning officer</i> Michael Clawson 11-12-2020	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Coleman Anderson Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Richardson	Hathaway Cottage	76 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/11/20	
Loft conversion & internal works.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i> 20/03329/FUL	<i>Planning officer</i> S Simmons 14-12-2020	<i>Town Councillor</i> Cllr Bonin	<i>Agent</i> Studio Anares / Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Karatay	Delicious 5 Station Parade	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/20	
Change of use from A1 to A5 hot food take away, installation of an extraction system on the roof top with construction of a single storey outbuilding at the rear yard.				

Comment

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

- The extraction system is appropriately situated for its purpose.
- The extraction system does not cause undue noise for surrounding residential area.

17	<i>Plan Number</i> 20/03335/HOUSE	<i>Planning officer</i> Michael Clawson 10-12-2020	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> Anglian Home Improve
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs L Sadler	Meriadoc	2 Robyns Way	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/20	
Replace existing conservatory roof.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i> 20/03377/FUL	<i>Planning officer</i> Alexis Stanyer 15-12-2020	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Offset Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs Matthews		22 Burntwood Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/20	
Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover form Burntwood Road.				

Comment

Sevenoaks Town Council recommended approval.

Informative: Cllr Parry abstained from voting.