

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 31st 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/92D0b64hO1c>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Remote Attendance* Left at 7:20pm
Cllr Layne	Present	Cllr Michaelides	Present
Cllr Camp – Chair	Present	Cllr O’Hara	Present
Cllr Dr Canet	Present	Cllr Shea – Mayor	Present
Cllr Clayton	Apologies	Cllr Skinner OBE	Present
Cllr Daniell	Apologies	Cllr Varley – Vice Chair	Present
Cllr Dixon	Apologies	Cllr Willis	Present
Cllr Granville	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
18 Members of the Public

PUBLIC QUESTION TIME

Prior to the commencement of the meeting, a Member of the Public addressed the Committee with regards to a land swap between his property and STC land. He requested that STC cover its own legal costs for this transfer. The Town Clerk reminded Councillors that STC has agreed to the small land swap on the condition that it be of no detriment or cost to the general public, hence the request that he cover any legal fees incurred. It was agreed that the resident’s request be Minuted and considered at a future relevant Committee meeting.

260 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

261 DECLARATIONS OF INTEREST

None.

262 DECLARATIONS OF LOBBYING

a) Correspondence was received and forwarded to all Councillors, objecting to the following application:

- **[Plan no. 7] 23/01872/FUL – The Old Meeting House, St Johns Road**

b) Cllr Dr Canet, Cllr Shea, Cllr Skinner, Cllr Ancrum, Cllr Camp and Cllr Granville all declared that they had been lobbied against the following application:

- **[Plan no. 7] 23/01872/FUL – The Old Meeting House, St Johns Road**

c) Prior to the meeting, Cllr Dixon had also declared that he had been lobbied against this application.

- **[Plan no. 7] 23/01872/FUL – The Old Meeting House, St Johns Road**

263 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 17th July 2023.

It was RESOLVED that the minutes be approved.

264 HIGHWAY IMPROVEMENT PLAN

a) The Committee received and noted an updated Information Pack from Kent County Council (KCC), which provided information as to the role of the Highway Improvement Plan (HIP), as well as estimated costs of frequently requested projects.

b) The Committee received a draft second version of STC's HIP, as prepared by a Working Party comprising Cllr Shea, Cllr Varley, and Cllr Ancrum. This was accompanied with a reference document which provides additional information on particular items on the HIP.

c) Cllr Shea provided a summary of the main changes made to this revised second draft:

- The previous first priority for a revised traffic and crossing scheme at Bat & Ball junction was removed, due to the delivery of it having since been secured via an Outline planning application for Sevenoaks Quarry (Tarmac site).
- Introduction of a signage only 20mph zone in Sevenoaks Town replaced the Town Council's first priority.
- Restrictions of HGV movement in the Town, as well as review of the pedestrian crossings outside Sevenoaks Station had been retained, although it was noted that delivery of the latter would likely be highly costly and therefore unlikely to be delivered before some of the lower costing items on the HIP.
- Some items regarding pedestrian crossing safety reviews had been put "on hold", as requested by KCC Officers. This was due to them being affected by the proposed 20mph zones and therefore the safety concerns potentially being eased should the zone be delivered.

d) Discussions included the following:

- Councillors agreed that speed reductions to 20mph zones in Sevenoaks Town should be the Town Council's highest priority.
- Cllr Varley reported having been lobbied about speeding on Tonbridge Road, and requested that a speed reduction to 30mph be requested for that road.
- Cllrs noted that speed limit fluctuations between 40mph and 30mph occur often around Sevenoaks and that cars often speed on the roads due to motorists being unsure of the speed limit. Seal Hollow Road was noted as another particular instance where this occurs, and Cllrs questioned whether proposing a more universal approach to 30mph would alleviate this.
- Cllr Camp requested that the issue at The Crescent, whereby cars park on both sides of the road and often have to mount the pavement be added to the HIP.
- It was agreed that a review of parking on St Johns Road be included, with a proposal for residents-only parking and 2 hour visitor parking limits to be introduced.

- It was also agreed that residential roads e.g. St Johns Hill, Bradbourne Road, Bradbourne Vale Road, Littlewood, The Crescent and Hillingdon Avenue have highway safety reviewed, including potential for resident parking schemes and introduction of yellow lines.

e) It was **RESOLVED** that the HIP and its accompanying information document be approved and forwarded to KCC, with the above proposed amendments added.

265 APPEALS

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

- **APP/G2245/W/23/3317642: 22/03096/HOUSE – The Old Vicarage, High Street**

b) It was noted that the Appeal would be proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation by 9th August 2023. This was not considered necessary, as STC stood by its previous comments.

266 APPEALS

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

- **APP/G2245/Y/23/3317646: 22/03097/LBCALT – The Old Vicarage, High Street**

b) It was noted that the Appeal would be proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation by 9th August 2023. This was not considered necessary, as STC stood by its previous comments.

267 DEVELOPMENT CONTROL COMMITTEE

The Committee noted that the following application had been GRANTED by the District Council's Development Management Committee on 20th July 2023, and that this meeting had been attended by Cllr Ancrum who spoke against the application:

- **23/01182/HOUSE – Humbugs, 31 Hartslands Road**

268 KENT COUNTY COUNCIL'S DRAFT EMERGING LOCAL TRANSPORT PLAN – DEFERRED FROM 3RD JULY 2023 PLANNING COMMITTEE

a) The Committee noted that Kent County Council is holding a public consultation on its draft emerging Local Transport Plan.

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

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

c) Councillors agreed that it was important for Sevenoaks Town Council to respond to the consultation, and it was **RESOLVED** that Councillors would email the Planning Committee Clerk their comments, for collating and presenting to the next Planning Committee meeting.

269 KENT COUNTY COUNCIL FAMILY HUB SERVICES CONSULTATION

a) The Committee noted that Kent County Council is holding a public consultation on its Family Hub services, which sets out its proposals for the future of their young people services.

b) The Town Clerk noted that the school closure period would affect the ability for many local councils to comment on such consultations, as meetings are typically either not held or held less often in the month of August. This was agreed to be an important and unsatisfactory clash, and it was **RESOLVED** that Sevenoaks Town Council recommend to KCC that they extend the consultation deadlines past September, to allow other council's fair opportunity to consider and comment on the proposals.

c) Cllr Shea emphasised the importance of STC responding to the consultation, and it was **RESOLVED** that Councillors would email the Planning Committee Clerk their comments, for collating and presenting to the next Planning Committee meeting.

270 TEMPORARY ROAD CLOSURE ON HUBBARDS HILL, SEVENOAKS WEALD

a) The Committee received notice that Hubbards Hill would be closed for its entire length between 21st August and 30th November 2023 for deck refurbishment on the bridge structure over the A21.

b) It was noted that pedestrian access would be maintained during the works, with motorist access diverted via Gracious Lane, A225 Tonbridge Road/Riverhill, Morleys Road, Glebe Road and vice versa.

271 SWANLEY URBAN AREA LOCAL WALKING & CYCLING INFRASTRUCTURE PLAN

a) The Committee received notice that SDC has commissioned Sustrans to complete an LCWIP for Swanley Town and surrounding areas.

b) It was noted that SDC was currently holding a public consultation to identify barriers to walking and cycling in the area, and that this would expire on Monday 31st July 2023.

272 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC's Planning Committee between 11th July-24th July 2023.

273 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow a member of the public to speak for three minutes on the following application, by prior agreement.

- [Plan no. 7] 23/01872/FUL – The Old Meeting House, St Johns Road (AGAINST)
- [Plan no. 7] 23/01872/FUL – The Old Meeting House, St Johns Road (FOR)

(b) The Committee considered planning applications received during the two weeks ending 24th July 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

274 PRESS RELEASES

None.

The Chair welcomed Sevenoaks Town Council's newest elected Councillor, Cllr Lionel O'Hara, who was elected for the Northern Ward.

There being no further business the Chair closed the meeting at 20:45pm.

Signed
Chair

Dated

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Planning Applications Considered

Applications considered on 31-7-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00766/HOUSE	Samantha Simmons 07/08/202	Cllr Willis	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>
				17/07/23
23/00766/HOUSE - Amended plan				
Replacement swimming pool with hard landscaping; erection of pool house and associated works.				
Updated tree protection details to address information requested by the Tree Officer.				

Comment

Sevenoaks Town Council recommended approval, providing the Arboricultural Officer is satisfied with the plans, and that the Planning Officer is satisfied that there will be loss of amenity to neighbours from noise.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00875/CONVAR	Louise Cane 08/08/2023	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>
				18/07/23
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:				
The plans have been amended to include the following:				
- Amendments to the trickle vents and windows - Boxing of the electric meter - Amendments to the fascias - Amendments to the fencing				

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.

Planning Applications Considered

Applications considered on 31-7-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01269/HOUSE	Louise Cane 04/08/2023	Cllr Varley	Harringtons 2006 017327
<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>	
			14/07/23	

23/01269/HOUSE - Amended plan

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.

A summary of the main changes are set out below:

The plans have been amended to reflect the following:

- Reduction to the depth of the proposal by 1m
- Details of the foundations for the proposal
- Justification of design of development

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of amenity to the neighbours at No.62A, and that the structural work will do no damage to the cliff face.

Informative:

Sevenoaks Town Council noted that it would have been useful to have been given indication as to the proposed use of the additional proposed building.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01300/MMA	Christopher Parl 07/08/2023	Cllr Dixon	David Blanco Associates
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms V Britton	Site of	80 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/07/23	

23/01300/MMA - REVALIDATED plan

Amendments to 03/02900/FUL.

A summary of the main changes are set out below:

Floor plans which show both properties.

Comment

Proposed from the Chair with Cllr Dixon's apologies:

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that there is:

- No material loss of privacy to #82 due to the proposed ground floor windows and
- That the proposed incorporation of the conservatories into enlarged dining rooms with solid walls does not contribute unduly to the bulk of the building and constitute overdevelopment of the site.

Planning Applications Considered

Applications considered on 31-7-23

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01392/HOUSE	Louise Cane 17/07/2023	Cllr Michaelides	Offset Architects 0173275 8888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Marshall		56 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/07/23	

23/01392/HOUSE - Amended plan

Demolition of the existing outbuilding, conversion of the garage. Reconstruction of the conservatory with a solid roof, construction of a garden studio with covered patio/link and addition of new rooflights and windows to the second floor. Landscaping works to include a new garage to the front of the plot and alterations to the parking areas.

A summary of the main changes are set out below:

- Photographs of the site have been submitted, as requested by KCC Ecology
- The two-storey window on the front elevation has been amended from a Juliet balcony to a smaller window.
- Further comments have been provided by the agent, based on the Tree Officer's comments.

Comment

Sevenoaks Town Council recommended approval with the following conditions:

- 1) That the Planning Officer is satisfied with the amended materials and designs
- 2) That the KCC Ecology department is satisfied that the photographs submitted allow them to determine whether a full Ecological Impact Assessment should be undertaken
- 3) That the Arboricultural Officer is satisfied that there will not be any negative impact on the mature trees on the site

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01700/FUL	Samantha Simmons 04/08/2023	Cllr Granville	SJM Planning Limited
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Lawn Tennis Club	Clarendon Lawn Tennis Club	Plymouth Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/07/23	

Installation of solar powered barrier.

Comment

Sevenoaks did not comment, being the landowner of the site.

Planning Applications Considered

Applications considered on 31-7-23

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01872/FUL	Samantha Simmons 07/08/2023	Cllr Skinner	DC Hudson & Partner
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Dr E Ansari	The Old Meeting House	St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/07/23	
Change of use to a place of worship.				

Comment

Sevenoaks Town Council recommended refusal, unless:

- A condition is placed requiring the mitigation measures detailed in section 3 of the Noise Impact Assessment to be installed and completed prior to the change of use commencing.

- A condition is placed that prohibits any amplified music (recorded or live) being played. This is in case there is intended to be any other use taking place in the hall, such as private functions or other celebrations.

- The effect of these measures to mitigate noise disturbance is monitored and the results, including an annual report, with any amendments that are reasonably required to these measures, be submitted annually to the local planning authority.

- A travel plan is provided, which demonstrates that the change of use would result in no harm in terms of local parking, amenity, highway safety or capacity efficiency - to be approved by the local planning authority.

- The travel plan, once approved, is implemented in full and monitored at yearly intervals and the results, including an annual report, together with any amendments that are reasonably required to the travel plan, is submitted to the local planning authority.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01877/HOUSE	Stephanie Payne 02/08/2023	Cllr Dr Canet	Harringtons 2006
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Miss Harper and Giles		113A Bradbourne Vale Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/07/23	
Single storey extension. Replacement roof with raised ridge. Loft conversion with dormer to left flank elevation. Rooflights and sun pipes. Alterations to fenestration. New gate.				

Comment

A recommendation for refusal on two grounds was made, seconded, and lost at the vote.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-7-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01905/HOUSE	Christopher Park 03/08/2023	Cllr Varley	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heron			5 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/23
Demolition of existing conservatory and part garage. Erection of part single, part two storey rear extension. Erection of first floor side extensions. Internal alterations. Alterations to fenestration. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the finishes and materials, and subject to obscure glazing being used where deemed necessary

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01932/HOUSE	Abbey Aslett 03/08/2023	Cllr Shea - on behalf of Cllr Varley	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Yates		Meadow Lodge	Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/23
Part two storey, part single storey front extension. Infill between rear dormers. Alterations to fenestration. Rooflights.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02025/MMA	Stephanie Payne 14/08/2023	Cllr Camp - on behalf of Cllr Varley	Paper Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Smoliyaninov		Hardres Lodge	56 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/23
Amendment to 21/03739/FUL.				

Comment

Sevenoaks Town Council recommended approval.