

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 19th June 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/EmIbWPQwjc>

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

141 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

142 DECLARATIONS OF INTEREST

None.

143 DECLARATIONS OF LOBBYING

None.

144 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 5TH June 2023.

It was RESOLVED that the minutes be approved.

145 HIGHWAY IMPROVEMENT PLAN

a) The Committee received and noted the Town Council's Highway Improvement Plan (HIP), which is a working document shared between Sevenoaks Town Council and Kent County Council (KCC) in order to propose priority projects for improving the highway.

b) The Committee also received and noted a procedural note provided by KCC in 2019 which further explains the role of HIPs.

c) It was noted that although the Town Council had submitted the HIP in 2021, numerous staffing and department changes at KCC as well as several failed attempts to elicit communication from KCC Officers had resulted in none of the priorities being confirmed as delivered yet.

d) The following points of note were discussed:

- It was also noted that, while none of the priorities had been progressed directly as a result of the HIP, there still had been developments to some, e.g., Priority 1 in regard to improvement of the Bat & Ball junction – by virtue of the Sevenoaks Quarry (Tarmac) development having been recently granted outline permission by the District Council, on the condition that improvements to the junction be delivered during the first phase of its development.
- It was noted that STC could not independently action any of the priorities without engagement with KCC, due to nature of them being Highways issues and requiring the authority's approval.
- There were concerns about the lack of progress in relation to preventing HGV movements in the town and the safety and pollution problems this caused.
- The Planning Committee Clerk reported that priorities 5-10, which related to carriageway and footpath improvements, had been recorded in the "Historical Priorities Record" at the bottom of the HIP document, due to KCC informing that they were the responsibility of the Operations team, and not within the remit of the HIP. They had been forwarded to this team, and the Planning Committee Clerk requested an update to any findings or actions so as to update the HIP via the Historical Priorities record for transparency. It was noted that no update had yet been received.
- It was agreed that STC invite KCC Councillor Richard Streatfeild to a future Planning Committee meeting in order to help ascertain what the Town Council could achieve via the HIP.
- It was noted that there had been various requests from members of the public for traffic mirrors, and requested that STC both propose the following locations in the HIP and contact KCC directly about their potential installation:
 - At the junction where Brittain's Lane meets Oak Lane
 - Where Burntwood Road meets Ashgrove Road
 - On Brittain's Lane, where Ashgrove Road meets Oak Lane
 - On the corner of Weald Road and Gracious Lane meet

e) The following actions were **RESOLVED** as a result of the above discussions:

- That the Committee members review the HIP in more detail with the intention to review and amend it at a future Planning Committee meeting, for resubmission to KCC
- That STC continue to pursue KCC Officers to provide updates on the existing HIP, and that KCC Cllr Richard Streatfeild be invited to a future Planning Committee

meeting in tandem to this and so as to report to the Committee what it can achieve via the HIP

- That the following locations be forwarded to KCC Officers with a request for potential installation of traffic mirrors to be investigated and actioned:
 - At the junction where Brittain's Lane meets Oak Lane
 - Where Burntwood Road meets Ashgrove Road
 - On Brittain's Lane, where Ashgrove Road meets Oak Lane
 - On the corner of Weald Road and Gracious Lane meet

146 APPEALS

a) The Committee received notice that the following appeal had been submitted:

APP/G2245/W/23/3314396: 22/01946/FUL – 114 High Street

b) It was noted that the appeal would be proceeding under Written Representations, and that STC may therefore provide additional comment or amend/withdraw previous representation. This was not deemed necessary.

147 APPEALS

a) The Committee received notice that the following appeal had been submitted:

APP/G2245/W/23/3316684: 22/01849/FUL – 150 High Street

b) It was noted that the appeal would be proceeding under Written Representations, and that STC may therefore provide additional comment or amend/withdraw previous representation. This was not deemed necessary.

148 APPEALS

The Committee received notice that the following appeal had been DISMISSED by the Planning Inspector:

APP/G2245/W/22/3305610: 22/01278/FUL – Halfway House, London Road

149 APPEALS

The Committee received notice that the following appeal had been DISMISSED by the Planning Inspector:

APP/G2245/W/22/3310046: 22/01851/CONVAR – Little Oak End, High Street

150 KENT BUS SERVICES CHANGES BULLETIN COVERING MAY – AUGUST 2023

a) The Committee received and noted a summary provided by KCC identifying bus service changes registered by an operator to take place in May, June, July and August 2023.

b) It was noted that further information as to these changes was available via the following link:

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/bus-travel/bus-services-in-kent>

151 KCC PUBLIC CONSULTATION ON DRAFT KENT MINERALS AND WASTE LOCAL PLAN 2024-39 FURTHER PROPOSED CHANGES CONSULTATION DOCUMENT

a) The Committee received and noted a consultation letter inviting comments on revisions to KCC's Kent Minerals and Waste Local Plan 2023-2030 (KMWLP), following two initial earlier consultations on earlier revisions made for its statutory five-year review process.

b) It was noted that the consultation documents and supporting information would remain available via the below link and that the consultation would end on 25th July 2023.

<http://www.kent.gov.uk/mineralsandwaste>

152 KCC PUBLIC CONSULTATION ON DRAFT KENT MINERALS SITE PLAN INCLUDING DETAILS OF NOMINATED HARD ROCK SITE

a) The Committee received and noted a consultation letter inviting comments on KCC's draft Kent Mineral Sites Plan and noted that this included an additional nominated hard rock site identified during a Call for Sites in 2022.

b) It was noted that the consultation documents and supporting information would remain available via the below link and that the consultation would end on 25th July 2023.

<http://www.kent.gov.uk/mineralsandwaste>

153 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 12th June 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

154 PRESS RELEASES
 None.

There being no further business the Chairman closed the meeting at 7:45pm.

Signed
 Chairman

Dated

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Planning Applications Considered

Applications considered on 19-6-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00875/CONVAR	Louise Cane 28/06/2023	Cllr Granville	SAACT Ltd 01323325354
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr G Morris	The Hardware Centre	36-42 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/06/23	

23/00875/CONVAR - Amended plan

Variation of condition 21/03585/LBCALT (Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations) as the plans and materials have been modified.

A summary of the main changes are set out below:

Additional information has been provided to overcome the previous concerns of the Conservation Officer.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and Conservation Officer being satisfied that the amendments made by the applicant mean that the previously imposed conditions have been met.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01181/MMA	Christopher Park 23/06/2023	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>	
			05/06/23	

23/01181/MMA - Amended plan

Amendment to 20/00904/FUL.

A summary of the main changes are set out below:

The date on the ownership certificate has been updated.

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval on the following grounds:

- 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 be permeable to local wildlife, as per the 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.

Planning Applications Considered

Applications considered on 19-6-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01467/FUL	Anna Horn 22/06/2023	Cllr Dixon	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bhanu		4 Carlton Parade	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/23
To re-align the staircase to the first floor flat, erect a firewall adjacent to the flank wall of 1C St James's Road and a single storey rear extension for use as a store and cold room.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the previous reasons for refusal have been overcome satisfactorily.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01471/HOUSE	Christopher Park 22/06/2023	Cllr Dr Canet	KmCreations Ltd 0790335
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Lan & W Murdoch			8 Filmer Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/23
New roof to front porch area. Conversion of half the garage to habitable space. Internal alterations. Alterations to roof. Alterations to fenestration. Rooflights. Steps.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01491/HOUSE	Christopher Park 26/06/2023	Cllr Camp	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pratt			54 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/23
Two storey front extension with front porch. Alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no overlooking from the first floor front window.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01493/MMA	Abbey Aslett 30/06/2023	Cllr Dr Canet	Offset Architects 0173275
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kennedy			10 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/23
Amendment to 20/01383/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-6-23

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01518/FUL	Samantha Simmons 03/07/2023	Cllr Camp	Haskins Design Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Algar		Sunny Hatch	91 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/23
Demolition of existing building and erection of an apartment block containing 8 flats (7x2 bedroom and 1x 3 bedroom flats) with basement car park and associated cycle parking, refuse storage facilities and amenity areas.				

Comment

It was **RESOLVED** that comment on this application be deferred to be processed under Chairman's Action, due to Cllr Camp's request for clarification on particular aspects of the application not yet having been responded to by the Planning Officer.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01525/HOUSE	Abbey Aslett 29/06/2023	Cllr Granville	Av Architects Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cerda			12 Chartway	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/23
Existing side dormer extended. Single storey rear extension. Conversion of existing integral garage into guest bedroom. Relocation of existing shed. Alterations to roof. Alterations to fenestration. Landscaping. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed finishes will not detract from the street scene.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01532/HOUSE	Abbey Aslett 28/06/2023	Cllr Shea	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cunningham			29 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/23
First floor rear extension. Roof lights to rear elevation.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the fenestration in bedroom 2 is acceptable, and that there will be no loss of amenity to adjoining neighbours.

Planning Applications Considered

Applications considered on 19-6-23

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01548/HOUSE	Abbey Aslett 28/06/2023	Cllr Dixon	FNH Property Services
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
W and M Potts			59 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/23
Conversion of garage into utility room and shower room. Alterations to fenestration.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				