

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 3rd July 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	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Present
Cllr Camp – Chair	Present	Cllr Shea – Mayor	Present
Cllr Dr Canet	Present	Cllr Skinner OBE	Present
Cllr Clayton	Apologies	Cllr Varley – Vice Chair	Present
Cllr Daniell	Apologies	Cllr Willis	Present
Cllr Dixon	Apologies	Cllr Wightman	Apologies
Cllr Granville	Present		

Also in attendance:

Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

188 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

189 DECLARATIONS OF INTEREST

a) Cllr Willis declared that he had a disclosable pecuniary interest in Agenda Item 7 [Sevenoaks Town East-West Walking, Wheeling and Cycling Route Consultation] and [Plan no. 3], in regards to their relation to Schools.

190 DECLARATIONS OF LOBBYING

None.

191 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 19th June 2023.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the MINUTES of the Sevenoaks Joint Transportation Board.

192 APPEALS

a) The Committee received and noted the submission of the following appeal:

- **APP/G2245/D/23/3317507: 22/02628/HOUSE – Gable Cottage, Fig Street**

b) It was noted that the Appeal is proceeding under the Householder Appeals Service, and that STC is therefore unable to submit comments, however may modify or amend previous representation. This was not deemed necessary.

193 APPEALS

The Committee noted that the following appeal had been DISMISSED by the Planning Inspectorate on 19th June 2023:

- **APP/G2245/W/22/3304067: 21/03402/FUL – 168 St Johns Hill**

194 SEVENOAKS TOWN EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE CONSULTATION

a) The Committee received reminder that Sevenoaks District Council (SDC) is running a consultation on its joint proposals with Kent County Council (KCC) for an East-West Walking, Wheeling and Cycling route throughout Sevenoaks.

b) It was noted that full details of the public consultation, as well as opportunity to comment on the proposals are available from the following website, and that the consultation would close on 14th July 2023:

<http://www.sevenoaks.gov.uk/walkwheelcycle>

c) The Committee received and discussed an initial response to the proposed route, prepared by Cllr Shea, Cllr Clayton, Cllr Skinner and Cllr Layne under a Working Group which had been assigned the task on 5th June 2023.

d) Cllr Shea summarised the Working Group's concerns, which pertained mainly to the proposals for one-way traffic systems at Bradbourne Park Road and St James' Road, and the unacceptable impact they would have on congestion on nearby roads.

e) Cllr Shea explained that, in its draft response to the consultation, the Working Group had proposed an alternative solution of a shared surface between motorists and cyclists, with road markings and coloured tarmac to provide priority to cyclists. This was met with approval from Committee members, and it was **RESOLVED** that the questionnaire response drafted by the Working Group be submitted to SDC.

f) The Town Clerk proposed that, in addition to submitting the consultation response as per the questionnaire's set format, STC also write a letter to SDC and KCC summarising its key comments and concerns. This due to the format of the questionnaire, which only allowed comments on particular sections of the proposed route.

g) The Town Clerk also advised that two sections of the proposed route were situated on Town Council land, and it was therefore agreed that STC notify SDC and KCC of this in an additional letter for information.

h) It was **RESOLVED** that Sevenoaks Town Council write a letter to SDC and KCC, elaborating on its questionnaire answers and notifying the design engineers of land owned by STC. Once finalised, STC's full response – including questionnaire and accompanying letters, will be available to view on the Planning Committee webpage under "Additional Documents", as well as attached to the Agenda of the next Planning Committee.

195 TEMPORARY ROAD CLOSURE – A225 ST JOHNS HILL – 22ND JULY 2023 FOR 20 DAYS

The Councillors noted that the above temporary road closure, originally proposed between numbers 12 and 14A on St Johns Hill, had since been withdrawn.

196 REQUESTS FOR YELLOW LINES, BOLLARDS, OR SIMILAR RESTRICTIONS – REFERRED BY CLLR DANIELL

a) Cllr Gustard summarised the context behind Cllr Daniell having referred the above item to Committee as follows:

- A local resident complained to Cllr Daniell about a Keep Clear area at Clare Way being repeatedly used by local residents for parking
- This was concerning, as the Keep Clear area was installed to allow emergency vehicles to turn around and access the West Kent Housing estate
- Cllr Gustard proposed that STC make a formal request to the District Council and to Kent County Council for yellow lines to be installed as a further deterrent

b) It was **RESOLVED** that STC write to Sevenoaks District Council (SDC) and Kent County Council (KCC) requesting yellow lines at the Keep Clear section on Clare Way.

c) Cllr Camp noted her interest in hearing SDC and KCC's response to the request, as Cllrs had received similar complaints about other locations in the past which they may wish to put forward to a future Planning Committee, should the result of the present request be successful.

197 KENT COUNTY COUNCIL CONSULTATION ON ITS EMERGING LOCAL TRANSPORT PLAN

a) Councillors received notice that Kent County Council had launched a public consultation on its emerging Local Transport Plan, which sets out its ambition for transport in Kent, as well as policy outcomes and objectives designed to achieve it.

b) It was noted that further information, as well as opportunity to comment is available via the following link, and that the consultation will remain open until 18th September 2023:

<http://www.kent.gov.uk/ltp5>

c) Cllr Shea and Cllr Dr Canet both noted the importance of STC studying the consultation in detail and providing a response, due to the recent disruptions to public transport caused by bus service cancellations throughout the year.

d) Cllr Dr Canet reported that the Senior Action Forum, of which she is a member, is especially invested in the Local Transport Plan, as they have concerns about buses remaining available to those less mobile and unable to drive. She advised that the Forum was due to discuss the item at its upcoming Annual General Meeting, from which she would report back to the Planning Committee.

e) It was **RESOLVED** that the item be deferred to 31st July 2023, in order to allow Councillors enough time to study the consultation documents more thoroughly, and to report back to the Committee with any comments or concerns.

198 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 26th June 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

199 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing Sevenoaks Town Council's official response to the District Council's East-West Walking, Wheeling and Cycling consultation, once finalised via the Working Party. (See Minute Number 194(h))

There being no further business the Chairman closed the meeting at 8:11pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 3-7-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01075/HOUSE	Christopher Park 17/07/2023	Cllr Willis	E-scale Landscape Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Neale	St Botolphs Lodge	The Vine	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/06/23	

23/01075/HOUSE - Amended plan

Replacement of an existing timber close board boundary fencing with brick & ragstone walling, brick piers and railings.

A summary of the main changes are set out below:

The scale bars on the existing and proposed plans have been added.

Comment

Sevenoaks Town Council recommended approval, subject to:
 The Conservation Officer being satisfied as to the materials and designs,
 The Arboricultural Officer being satisfied that an appropriate Tree Protection Plan is in place, and that any damage to the adjacent trees will not be significant,
 That the fence 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 establish ecological networks that allow wildlife to pass between habitats.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01447/FUL	Christopher Park 10/07/2023	Cllr Michaelides	AVIM Consultancy Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Santharaja		153 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/06/23	

Installation of condensing unit to existing class E shop.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and the Environmental Health Officer both being fully satisfied that the noise reduction measures have been implemented and that this application will not result in any unacceptable noise levels.

Planning Applications Considered

Applications considered on 3-7-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01569/FUL	Ashley Bidwell 05/07/2023	Cllr Gustard	DMP 01892534455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/23
Erection of timber and wire fencing and installing security signage to North-West of the site.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer's consent, and to the Conservation Officer being satisfied that there is no unacceptable adverse impact on the Green Belt or Area of Outstanding Natural Beauty.

Informative:

Sevenoaks Town Council noted that in rainy weather, the Public Right Of Way path can become particularly inaccessible due to the mud. The Town Council requested that West Heath School keep an eye on this during the wetter months to ensure that the path remains safe and accessible for public and disabled use.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01585/FUL	Louise Cane 11/07/2023	Cllr Gustard	Offset Architects 0173275 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalis		Site Formerly Known as Seven	Oakhill Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/23
Demolition of existing open air school building and garage and construction of 2no. new business use units.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment of the site, and that it would set an unwelcome precedent in an otherwise residential area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01607/HOUSE	Abbey Aslett 10/07/2023	Cllr Shea	Expansion Group 079295 28586
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Ms Sebastian & Jose		Osborne House	232 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/23
2 no.garage conversions & construction of new detached garage to front.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the location of the garage is contrary to guidelines set out in the Residential Character Area Assessment.

Planning Applications Considered

Applications considered on 3-7-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01611/HOUSE	Stephanie Payne 07/07/2023	Cllr Ancrum on behalf of Cllr La	Offset Architects 0173275
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ferguson			18 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/23
Demolition of the existing garage and construction of a single storey rear extension and attached replacement garage, internal alterations and reinstatement of the original chimney stacks.				

Comment

Sevenoaks Town Council recommended approval, subject to the paving being made suitably porous to allow for drainage and environmental considerations, and subject to the Conservation Officer being satisfied with the materials and designs proposed for the boundary wall.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01629/LBCALT	Louise Cane 14/07/2023	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Will		Claridge House	4 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/23
Structural repair and associated re-decoration of north-end extension.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01642/HOUSE	Christopher Park 11/07/2023	Cllr Daniell	KmCreations Ltd 0790335
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stratford		Down End	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/23
Extend single storey rear extension. Single storey porch extension. Alterations to fenestration.				

Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-7-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01659/HOUSE	Stephanie Payne 13/07/2023	Cllr Ancrum on behalf of Cllr La	Offset Architects 0173275
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ferguson			18 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/23
Widening of the existing vehicle access and replacement of the existing boundary wall with a dwarf wall and iron railings and reconfiguration of the parking area.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the designs and materials used for the extension of the garage and the chimney stacks.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01671/HOUSE	Abbey Aslett 14/07/2023	Cllr Daniell	Blackburn Architects Limit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Jackson			66 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/23
Demolition of existing garage, utility and dining room to replace with a two-storey side extension and single storey rear extension. Alterations to existing driveway. Internal alterations. Alterations to fenestration. Landscaping. Fencing. Rooflights.				

Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of light or amenity to the property at 68 Brattle Wood and that the 2 opaque windows to the first floor south elevation and the 1 opaque window in the north new extension be conditioned to be permanently obscure glazed to protect the privacy of the neighbouring properties at 64 and 68 Brattle Wood.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01682/HOUSE	Christopher Park 17/07/2023	Cllr Skinner	Martin Bush Chartered Ar
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			48 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/23
Demolition of existing front porch to replace with a full width single storey front porch. Single storey flat roofed rear extension. Alterations to fenestration. Steps.C/O Agent, 48 Golding Road, St Johns, ,				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-7-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01696/LBCALT	Abbey Aslett 17/07/2023	Cllr Michaelides	TRS Surveying 07760669
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Moir	Nos.	7, 9 and 11 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/06/23	
Repair failing clay roof tiles to match existing covering and external redecoration of timber sliding sash windows and shiplap cladding. Replace concrete tiles to the rear three box gable end pitches with hand-made clay tiles to match main roof.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that this application enhances and preserves a listed property.