

Minutes of the PLANNING COMMITTEE meeting held on Monday 19th December 2022 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtu.be/RKjvke4jeRM>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Apologies
Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Absent	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
3 Members of the Public

PUBLIC QUESTION TIME

a) A Member of the Public and Ashgrove Area Residents Association addressed the Committee for three minutes concerning Sigma Strategic Land's planning application 22/02645/OUT – Land South of Larches, Ashgrove Road. This on the rebuttal statement uploaded to the Planning Portal on 14th December 2022, and with the understanding that Sevenoaks Town Council had subsequently been reconsulted on the planning application by Sevenoaks District Council. It was noted that this amendment would be considered by the Planning Committee under Chairman's Action over the Christmas Closure period, with delegated authority to the Chairman and Town Clerk to process these.

490 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

491 **DECLARATIONS OF INTEREST**

None.

492 **DECLARATIONS OF LOBBYING**

a) Representation was received from the Ashgrove Area Residents Association (AARA) and forwarded to all Cllrs. This outlined the AARA's objections to the planning application.

b) Cllr Parry declared that he had received and responded to multiple emails regarding 22/02645/OUT – Land South of Larches, Ashgrove Road.

493 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 12th December 2022.

It was **RESOLVED** that the minutes be approved.

494 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.

495 APPLICATIONS RECEIVED BETWEEN 13TH-20TH DECEMBER 2022

It was noted that applications received between the above period would need to be considered under Chairman's Action with delegated authority given to the Chairman and Town Clerk by the Planning Committee. This due to the Christmas Closure period and in order to allow the Planning Committee to respond to planning application consultations that would have otherwise expired before the next Planning Committee meeting.

496 APPEALS

a) Councillors received and noted the submission of the following appeal:

- **APP/G2245/W/22/3304067:** 21/03402/FUL – Lane East of 169 St Johns Hill

b) It was noted that Sevenoaks Town Council could make comments or modify/withdraw its previous representation.

c) It was **RESOLVED** that Committee members forward any additional comments to the Planning Committee Clerk. These would be considered by the Chairman and if approved, submitted to the Planning Inspectorate with delegated authority to the Chairman and Town Clerk.

497 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) It was noted that Sevenoaks District Council's Local Plan was still out for Regulation 18 Public Consultation on what its draft Local Plan ought to contain, and that this would close on 11th January 2023.

b) It was also noted that the Working Party comprised of Cllr Shea, Cllr Raikes and Cllr Parry were due to meet on 20th December 2022 to work on a draft response to the

consultation on behalf of STC, which would be presented to the Planning Committee on 9th January 2023.

498 NEIGHBOURHOOD DEVELOPMENT PLAN

a) Councillors received and noted the Independent Examiner's (IE) draft report on the Neighbourhood Development Plan (2022 Submission Draft).

b) The Town Clerk noted that one of the most significant changes proposed to the IE's draft report were clarifications to PM7 and PM14, in which the IE had proposed revisions of wording of policies relating to the Sevenoaks Quarry (Tarmac) development. Sevenoaks District Council had expressed concern that the IE's amendments would give Sevenoaks Town Council a higher influence on the creation of a Masterplan and proposed timetable for infrastructure delivery that could not legally or logistically be upheld, and therefore it was clarified that SDC would provide these in consultation and approval of Sevenoaks Town Council. This as part of SDC's usual planning application process.

c) It was **RESOLVED** that the draft report be returned to the Independent Examiner with the correctional comments as provided by Sevenoaks Town Council Officers in collaboration with Sevenoaks District Council Officers.

499 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 12th December 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

500 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 7:26pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 19-12-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02643/HOUSE	Christopher Park 05/01/2023	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Powell			15 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/22
22/02643/HOUSE - REVALIDATED plan				
Addition of a front porch.				
A summary of the main changes are set out below: Correct drawings received 12th December.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02821/HOUSE	Stephanie Payne 29/12/2022	Cllr Eyre	DHA Planning 016227762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Berry		Littledean	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/22
22/02821/HOUSE - Amended plan				
Erection of a side extension.				
A summary of the main changes are set out below: Additional information and updated plans have been provided in response to KCC Ecology comments on the application.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02982/HOUSE	Christopher Park 29/12/2022	Cllr Ancrum	Sevenoaks Plans 017322
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms M Rousseau			8 The Crescent	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/22
Demolition of existing rear extension and proposed new ground floor rear extension with rooflight; proposed new internal layout at ground and first floor.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 19-12-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03066/CONVAR	Samantha Simmons 29/12/2022	Cllr Shea	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wilson			11 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/22
Variation of condition 2 and 3 of 21/01608/HOUSE for Demolition of existing conservatory, shed and garage with new ground and first floor and side extensions, to alter the materials.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03223/HOUSE	Stephanie Payne 29/12/2022	Cllr Parry	Mr Planning Drawings 077 14940970
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Lee			8 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/22
Single storey rear extension and loft conversion.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03226/MMA	Anna Horn 29/12/2022	Cllr Eyre	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Earl		Site of	4 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/22
Amendment to 21/00384/FUL.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03257/HOUSE	Stephanie Payne 06/01/2023	Cllr Bonin	Carmen Austin 07866 962 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			47 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/22
Replace 7 existing windows with new matching windows, except the existing windows are single glazed, the new windows will be double glazed.				

Comment

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