

Minutes of the PLANNING COMMITTEE meeting held on Monday 13th December 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/nD-Hi1giPdY>

Present:

Committee Members

Cllr Bonin	Remote Attendance*	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry	Present
Cllr Dr Canet - Mayor	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Apologies	Cllr Shea	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Deputy Town Clerk

Planning Committee Clerk

1 Member of the Public

*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

PUBLIC QUESTION TIME

None.

417 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

418 DECLARATIONS OF INTEREST

None.

419 DECLARATIONS OF LOBBYING

Cllr Raikes declared that he had been lobbied on the following application:

[Plan no. 15] Land North of Linton, Hitchen Hatch Lane.

Cllr Clayton declared that he had been lobbied on the following application:

[Plan no. 11] 41 Hillingdon Rise

420 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 29th November 2021.

It was RESOLVED that the minutes be approved.

421 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19th July 2021, to be live streamed on Youtube.

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

422 PRIOR AGREEMENT SOUGHT FROM AGENT FOR APPEAL TO GO TO HEARING PROCEDURE

a) Councillors received and noted correspondence from the Agent of the below application, requesting STC's recommendation on whether their intended Appeal should proceed via Hearing procedure.

- 21/01058/FUL – Lyndhurst Cottage, Holly Bush Lane

b) Councillors agreed that they would be content with a written procedure. It was **RESOLVED** that this response be forwarded to the Agent.

423 NOTIFICATION THAT TREE PRESERVATION ORDER 07/2021 HAD BEEN CONFIRMED

Cllrs noted that SDC had confirmed the following tree protection order without modifications.

- HW/TPO/07/2021 – situated at 76 Brattle Wood

424 TARMAC BOOKED TO PRESENT TO PLANNING COMMITTEE

Councillors noted that Tarmac had been booked to present an update on their proposals for the Quarry site to the Planning Committee on 10th January 2022 at 7pm.

425 CROUDACE HOMES BOOKED TO PRESENT TO PLANNING COMMITTEE

Councillors noted that Croudace Homes' project team had been booked to present their proposals for land off Brittain's Lane to the Planning Committee on 24th January 2022 at 7pm.

426 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 16th December at 7pm.

- 21/02144/FUL – Sunny Hatch, 91 Hitchen Hatch Lane

b) It was not deemed necessary that Sevenoaks Town Council be represented at this meeting.

427 PLANNING APPLICATIONS

- (a) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 15] Land North of Linton, Hitchen Hatch Lane (For)

- (b) The Committee considered planning applications received during the two weeks ending 6th December 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

428 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:07.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 13-12-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03011/HOUSE	Charlotte Brooks-Lawrie 23/12/21	Cllr Morris Brown	Mansoor Amiri
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Chapman		7 Sandy Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/12/21	

21/03011/HOUSE - Amended plan

Demolition of existing extension, erection of new single storey rear extension with raised steps.

A summary of the main changes are set out below:

Boundary wall of the extension has been shifted and the width therefore reduced; A northern elevation drawing has been added.

Comment

In light of the Ward Cllr being unable to comment on this Plan due to illness, Sevenoaks Town Council deferred it to the next Planning Committee on 20th December 2021 in order to give the Ward Cllr time to recover and make recommendations for the Committee to consider.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03584/FUL	Ashley Bidwell 20/12/2021	Cllr Busvine	Mr Will Kauffman 01732 45000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Martin & J Cornford	The Hardware Centre	36-42 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/11/21	

21/03584/FUL - Amended plan

Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 and 38 London Road. Associated works and alterations.

Summary of the main changes are set out below:

Addition of proposed conversion to a dwelling to the description.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building and that the proposed materials to be used will be appropriate.

Planning Applications Considered

Applications considered on 13-12-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03585/LBCALT	Ashley Bidwell 20/12/21	Cllr Busvine	Mr Will Kauffman 01732 46000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Martin & J Cornford	The Hardware Centre	36-42 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/11/21	

21/03585/LBCALT - Amended plan

Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations.

A summary of the main changes are set out below:

Addition of proposed conversion to a dwelling to the description

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building and that the proposed materials to be used will be appropriate.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03587/CONVAR	Samantha Simmons 17/12/21	Cllr Morris Brown	Mr David Dennis 01732 210110
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Cornwell		14 Bethel Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/11/21	

Variation to condition 2 (approved plans) and condition 3 (materials) of 19/03127/HOUSE to allow relocating entry door to the rear, alteration to window and installation of solar panels. Small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration.

Comment

Recommended from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended refusal on the grounds that the proposed windows are not in keeping with the Conservation Area and that the proposal is detrimental to the street scene.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03739/FUL	Ashley Bidwell 30/12/2021	Cllr Eyre	Neal Thompson 01689 836004
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Cox	Hardres Lodge	56 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/12/21	

Creation of two new dwellings within the curtilage of Hardres Lodge, formation of new access from Oakhill Road and associated landscaping.

Comment

Sevenoaks Town Council recommended refusal on the grounds of the failure to address Statutory requirements for this application.

Planning Applications Considered

Applications considered on 13-12-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03800/LBCALT	Ashley Bidwell 14/12/2021	Cllr Bonin	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/11/21
Proposed rear access door and sunken staircase, new window and lightwell to kitchen, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.				

Comment

Cllr Bonin's recommendation proposed from the Chair with Cllr Bonin's remote attendance:

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03815/MMA	Joshua Ogunleye 21/12/2021	Cllr Michaelides	P Dalton 07973 239512
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K and Mr S Adkin			4 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/21
Amendment to 21/00198/FUL.				

Comment

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

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03818/ADV	Charlotte Brooks-Lawrie 22/12/21	Cllr Michaelides	Thomas Beard 02038 971 112
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Planning Group Ltd		Baby Gap	5 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/21
Installation and display of 1no. Internally illuminated fascia sign and 1no. Internally illuminated projecting sign.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals breach STC's policy on not approving of internally illuminated signs.

Planning Applications Considered

Applications considered on 13-12-21

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03830/HOUSE	Samantha Simmons 15/12/21	Cllr Camp	Offset Architects 01732 750000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr O'Keefe	Mayfield	Linden Chase	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/21	
Extensions and refurbishment to the existing property; demolition of existing garage and construction of new detached garage with associated landscaping.				

Comment

Recommended from the Chair with Cllr Camp's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that:

- there is no overlooking or loss of amenity from the new windows for the neighbouring properties
- The proposal is in line with recommendations from the Residential Character Assessment.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03867/HOUSE	Charlotte Brooks-Lawrie 21/12/2021	Cllr Parry	Mr Aron Ramadan 02080 540300
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs P Judd	Wood View	4 Croft Close	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/11/21	
Single story rear Orangery.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03881/HOUSE	Anna Horn 20/12/2021	Cllr Clayton	Neal Thompson 01689 830004
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Huppach		41 Hillingdon Rise	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/11/21	

First floor rear and side extension, proposed new rear dormer in the loft with alterations to flank fenestration; proposed new roof at side. New internal layout at ground floor, solar panels at the front; first floor flue; Juliette balcony at second floor; chimney removed; rooftop heating units.

Comment

Sevenoaks Town Council recommended approval provided that the Planning Officer is satisfied - by condition if needed - that the Juliet balcony window in the dormer cannot be opened outwards, and that there is no loss of privacy to neighbouring houses.

Planning Applications Considered

Applications considered on 13-12-21

12	Plan Number	Planning officer	Town Councillor	Agent
	21/03900/HOUSE	Charlotte Brooks-Lawrie 20/12/21	Cllr Granville-Baxter	Mr John Tomlin 01634 24 8888
Applicant	House Name	Road	Locality	
Ms C Slocombe		4 The Meadway	Northern	
Town	County	Post Code	Application date	
			29/11/21	
Proposed single storey rear and loft conversion.				

Comment

Recommended from the Chair with Cllr Granville-Baxter's apologies:
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that this will not harm the residential amenities enjoyed by the occupants of nos 2 and 6 The Meadway because of overlooking of private amenity space, as specified in application SE/06/00849.

13	Plan Number	Planning officer	Town Councillor	Agent
	21/03908/HOUSE	Joshua Ogunleye 30/12/21	Cllr Busvine	Mr Edward Calver 07917 887883
Applicant	House Name	Road	Locality	
Mr E Kevis		20 The Drive	Town	
Town	County	Post Code	Application date	
			06/12/21	

Demolition of rear lean to structures. Proposed two storey rear extension (ground floor and basement level). Proposed two/single storey extension (ground and first floor level) to form an annexe. Associated landscaping works.

Comment

Sevenoaks Town Council recommended approval, subject to:
 - the Planning Officer being satisfied that pre-application advice has been followed, and that there will be no adverse impact on neighbours particularly at no. 22 The Drive
 - the Conservation Officer being satisfied that the works will not be detrimental to the character of the local conservation area or of the locally listed building;
 - the Aboricultural Officer being satisfied that the proposed removal of trees and shrubs is acceptable and that a planting strategy to mitigate tree loss is in place
 - and on the condition that the extension remain ancillary to the main house.

14	Plan Number	Planning officer	Town Councillor	Agent
	21/03933/HOUSE	Joshua Ogunleye 21/12/2021	Cllr Eyre	Miss Millie Burnham 0782 1007676
Applicant	House Name	Road	Locality	
Mr & Mrs Gough-Cooper	Heron Wood	22 Kippington Road	Kippington	
Town	County	Post Code	Application date	
			30/11/21	

The works include to extend the patio around the pool and for the construction of a single storey pool house.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-12-21

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03935/FUL	Samantha Simmons 22/12/202	Cllr Raikes	Mr Neil Edwards
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D & Mrs Dye		Land North of Linton	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/21
Proposed demolition of ancillary accomodation and its replacement with a new single dwelling with access from Mount Harry Road.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- the Planning Officer being satisfied that there is not an unacceptable loss of amenity to the neighbours
- The Aboricultural Officer being satisfied with the plans for the retention and protection of trees on the site, and that the landscaping which is designed to shield Linton from this new development is satisfactory
- the condition that there be a construction management plan to minimise disturbance.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03945/OUT	Ashley Bidwell 30/12/2021	Cllr Bonin	Mr David Weir
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Brown		The Red Wing	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/21
Outline application for a proposed single dwelling with some matters reserved.				

Comment

Recommended from the Chair with Cllr Bonin's remote attendance:

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03947/MMA	Joshua Ogunleye 23/12/21	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd			5-11 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/12/21
Minor material amendment to 21/02901/FUL.				

Comment

Recommended from the Chair with Cllr Bonin's remote attendance:

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied.

Planning Applications Considered

Applications considered on 13-12-21

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03964/HOUSE	Joshua Ogunleye 24/12/21	Cllr Hogarth	Chris Merrett
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Arpino		Rustlings	8 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/21
Demolition of existing summer room and detached garage. Build a two storey extension to both sides and rear of property. Construct a dormer window to front elevation in existing roof. Construct a raised deck area to rear of property. Raise an area of the rear garden to form a levelled area of lawn.				

Comment

Recommended from the Chair with Cllr Hogarth's apologies:

Sevenoaks Town Council recommended approval with the removal of future permitted development rights.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03978/HOUSE	Stephanie Payne 24/12/21	Cllr Parry	Nathan Burr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nicoll			5 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/21
Loft conversion with hip to barn hip roof, rear dormer and rooflights to front elevation.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03984/FUL	Anna Horn 24/12/21	Cllr Busvine	Mr David Dennis 01732 218116
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Phillips			37 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/21
Proposed single storey side extension; new porch at front. Demolition of garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-12-21

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03992/HOUSE	Charlotte Brooks-Lawrie 30/12/21	Cllr Eyre	Mr Daniel Weston 01732 750000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Riley		42 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/12/21	
Two storey rear extensions including extension above existing family room. New roof over front lobby/wc including rooflights. Reforming of roof structure to include new extensions and catslide over garage. New roof lanterns and roof lights. Fenestration changes and extended patio area.				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03993/HOUSE	Samantha Simmons 30/12/21	Cllr Mrs Parry	Mr Daniel Weston
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
	The Granary, Blackhall Place	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/12/21	
Construction of 2 storey rear extension and change of window to door opening.				

Comment

Sevenoaks Town Council recommended approval.