

Notes on the Report to PLANNING COMMITTEE Working Party held on Monday 20th December 2021 at 7:00pm via Zoom, available to view on YouTube: <https://youtu.be/NGk4tde24r8>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
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	Arrived 19:03	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

*The meeting was held virtually, with resolutions and planning applications to be signed off by the Town Clerk with delegated authority under S.101 of the Local Government Act 1972, during the pandemic. This as agreed at the Town Council meeting held on 6th December 2021.

PUBLIC QUESTION TIME

None.

429 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

430 DECLARATIONS OF INTEREST

None.

431 DECLARATIONS OF LOBBYING

None.

432 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 13th December 2021.

It was RESOLVED that the minutes be approved.

433 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that this meeting was held virtually as a Covid-19 Emergency Measure, with the Town Clerk having been given delegated authority under S.101 of the Local Government Act 1972 to make decisions on behalf of the Council at the 6th December 2021 Town Council Meeting.

*Delegation of Authority under S.101 of the Local Government Act, during the pandemic.

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

434 NEIGHBOURHOOD DEVELOPMENT PLAN

This item was deferred to the 10th January 2022 Planning Committee, following further developments since the publication of the 20th December 2021 Planning Committee Agenda.

435 APPLICATIONS RECEIVED BETWEEN 14th – 21st DECEMBER 2021

Councillors noted that all planning applications received during the above period were to be processed under Chairman's Action, and allocated to Councillors as they come in.

436 DECISION ON KCC APPLICATION KCC/SE/0045/2021 – SEVENOAKS GRAMMAR ANNEXE

Councillors noted that the above application for new sports facilities at Sevenoaks Grammar Annexe had been Granted with 27 conditions.

437 SDC'S PRE-APPLICATION CONSULTATION RESPONSE ON GATWICK AIRPORT NORTHERN RUNWAY

Councillors noted that SDC had published its response on Pre-Application Consultation Proposals for Gatwick Airport Northern Runway on 1st December 2021, and that the overall response had been Strongly Opposing.

438 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

(b) The Committee considered planning applications received during the week ending 13th December 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

439 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 19:37.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 20-12-21

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 02086 840 888
<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>	
			14/12/21	

21/03011/HOUSE - Amended plan

[Deferred from Planning Committee 13/12/2021 due to Ward Cllr sickness.]

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

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

Comment

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

Sevenoaks Town Council recommended refusal, on the grounds of the depth of the extension continuing to present concerns around loss of light.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03699/ADV	Ashley Bidwell 07/01/2022	Cllr Bonin	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
N Charnetskaya	Auction House	Argyle Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/12/21	

21/03699/ADV - Amended plan

Amended plans received for thr spot lit sign instead of internally illuminated.

Comment

Sevenoaks Town Council recommended approval, subject that the prohibition of illumination from 9pm till 8am is included as a condition.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03887/FUL	Ashley Bidwell 31/12/2021	Cllr Granville-Baxter	Mr David Dennis 01732 2 10140
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Knole Academy	Knole Academy	Bradbourne Vale Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/12/21	

Two mobile classroom units.

Comment

Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied that there will be no unacceptable noise, smells and disturbance resulting from use, and that there will be no loss of trees.

Planning Applications Considered

Applications considered on 20-12-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03931/HOUSE	Charlotte Brooks-Lawrie	Cllr Camp	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Maddison		Jutland	7 Carrick Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/21
Rebuilding of rear conservatory and addition of room and carport to the front of dwelling. 14 solar panels to roof. Increasing the height of the boundry wall.				

Comment

Recommended from the Chair with Cllr Camp's apologies:

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03983/MMA	Ashley Bidwell 31/12/2021	Cllr Raikes	Miss Nicola Harvey 01227 58888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Latter		Crabbs Hill	55 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/21
Amendment to 18/02403/FUL.				

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that there will be no unacceptable loss of amenity to neighbouring properties.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03988/HOUSE	Anna Horn 01/01/2022	Cllr Michaelides	Offset Architects 01732 7 58888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Ropek		The Pines	27 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/21
Demolition of shed and summer house, single storey rear extension connecting to existing garage, convert garage into habitable space, raised terrace decking area, single storey front extension to South East elevation, single storey side extension with new porch canopy over to North East elevation, first floor extension to North East elevation, loft conversion with projecting dormer, outbuilding for home office use, new parking area, balustrades, pergola, cladding, landscaping, new fencing and gate and roof lights				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied with the materials and designs, and that the Arboricultural Officer is satisfied that there will be no harm to the significant, substantial pine trees located on the site.

Planning Applications Considered

Applications considered on 20-12-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04005/HOUSE	Stephanie Payne 02/01/2022	Cllr Parry	Mr Bobby Bansal 079851 55544
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barton			75 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/21
Part single storey rear part 1st floor rear extension with Juliet balcony, rooflights, internal alterations, chimney stack removal and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04018/HOUSE	Stephanie Payne 07/01/2021	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Gue			8 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/21
Single and two storey front extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04025/HOUSE	Samantha Simmons 07/01/202	Cllr Dr Canet	Mr O Newell 02036 3313
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kohli			10 Crawshay Close	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/21
Demolition of existing garage, single storey rear extension, double storey side and front extension with Juliet balcony, proposed single storey outbuilding and internal works. Associated landscaping.				

Comment

Sevenoaks Town Council recommended approval on the condition that there will be no unacceptable loss of amenity to neighbours.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04058/HOUSE	Charlotte Brooks-Lawrie 07/01/20	Cllr Parry	Davir Burr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wilding			16 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/21
To demolish the garage and covered area and construct a two storey side and rear extension with a single storey front extension. Juliet balcony.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-12-21

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04064/HOUSE	Anna Horn 07/01/2022	Cllr Busvine	John Simmons 07760495
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		Oak End	1A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/21
Replacement of an existing, deteriorating timber framed, glazed greenhouse with an oak framed garden room using the existing base. The elevations would be the existing wealden clay brick, sawn oak feather edge cladding, oak framed full height glazed doors, single oak access door & glazed windows to the front (garden) elevation under a slate tile roof matching the existing property.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials will be in keeping with the main house's Grade II listed status and with the Conservation area.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04065/LBCALT	Anna Horn 07/01/2022	Cllr Busvine	John Simmons 07760495
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		Oak End	1A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/21
Replacement of an existing, deteriorating timber framed, glazed greenhouse with an oak framed garden room using the existing base. The elevations would be the existing wealden clay brick, sawn oak feather edge cladding, oak framed full height glazed doors, single oak access door & glazed windows to the front (garden) elevation under a slate tile roof matching the existing property.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials will be in keeping with the main house's Grade II listed status and with the Conservation area.