

Minutes of the PLANNING COMMITTEE meeting held on Monday 22nd May 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: https://youtube.com/live/XFn9Yh9c_4M

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Present
Cllr Camp – Chairman	Present	Cllr Shea – Mayor	Present
Cllr Dr Canet	Apologies	Cllr Skinner OBE	Present
Cllr Clayton	Present	Cllr Varley	Present
Cllr Daniell	Present	Cllr Willis	Present
Cllr Dixon	Present	Cllr Wightman	Present
Cllr Granville	Apologies		

Also in attendance:

Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

91 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

92 **DECLARATIONS OF INTEREST**

None.

93 **DECLARATIONS OF LOBBYING**

None.

94 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 2nd May 2023.

It was RESOLVED that the minutes be approved.

95 **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.

96 SEVENOAKS TOWN NEIGHBOURHOOD PLAN REFERENDUM RESULTS

a) The Committee received a copy of the Statement of Results and Verification Statement for the Sevenoaks Town Neighbourhood Plan Referendum, which was held on 4th May 2023.

b) It was noted that the STNP was successful at Referendum, with a 73.1% positive vote and a 22.0% negative vote based on a 38.66% voter turnout.

c) The Councillors thanked both past and present Town Cllrs and Officers who had put in work to bring the STNP to its successful Referendum result.

d) Cllr Clayton reported that the District Council was due to formally adopt the STNP at its Annual Council meeting on 23rd May 2023, which will make it a statutory planning document.

97 APPEALS

a) The Committee received notice that the following Appeal will be taking place via Public Inquiry at the District Council Offices on 27th June 2023 at 10am:

- **APP/G2245/W/23/3316398: 22/00863/FUL – Berkeley House, 7 Oakhill Road**

b) The Committee received and noted STC's previous comments on the planning application referenced 22/00683/FUL, as well as additional representation that had been forwarded to the Planning Inspectorate as resolved by the Planning Committee on 20th March 2023.

c) It was noted that Sevenoaks Town Council was registered to be represented by an unspecified Kippington Ward Cllr, with the representative to be selected by the newly elected Planning Committee.

d) Cllr Gustard reported that Cllr Varley, Cllr Daniell and herself are scheduled to meet with SDC's Chief Planning Officer, Richard Morris to discuss and familiarise themselves with the application. She therefore requested that the selecting of a Kippington Ward Cllr be deferred until after this meeting, when the Cllrs may be more confident as to their ability to represent the Town Council's interest in the appeal.

e) It was **RESOLVED** that the Agenda Item to select a Kippington Ward Cllr represent Sevenoaks Town Council at the Public Inquiry be deferred until after the Cllrs have met with Richard Morris on Friday 26th May 2023.

98 HAS MADE DOCUMENTS – THE SEVENOAKS DISTRICT COUNCIL (OFF STREET PARKING PLACES) (AMENDMENT 6) ORDER 2023

Councillors received and noted a Has Made document for the abovementioned Order, which seeks to amend the District Council's Off-Street Parking Places Order 2010 by

adding new car parking areas, updating car park charges and removing car parks no longer operated by the District Council.

99 KENT COUNTY COUNCIL'S UPDATED PROGRAMMES FOR ALL KCC OPERATIONS FOR 2023

The Committee received and noted Kent County Council's updated programmes for all of their operations scheduled to take place during 2023.

100 TEMPORARY ROAD CLOSED FROM 22ND MAY 2023 ONWARDS

The Committee received and noted correspondence from Kent County Council, announcing its intent to close various roads within the County, including Holly Bush Lane in Sevenoaks Town.

101 PROCESS OF PLANNING APPLICATIONS RECEIVED DURING 25TH AND 28TH APRIL 2023

a) The Committee noted that planning applications received between 25th and 28th April 2023 were processed under Chairman's Action due to the local election causing an extended three week gap between Planning Committee meetings. The statutory comment deadlines of 21 days therefore did not allow them to be considered at a Planning Committee. The Town Council's standard procedure whereby the Chairman will consult with a Ward Councillor in order to decide the recommendation was followed.

b) The Town Clerk noted for members unfamiliar with Chairman's Actions, that this was shorthand for the following Standing Order for the Planning Committee:

(e) The Chairman of the Committee, or in his/her absence the Vice Chairman, in consultation with one other Committee Member (to be a ward member for the premises concerned) and the Town Clerk, to have executive powers to make observations in respect of planning applications referred to the Town Council, where it is not possible to convene a meeting of the Committee in time to meet the deadline date for return of observations to the Planning Officer.

Where this executive power has been exercised, the observations made to the Planning Officer are to reported to the next meeting of the Town Planning Committee or direct to the next meeting of the Town Council if sooner.

102 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

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

- (c) The Committee considered planning applications received during the two weeks ending 16th May 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

103 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 7:32pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 22-5-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00149/FUL	Steehanie Payne 02/06/2023	Cllr Michaelides	Studio CBD 07817 77660
<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>	
			04/05/23	

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.

A summary of the main changes are set out below:

As the notice was served incorrectly a new certificate and declaration has been signed correctly.

//Second amendment received 11-05-2023 with summary of changes below//

The two existing store structures are to now be retained and amended plans have been submitted.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00178/FUL	Christopher Park 24/05/2023	Cllr Granville	Harlequin Group 07777193
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Browne	Outside Sevenoaks Post Office	South Park	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/05/23	

23/00178/FUL - REVALIDATED plan

Installation of BT street hub and associated display of advertisement to both sides of the unit.

A summary of the main changes are set out below:

Ownership certificate has been signed.

Comment

Proposed from the Chair with Cllr Granville's apologies:

Sevenoaks Town Council recommended refusal on the grounds that:

- The proposed site is too close to the Conservation Area and listed buildings, detracting from their historic significance.
- The signs could be a potential distraction to traffic

Informative: Sevenoaks Town Council recommended that a more suitable site would be further down South Park, nearer to the Post Office entrance, or where the existing phone box is located.

Planning Applications Considered

Applications considered on 22-5-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00759/MMA	Louise Cane 05/05/2023	Cllr Shea	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr I Power	Former Builders Yard, Sevenoa	14 Cramptons Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/05/23	

23/00759/MMA - Amended plan

Amendment to 19/03211/FUL.

A summary of the main changes are set out below:

The gate has been removed from the plan to overcome KCC Ecology's concerns.

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval, subject to the Planning Officer being satisfied that the proposed amendment conforms with relevant policy, does not have negative highway safety implications as mentioned in item 5 of the original permission, and does not adversely affect the amenity of the residential neighbours including but not limited to sound and light pollution.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01172/HOUSE	Christopher Park 31/05/2023	Cllr Wightman	Offset Architects 0173275 9999
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mt & Mrs R Silva	Silverley	Woodland Rise	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/05/23	

Construction of rear single storey extension, infill ground floor extension, first floor side extension, loft conversion including dormer windows, with internal alterations. Alterations to roof and fenestration. Rooflights.

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 with the safety measures proposed for the protection of the TPO'd tree.

Planning Applications Considered

Applications considered on 22-5-23

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01181/MMA	Christopher Park 06/06/2023	Cllr Gustard	Stephen Langer Associat
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/23
23/01181/MMA - Amended plan				
Amendment to 20/00904/FUL				
A summary of the main changes are set out below:				
Sun tubes have been added to the south and west roof slopes.				

Comment

Sevenoaks Town Council recommended approval, subject to the following:

- Sevenoaks Town Council's previous comments,
- The Conservation Officer being satisfied with the plans
- The appropriate environmental consultee being satisfied that wildlife won't be adversely affected by the wall,
- That the wall will be permeable to local wildlife, as per Sevenoaks Town Neighbourhood Plan policy L1 which states that new development should retain natural features that support wildlife, and should establish ecological networks that allow wildlife to pass between habitats.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01191/HOUSE	Stephanie Payne 24/05/2023	Cllr Michaelides	Open Architecture 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Flaherty		South Ways	3 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/23
Partial single, partial 2 storey rear extension with alterations to fenestration and rooflight. Internal alterations. Associated landscaping.				

Comment

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

Planning Applications Considered

Applications considered on 22-5-23

7	Plan Number	Planning officer	Town Councillor	Agent
	23/01207/HOUSE	Christopher Park 31/05/2023	Cllr Clayton	Sevenoaks Plans Ltd 017 833 403 40
Applicant		House Name	Road	Locality
Mr & Mrs McClelland			10 Bayham Road	Eastern
Town		County	Post Code	Application date
				09/05/23
Proposed demolition of ground floor existing rear extension and small shed. Proposed new ground floor rear extension. Parapet wall. Proposed open porch at side. Proposed first floor side extension. Proposed loft conversion with dormer at the side. Rooflights. Alterations to fenestration. Fencing.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no unacceptable overlooking of the girls school to the north and that the materials match the existing.
- That the restoration of the brick finish of the building and matching brickwork for the new elements be a condition of the approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/01217/LBCALT	Anna Horn 06/06/2023	Cllr Michaelides	Purcell 01227 457375
Applicant		House Name	Road	Locality
Mr T Nisbet		Knole House	Knole Lane	Town
Town		County	Post Code	Application date
				15/05/23
3 new masonry buttresses to support the North Garden Wall				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that this application preserves and enhances this nationally significant Grade I building.

9	Plan Number	Planning officer	Town Councillor	Agent
	23/01220/HOUSE	Christopher Park 27/05/2023	Cllr Gustard	Sevenoaks Plans 079499 881 36
Applicant		House Name	Road	Locality
Mr C Hix			2 Littlecourt Road	Kippington
Town		County	Post Code	Application date
				05/05/23
Proposed front, side and rear extensions to existing garage.				

Comment

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

Planning Applications Considered

Applications considered on 22-5-23

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01233/HOUSE	Christopher Park 31/05/2023	Cllr Daniell	Kent Building Control 013 22656001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Proctor			9 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/05/23
Two storey front extension and single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01240/MMA	Samantha Simmons 31/05/202	Cllr Varley	Atelier De Linde Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Beech		Magpie Shaw	47 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/05/23
Amendment to 21/02790/HOUSE.				

Comment

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

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01269/HOUSE	Louise Cane 01/06/2023	Cllr Daniell	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kitts		The Cedars	62 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/23
Demolish the single storey kitchen area and erect a single storey extension. Removal and reposition of car port structure to form a covered area to the rear of the garage. Erect a retaining wall and steps to form patio area. Rooflights.				

Comment

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

Planning Applications Considered

Applications considered on 22-5-23

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01289/CONVAR	Sean Mitchell 03/06/2023	Cllr Wightman	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Abson		Site of Little Wood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/23
Variation of condition 2, 5, 6 and 7 of 21/01681/FUL for Demolition of existing dwellinghouse and garage and replacement with new dwellinghouse, garage and associated landscaping with amendment to approved drawings, electrical vehicle charging point, ecological enhancement and tree protection measures.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the plans and materials, and that the Arboricultural Officer is satisfied with the measures to be taken.