

Minutes of the PLANNING COMMITTEE meeting held on Monday 14th December 2020 at 7:00pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
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
Cllr Hogarth	Apologies	Cllr Waite	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

342 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

343 DECLARATIONS OF INTEREST

Statements regarding [Plan no.4] Pinehurst House Nursing Home Pinehurst, Community Engagement Statement p.29:

- I. The community engagement document listed Cllrs Camp, Shea and Canet as stakeholders. Cllr Camp stated that this is incorrect, the Councillors are not stakeholders and have no interest in the application other than as Town Councillors.
- II. Cllr Canet stated that she is not a stakeholder and her sole interest in this application is to represent the local community.
- III. Cllr Shea stated that she has no interest in this application except as a Councillor and she had no contact with the developer outside of the formal Town Council meetings.

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

[Plan no. 14] 20/03446/HOUSE - 8 The Glade

[Plan no. 18] 20/03515/HOUSE - Cemetery Cottage 194 Seal Road

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

[Plan no. 9] 20/03403/HOUSE - 18 Burntwood Road

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

[Plan no. 10] 20/03407/HOUSE – Glendale 5A Wildernesse Mount

344 DECLARATIONS OF LOBBYING

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

[Plan no. 7 & 8] 20/03395/FUL & 20/03396/LBCALT– 40 High Street

Representation was received and circulated to all Cllrs in favour of the following application:

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

Cllr Canet and Cllr Shea declared they had been lobbied against the following application:

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

345 MINUTES

The Committee received the minutes of the Planning Committee meeting held 30th November 2020. **It was RESOLVED** that the minutes be approved.

346 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.

347 DEVELOPMENT CONTROL COMMITTEE

The committee noted that the following application is due to be considered by Development Control Committee on 17th December 2020 at 7:00pm.

- 20/02448/FUL – Land North of 2 – 6 Woodside Road

It was noted that Cllr Camp would be registered to speak on behalf of the Town Council.

348 PLANNING APPLICATIONS

- (a) the Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) the meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement:

[Plan no.4] Pinehurst House Nursing Home Pinehurst (For)

- (c) The Committee considered planning applications received during the two weeks ending 8th December 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

349 PRESS RELEASES

None.

Finished: 8:25pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 14-12-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02900/HOUSE	Anna Horn 21-12-2020	Cllr Bonin	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/20
A children's climbing frame in the garden.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03166/FUL	S Simmons 26-12-2020	Cllr Busvine	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Mitchell			28 - 30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/20
Replace existing means of escape.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied as to materials used.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03188/LBCALT	S Simmons 26-12-2020	Cllr Busvine	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Mitchell			28 - 30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/20
Replace existing means of escape.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied as to materials used.

Planning Applications Considered

Applications considered on 14-12-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03293/FUL	Sean Mitchell 21-12-2020	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>
				02/12/20
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.				
20/03293/FUL - Amended plan				
Additional information relating to landscaping details and gas monitoring statement.				

Comment

A motion for refusal (full text below) was put forward, seconded and LOST at the vote: 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.

A motion for approval (full text below) was put forward, seconded and PASSED at the vote: Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03299/MMA	Alexis Stanyer 17-12-2020	Cllr Bonin	Green Tea Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Andradi			16 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/20
Minor material amendment to application 19/03318/FUL with proposed alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there are no issues of overlooking.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03370/HOUSE	S Simmons 16-12-2020	Cllr Shea	Inka Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Shilson			27 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/11/20
Erection of a two storey rear extension, single storey side extension, alterations to the existing first floor window positions and additional of render to external brickwork.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the windows and render are out of keeping with the Residential Character Area Assessment and existing street scene.

Planning Applications Considered

Applications considered on 14-12-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03395/FUL	Anna Horn 27-12-2020	Cllr Michaelides	Colin Smith Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Smith			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/20
Conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bay window to front elevation and replacement with a new window.				

Comment

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the proposed design and materials enhances and improves a listed building in a conservation area.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03396/LBCALT	Anna Horn 31-12-2020	Cllr Michaelides	Colin Smith Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Smith			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/20
Conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bay window to front elevation and replacement with a new window.				

Comment

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the proposed design and materials enhances and improves a listed building in a conservation area.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03403/HOUSE	Michael Clawson 17-12-2020	Cllr Eyre	M R Garland Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Gill			18 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/20
Proposed Porch and detached garden room and paving.				

Comment

Sevenoaks Town Council recommended approval.

Informative: Cllr Parry abstained from voting.

Planning Applications Considered

Applications considered on 14-12-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03407/HOUSE	Michael Clawson 22-12-2020	Cllr Morris Brown	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gee		Glendale	5A Wildernes Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

Informative: Cllr Waite abstained from voting.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03412/HOUSE	Alexis Stanyer 22-12-2020	Cllr Piper	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Oberman		Beeches	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/12/20
Loft conversion with front and rear dormers.				

Comment

Sevenoaks Town Council recommended approval.

Informative: If the room becomes habitable obscure glazing should be reviewed,

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03418/CONVAR	Anna Horn 22-12-2020	Cllr Clayton	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Vagg			149 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/20
Variation of condition 2 (materials) and 3 (approved plans) and removal of condition 4 (obscure glazing) of 19/02160/HOUSE to first floor side extension, infil to the west and store conversion to utility room, alterations to fenestration with amendment to use fibre cement boards and to remove the first floor north side window.				

Comment

Sevenoaks Town Council recommended approval, providing the window which would have been obscure glazed is not installed.

Planning Applications Considered

Applications considered on 14-12-20

13	<i>Plan Number</i> 20/03444/HOUSE	<i>Planning officer</i> Michael Clawson 31-12--2020	<i>Town Councillor</i> Cllr Granville Baxter	<i>Agent</i> Acute Architects and Engi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bacon			22 Weavers Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/20
Single storey rear elevation. Front porch extension across width of front elevation to incorporate and convert integral garage into habitable space and an amendment to front fenestration.				

Comment

Sevenoaks Town Council recommended approval provided that the grey uPVC window frames are acceptable within the residential area character assessment.

14	<i>Plan Number</i> 20/03446/HOUSE	<i>Planning officer</i> Anna Horn 22-12-2020	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> Mr Butterfield
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Every			8 The Glade	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/12/20
Remove existing single storey extension. Construct a single storey rear extension with 2 lantern roofs.				

Comment

Sevenoaks Town Council recommended approval.

Informative: Cllr Raikes abstained from voting.

15	<i>Plan Number</i> 20/03468/CONVAR	<i>Planning officer</i> Michael Clawson 26-12-2020	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R P Vickery		Lundy	23 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/20
Variation of condition 2 (materials) and 3 (approved plans) of 19/01668/HOUSE for construction of a rear terrace that will be more than 300mm above the external ground level with amendment to the materials and to reduce the area of the terrace.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i> 20/03486/HOUSE	<i>Planning officer</i> S Simmons 02-01-2021	<i>Town Councillor</i> Cllr Raikes	<i>Agent</i> Enaid Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Leahy			3 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/20
Proposed front porch.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-12-20

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03510/HOUSE	Anna Horn 31-12-20	Cllr Parry	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Warburton			19 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/20
Erection of a double garage.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03515/HOUSE	Anna Horn 02-01-2021	Cllr Shea	Oast Construction Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Derrett		Cemetery Cottage	194 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/20
Double storey extension with roof and fenestration alterations rear ground floor terrace. Porch.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03522/HOUSE	Michael Clawson 02-01-2021	Cllr Parry	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Thomas			21 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/20
Ground floor rear single storey extension. Loft extension. Alterations to the roof, new dormer.				

Comment

Sevenoaks Town Council recommended approval.