

Minutes of the PLANNING COMMITTEE meeting held on Monday 17th April 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://www.youtube.com/watch?v=SUswYnPvf0s>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Present
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry – Mayor	Present
Cllr Dr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Apologies	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Arrived at 19:04

Also in attendance:

Senior Committee Clerk

Planning Committee Clerk

13 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

14 DECLARATIONS OF INTEREST

Cllr Parry declared that he had a non-pecuniary interest in the following Agenda Item with regards to its relation to the Sevenoaks Joint Transportation Board, of which he is a co-opted member:

- [Agenda Item 12] Proposed speed reduction of 30mph on A25 Seal Road

15 DECLARATIONS OF LOBBYING

Representation was received and forwarded to Cllrs, objecting to the following application:

- [Plan no. 15] 23/00900/MMA – Site of Summerhill, Seal Hollow Road.

16 MINUTES

The Committee received the Amended MINUTES of the Planning Committee Meeting held 3rd April 2023.

It was RESOLVED that the minutes be approved.

17 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- 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.

18 APPEALS

Councillors noted that the following appeal had been DISMISSED by the Planning Inspectorate on 24th March 2023:

APP/G2245/D/22/3303821: 22/00201/HOUSE – 26 Bradbourne Road

19 EVALUATION OF EXISTING 20MPH ZONES IMPLEMENTED SINCE MAY 2019

a) Councillors noted that AECOM are undertaking an evaluation of all Kent-based 20mph limit schemes which have been implemented since May 2019 on behalf of Kent County Council.

b) Councillors noted that the questionnaire did not allow for much detail to be added as the answer choices were particularly polarised.

c) It was **RESOLVED** that Councillors respond to the consultation individually.

20 GOVERNMENT BAN ON SINGLE USE PLASTICS

The Committee received notice that the government will be introducing a ban on single use plastics in England from October 2023. This would extend the previous ban on single use plastic straws, stirrers and cotton buds which was introduced in England in 2020.

21 APPLICATION FOR DISABLED PERSONS PARKING BAY IN CRAMPTONS ROAD, SEVENOAKS

a) The Committee received notice that Kent County Council has invited comments on an application and probable location for a disabled persons (blue badge) parking bay to be provided in Cramptons Road.

b) Cllr Dr Canet stated that she had looked at this application and agreed that it would be an important and valuable resource in improving accessibility to the applicant.

c) It was **RESOLVED** that Sevenoaks Town Council's support be forwarded to KCC.

22 TEMPORARY ROAD CLOSURE ORDER – ST GEORGE'S DAY PARADE

a) The Committee received notice that the following roads would be temporarily closed on Sunday 23rd April 2023 between 2:00pm and 3:00pm in connection to a St George's Day Parade:

- Seal Hollow Road (part)

- High Street (part)
- Rockdale Road
- Plymouth Drive

23 TEMPORARY ROAD CLOSURE ORDER – CORONATION LUNCH EVENT

The Committee received notice that the following roads would be temporarily closed on Sunday 7th May 2023 between 12:00pm and 5:00pm in connection to a community lunch to mark the Coronation of King Charles III:

- High Street (part)
- Dorset Street

24 PROPOSED SPEED REDUCTION OF 30MPH ON A25 SEAL ROAD

a) The Committee received and noted copy of correspondence between KCC and Seal Parish Council in regards to the potential repercussions of implementing a 30mph speed limit section on A25 Seal Road. This proposed 30mph section was previously consulted on by KCC and approved by the JTB on 13th December 2022.

b) Councillors expressed their keen anticipation for the speed limit order section to implemented promptly and it was **RESOLVED** that this be communicated to KCC with the Planning Committee's support of the initiative.

25 SUMMARY OF KENT BUS SERVICE CHANGES BETWEEN MARCH AND JUNE 2023

a) The Committee received a summary table provided by KCC which identifies bus service changes that have been registered by operators, to take place between March-June 2023.

b) Cllr Dr Canet noted that she has received multiple correspondences from anxious members of the public about the uncertainty of the bus services in Sevenoaks.

c) Cllr Parry reported that he had attended a presentation from Austin Blackburn of Go Coach on Friday 14th April 2023 where it had been reported that operators may not know until June what services KCC would continue or subsidise.

d) Cllr Clayton expanded on Cllr Parry's comments and noted that Sevenoaks had experienced less service cuts than other neighbouring towns in this latest update, but expressed his doubt that further services would not be lost in the near future.

e) Councillors agreed that the loss and uncertainty of bus services in and connecting to Sevenoaks remains a significant issue to both operators and passengers. It was **RESOLVED** that the Planning Committee's concern and dissatisfaction be forwarded to Kent County Council with an emphasis on the need for operators and passengers to be able to plan ahead.

26 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 10th April 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

27 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 19:43pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 17-4-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02872/FUL	Anna Horn 24/04/2023	Cllr Mrs Parry	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Miss D Pisani	Trinity School	Seal Hollow Road	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/04/23	
Installation of a Tarnhow Free Standing Mono Pitch.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03357/FUL	Stephanie Payne 24/04/2023	Cllr Busvine	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Corner	The Lodge	Tonbridge Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/04/23	

22/03357/FUL - Amended plan

Replacement of existing windows and external doors. Enclosure of porch area for installation of air source heat pumps. Alterations to roof for PV collector panels. Creation of separate bin and cycle store enclosure.

A summary of the main changes are set out below:

The solar panels that were proposed to be located on the roof slope facing the street have been removed and revised plans/elevations have been provided to show this.

Comment

Sevenoaks Town Council recommended approval.

INFORMATIVE:

Sevenoaks Town Council acknowledges the Conservation Officer's argument against solar panels in a Conservation Area, however it is the opinion of the Town Council that as the solar panels' setting would not be especially visible from the street, it would not cause an adverse impact to the street scene.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00149/FUL	Stephanie Payne 24/04/2023	Cllr Michaelides	StudioCBD 07817 776603
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Brown		72A Granville Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/04/23	

23/00149/FUL - Amended plan

Demolition of the existing rear extension and the construction of a single storey rear extension with installation of new window in flank elevation. New fenestration and patio.

Comment

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

Planning Applications Considered

Applications considered on 17-4-23

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00604/HOUSE	Samantha Simmons 20/04/2023	Cllr Granville-Baxter	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Kohli			10 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/23
23/00604/HOUSE - Amended plan				
Demolition of garage, two storey side and front extension, rooflight, and single storey outbuilding.				
A summary of the main changes are set out below:				
Plans updated to amend flat roof to front of house, in order to accommodate roof insulation.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00619/HOUSE	Christopher Park 19/04/2023	Cllr Michaelides	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Aboud			4 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/23
Demolish garage, part two storey rear, part single storey rear, side extension and rooflights. Alterations to the roof, internally and fenestration.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and designs.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00644/HOUSE	Abbey Asleyy 02/05/2023	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D Greenaway		6 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/23
Erection of two-storey side extension with rooflights. Roof alterations.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 17-4-23

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00744/ADV	Louise Cane 21/04/2023	Cllr Busvine	Alexia Carter Interior Desi
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr I Fleet		113-117 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/03/23	
Replacement of 16No existing internally hung, externally lit, A3 size property cards with: 10No new internally hung, externally lit, A3 size property cards; 2No new internally hung, externally lit, A1 size property cards and; 1No new plasma display screen. Retain existing Fascia, manifestation to front doors and projecting signs.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and Conservation Officer being satisfied that the light from the plasma display screen won't cause nuisance to residents outside of usual open hours.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00761/HOUSE	Sean Mitchell 18/04/2023	Cllr Eyre	Russel Hunt Architects 07 769954610
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Masding		15 Greenwood Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/03/23	
Two storey rear extension to front of property. Two storey front extension to rear of property. Associated alterations to existing hipped roof form. New raised rear patio. Rooflights. Steps.				

Comment

Proposed from the Chair with Cllr Eyre's apologies:

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00766/HOUSE	Samantha Simmons 20/04/202	Cllr Bonin	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Rev'd & Dr Kevis		20 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/03/23	
Replacement swimming pool with hard landscaping; erection of pool house and associated works.				

Comment

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

Planning Applications Considered

Applications considered on 17-4-23

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00825/HOUSE	Christopher Park 19/04/2023	Cllr Dr Canet	Kent Building Control 013 23 656001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Romagna			8 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/23
Single storey front extension, garage conversion and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of amenity to neighbours from the converted garage.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00830/HOUSE	Abbey Aslett 20/04/2023	Cllr Camp	Stephan Shaw Studio .07 084647197
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
E Shaw		Wisteria House	69 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/23
Ground floor single storey side extension with rooflight.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00849/HOUSE	Stephanie Payne 19/04/2023	Cllr Raikes	EK Planning 07515 89966
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Grabowski			6 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/23
Rear dormer with flat roof. Rooflights.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00869/HOUSE	Abbey Aslett 20/04/2023	Cllr Mrs Parry	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Lingard		Cranes End	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/23
Construction of a first floor rear extension with roof lights over existing sun lounge.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-4-23

14	Plan Number	Planning officer	Town Councillor	Agent
	23/00878/HOUSE	Stephanie Payne 21/04/2023	Cllr Parry	Mr Tim Spencer 07590 08 8855
Applicant	House Name	Road	Locality	
Mrs A Barton		75 Solefields Road	Kippington	
Town	County	Post Code	Application date	
			31/03/23	
Single storey rear extension with alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

15	Plan Number	Planning officer	Town Councillor	Agent
	23/00900/MMA	Anna Horn 26/04/2023	Cllr Clayton	Howard Sharp & Partners
Applicant	House Name	Road	Locality	
Brentfield Homes Ltd	Site of Summerhill	Seal Hollow Road	Eastern	
Town	County	Post Code	Application date	
			05/04/23	
Amendment to 21/04174/FUL.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that this plan is incompatible with the existing building on site, which is half a metre wider than that shown in this plan. This larger house would increase the overbearing impact on Dawning and would further restrict the space available for parking and turning of a fire engine; contrary to building regulations.

INFORMATIVE:

If Sevenoaks District Council is minded to approve the application, it should be so on the following conditions:

- That the fire engine turning circles provided to Building Control are included in the site layout and landscaping, and that the gate entrance is wide enough for a fire engine to access and turn in
- That the positions of any automatic gates do not allow for obstruction of the entrance to Salterns caused by cars waiting to enter via these gates
- That permission is sought for the widening of the drive, as required under fire regulations
- The dwelling must remain as one house in order to avoid further pressure on parking, additional nuisance to homes close to the narrow lane, and on fire engine access and turning space.

16	Plan Number	Planning officer	Town Councillor	Agent
	23/00916/HOUSE	Abbey Aslett 27/04/2023	Cllr Hogarth	Offset Architects 0173275 8888
Applicant	House Name	Road	Locality	
Mr & Mrs May	Meadowfield	60 Hitchen Hatch Lane	St Johns	
Town	County	Post Code	Application date	
			06/04/23	
Single storey extensions to south/west elevations. Linked garage to north elevation. Internal alterations. Loft conversion to habitable rooms with new dormer windows. New balcony. Solar panels to garage roof and Air Source Heat Pump. Alterations to driveway and paved areas. Alterations to fenestration. Alterations to roof. Rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-4-23

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00938/HOUSE	Stephanie Payne 27/04/2023	Cllr Eyre	Studio EK Architects 0784 8821244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Ashdown			5 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/23
Proposed first floor side extension. Front two storey extension. Internal alterations. Alterations to fenestration. Alterations to roof.				

Comment

Proposed from the Chair with Cllr Eyre's apologies:

Sevenoaks Town Council recommended approval.