

Minutes of the PLANNING COMMITTEE meeting held on Monday 12th December 2022 at 7:00pm at the Bat & Ball Centre. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtu.be/6BWLjm6zvbo>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Present, left at 8:05pm
Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry – Mayor	Present
Cllr Dr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present

Also in attendance:

Town Clerk
 Planning Committee Clerk
 KCC Cllr Richard Streatfeild
 SDC Planning Policy Team Leader Hannah Gooden with Remote Attendance
 SDC Strategic Planning Manager James Gleave with Remote Attendance
 2 Representatives of Seal Parish Council
 3 Members of the Public

PUBLIC QUESTION TIME

a) Cllr Richard Streatfeild addressed the Committee under his capacity as an elected member for three minutes concerning [Agenda Item 11] Joint Transportation Board Agenda Item on the results of Kent County Council's Public Consultation on its proposed traffic calming measures. In particular, he presented his proposed amendments which he would be recommending to the Joint Transportation Board on 13th December 2022.

b) A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 11] Joint Transportation Board Agenda Item on the results of Kent County Council's Public Consultation on its proposed traffic calming measures. This was in support of the 20mph zones in Sevenoaks.

c) The lead petitioner for 20mph zones in Sevenoaks addressed the Committee for three minutes concerning [Agenda Item 11] Joint Transportation Board Agenda Item on the results of Kent County Council's Public Consultation on its proposed traffic calming measures.

At 7:30pm the meeting was adjourned to allow for a presentation from Sevenoaks District Council Officers on the District Council's proposals for its Emerging 2040 Local Plan. This was followed by a Q & A session with the Town Councillors.

476 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

477 DECLARATIONS OF INTEREST

None.

478 DECLARATIONS OF LOBBYING

a) Representation was received and forwarded to Cllrs regarding [Agenda Item 11], supporting Kent County Council's proposals for 20mph speed limits, particularly on Hillingdon Avenue, Wickenden Road, and Hitchen Hatch Lane.

b) Representation was received and forwarded to Cllrs regarding [Agenda Item 11], supporting Kent County Council's proposals for 20mph speed limits, particularly on Oak Lane and surrounding roads.

479 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 28th November 2022.

It was RESOLVED that the minutes be approved.

480 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 January 2022, to be held primarily at the Town Council Chambers unless indicated otherwise. These would also be live streamed on Youtube.

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

481 APPEALS

a) Councillors noted that the below appeal was allowed and planning permission granted by the Planning Inspectorate on 2nd December 2022:

- **APP/G2245/W/22/3301377:** 20/03293/FUL – Pinehurst Nursing Home

b) Councillors expressed their disappointment at the result, especially at the lack of provision of affordable housing and the acceptance of the developers claim that they would be unable to provide any.

c) Cllr Shea also expressed concern over the ramifications and precedent that allowing a development that proposes high density housing on a brownfield site with no affordable housing provision could have on future large developments in Sevenoaks.

482 DEVELOPMENT CONTROL COMMITTEE

a) The Committee noted that the below application would be discussed by the Development Control Committee on 15th December 2022.

- **22/02608/MMA – Site of 60 Bethel Road**

b) It was **RESOLVED** that Cllr Clayton be registered to speak against the application on behalf of Sevenoaks Town Council.

483 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 15th December 2022 at 7pm

- **22/02482/FUL – Lyndhurst Cottage, Holly Bush Lane**

b) It was **RESOLVED** that Cllr Clayton be registered to speak against the application on behalf of Sevenoaks Town Council.

484 DEVELOPMENT CONTROL COMMITTEE

a) The Committee noted that the below application would be discussed by the Development Control Committee on 15th December 2022.

- **22/02677/FUL – Specialist Lift Services, The Quadrant, 5 Victoria Road**

b) It was **RESOLVED** that Cllr Busvine, or in his unavailability Cllr Bonin, be registered to speak for the application on behalf of Sevenoaks Town Council. Should neither Cllrs be available, other alternatives would be explored.

485 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) The Committee received reminder that Sevenoaks District Council is holding its Regulation 18 public consultation on what its draft Local Plan ought to contain, and noted that this would run until 11th January 2023.

b) Councillors discussed the contents of the consultation document, and the following topics were covered in the Q & A session between Town Councillors and SDC Officers who attended the meeting remotely to present the document to the Committee:

- It was noted that the Optimum Plus option for housing supply, which proposed the highest density per hectare would still result in a shortfall of 4.5k housing units delivered during the lifetime of the plan. SDC confirmed that Officers were working with neighbouring authorities to try and mitigate this so that the minimum amount of Green Belt land would need to be released to meet SDC's requirement.

- SDC also clarified that Character studies completed on the various towns in Sevenoaks District, as well as the existing Town Centres Strategy would inform which proposed density options would be applied at each location.
- Cllr Shea questioned what the Local Plan was proposing for placemaking and how SDC would ensure adequate provision would be made in larger and denser developments for community infrastructure such as parks and shops.
- SDC Officers replied that design guidance would be provided for each site, and that positive placemaking would also be guided by Neighbourhood Development Plans and the local realm and health and wellbeing section of the Local Plan document.
- Cllr Dr Canet noted that the density in housing for older people could be made higher, if a positive balance could be made between placement and design, and asked what the District Council's approach to this would be.
- Officers stated that an older persons housing study had been conducted as part of the Local Plan evidence base in order to inform the District Council's approach to achieving the style of housing required for different groups of people.

c) The Chairman suspended Standing orders to allow for a representative of Seal Parish Council to participate in the Q&A session, who queried what conversations SDC had been having with neighbouring authorities on transport – for instance with speed, traffic flows, and the predicted effect on these that anticipated increases in infrastructure would have.

d) SDC Officers clarified to the above question that SDC had been working in collaboration with Kent County Council as well as Tonbridge and Malling Council via Jacobs to produce a county-wide transport model in order to predict the impact that various planned development and growth scenarios could have on the existing network.

e) Councillors noted that they could forward to the Planning Committee Clerk any additional questions that they had after the meeting, which would be forwarded to the SDC Officers.

f) The Committee noted that the Working Party comprised of Cllr Raikes, Cllr Shea and Cllr Parry would consider the information provided by Sevenoaks District Council Officers and provide a draft report to a future Planning Committee.

486 JOINT TRANSPORTATION BOARD AGENDA ITEM ON THE RESULTS OF KENT COUNTY COUNCIL'S PUBLIC CONSULTATION ON ITS PROPOSED TRAFFIC CALMING MEASURES

a) The Committee received and discussed the results of Kent County Council's public consultation on a 20mph zone in Sevenoaks Town and associated traffic calming measures, as published in the Agenda for the District Council's Joint Transportation Board.

b) The Committee received and noted KCC Cllr Streatfeild's proposed amendments to the 20mph zones, to be presented to the District Council's Joint Transportation Board on 13th December 2022.

c) The Committee reiterated its response to the public consultation as per Sevenoaks Town Council's Minute numbers 396c and 396e, the resolutions for which are outlined below:

- That STC reaffirm its supports for 20mph speed limits outside schools and where requested by the Residents Associations and local groups as per STC's NDP
- STC expressed support for proposals for a cycle lane going Southbound up Dartford Road
- STC opposed one-way proposals around the War Memorial on the grounds of protecting the Grade II Memorial, heritage assets, and listed buildings that face the Vine
- STC supported proposals for a zebra crossing at the Southern end of Dartford Road, as this reflects STC's request in its HIP for safer crossing to be looked at in this area

487 NEIGHBOURHOOD DEVELOPMENT PLAN

a) Councillors received and noted the Independent Examiner's draft report. The Town Clerk noted in particular the following paragraph of the report:

"It is clear to me that the implementation of the policies in the STNP (as modified) will secure the realisation of the Town Council's Vision and that Sevenoaks will retain its attractive characteristics while at the same time ensuring that a sustainable future is achieved."

b) It was noted that Sevenoaks Town Council Officers were still working with Sevenoaks District Council Officers on a response to the fact-checking report, as there were a couple of items that required particular attention. Approval of the report would therefore be deferred to the 19th December 2022 Planning Committee.

c) The Town Clerk provided the following update regarding the Town Council's hopes for a February 2023 Referendum:

- SDC had since reported that the final NDP document needs to be signed off for Referendum by its Advisory Committee and Cabinet, the next meetings for which are scheduled for 2nd March 2023 and 16th March 2023 respectively.
- A Referendum requires a minimum of 28 days advertisement before the scheduled date
- SDC's election team were therefore considering the possibility of combining the Referendum with the 2023 Councillor elections by way of adding an option to vote for or against the NDP on the polling cards
- Whilst the Town Clerk acknowledged that this was a significant and unfortunate additional delay, she also noted that it could potentially work in favour of the NDP and in the name of local democracy, as it may encourage more Sevenoaks residents to engage with and vote on the document.

- SDC were also exploring the possibility of an extraordinary meeting of the relevant Committees so that the NDP could be signed off for Referendum sooner, however this had not yet been confirmed as possible.

488 PLANNING APPLICATIONS

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

(b) The Committee considered planning applications received during the two weeks ending 5th December 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

489 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued encouraging residents to look at and respond to Sevenoaks District Council's Regulation 18 public consultation on what its Local Plan 2040 ought to contain.

There being no further business the Chairman closed the meeting at 8:32pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 12-12-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02262/LBCALT	Louise Cane 15/12/2022	Cllr Busvine	Will Kauffman 017324593
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Walker		35 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/22	
Change of use from Class E (Office) to C3 (Residential).				

Comment

Proposed from the Chair with Cllr Busvine's apologies:

Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied that there will be no adverse impact on the historic fabric of the building or its character and quality; and subject to any conditions required by the Planning Officer.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02672/FUL	Louise Cane 20/12/2022	Cllr Parry	Open Architecture 017327
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portman Homes Ltd	Land North East of Heron Woo	Gracious Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/11/22	

22/02672/FUL - Amended plan

Demolition of existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping.

A summary of the main changes are set out below:

Further information has been submitted, to overcome the previous concerns raised by KCC Ecology.

Comment

Sevenoaks Town Council recommended refusal, unless the Conservation Officer and Planning Officer are satisfied that sufficient provisions can be put in place to preserve the quality of the landscape and ecological habitat.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03035/FUL	Louise Cane 15/12/2022	Cllr Busvine	Robert Wickham 0173245
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr B Walker		35 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/22	

Change of use from Class E (Office) to Class C3 (Residential)

Comment

Proposed from the Chair with Cllr Busvine's apologies:

Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied that there will be no adverse impact on the historic fabric of the building or its character and quality; and subject to any conditions required by the Planning Officer.

Planning Applications Considered

Applications considered on 12-12-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03093/FUL	Samantha Simmons 13/12/22	Cllr Hogarth	Harringtons 01732742200
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr T Detry	Ground Floor Flat	59 Dartford Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/11/22	

22/03093/HOUSE - Amended plan

Two storey rear extension to the lower ground and ground floor areas with a flat roof and roof light, steps and retaining walls.

A summary of the main changes are set out below:

Application type and reference number updated. Design and access statement replaced.

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03120/HOUSE	Stephanie Payne 13/12/2022	Cllr Eyre	NAPC 01285283200
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Cohen	Lynden Lodge	60 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/11/22	

Erection of a timber pre-fabricated single storey granny annexe for ancillary residential use associated with the dwelling.

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03131/HOUSE	Sean Mitchell 13/12/2022	Cllr Bonin	Open Architecture 017327 70500
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Electrical Contractors' Associati	ECA Court	24-26 South Park	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/11/22	

Addition of 120 solar panels along the Southern and Western roofs.

Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-12-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03144/HOUSE	Anna Horn 20/12/2022	Cllr Eyre	Open Architecture 017327 30500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Harvey		Panhaggerty	5 White Friars	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/22
New garage door, small rear infill extension and new dormers with associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03149/HOUSE	Sean Mitchell 13/12/2022	Cllr Clayton	Sevenoaks Plans 017322 40140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marsh			4A Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/22
Single storey side extension, alterations to fenestration, erection of a new boundary fence.				

Comment

Sevenoaks Town Council recommended approval provided the planning and conservation officers are satisfied that the development does not affect the surrounding conservation area, or the locally listed dental surgery across Avenue Road.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03199/HOUSE	Stephanie Payne 16/12/2022	Cllr Michaelides	Blackburn Architects 0788 5488674
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Whitehead			9 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/11/22
Proposed construction of single storey ground floor rear extension, and single storey first floor extension. Widening of driveway. Associated hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no overlooking of No 10.

Informative:

Sevenoaks Town Council also requested that when the drive is extended, the materials be porous in order to reduce the effects of flooding.

Planning Applications Considered

Applications considered on 12-12-22

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03201/HOUSE	Samantha Simmons 16/12/2022	Cllr Mrs Parry	Offset Architects 0173275 2222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Kalaher		Silver Birches	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/11/22
Demolition of garage and link. Erection of new side and rear extensions and loft conversion. Balcony, and fenestration alterations. New access gates.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03230/HOUSE	Stephanie Payne 20/12/2022	Cllr Ancrum	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Fox-Joyce			30 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/22
To demolish the covered area and erect a single storey pitched roof side extension.				

Comment

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