

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 14th August 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/vkXkuEphEwc>

Present:

Committee Members

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

Also in attendance:

Senior Committee Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

275 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

276 DECLARATIONS OF INTEREST

Cllr Clayton declared a pecuniary interest in [Agenda Item 11] – Southeastern consultation on the future of ticket offices – in his capacity as the Chair of the Sevenoaks Rail Travellers Association.

He took part in discussions but did not vote on its resolution.

277 DECLARATIONS OF LOBBYING

None.

278 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 31st July 2023.

It was RESOLVED that the minutes be approved.

279 SEVENOAKS TOWN NEIGHBOURHOOD PLAN (STNP) MONITORING AND ACTION STEERING COMMITTEE

a) The Committee noted that the following date had been proposed for an initial meeting of a Monitoring and Actioning Steering Committee for the STNP. **(Note: Since cancelled due to a clash with Sevenoaks District Council Committee meeting, of which some Sevenoaks Town Council Councillors are members. A rearranged proposal will be announced at a later date).**

- **6:30pm Tuesday 26th September 2023 - CANCELLED**

b) It was noted that the Monitoring and Action Committee would be separate from that of the Sports Strategy Group, which is due to meet on 4th October 2023. This due to the Steering Committee being open to membership from any organisations and businesses within Sevenoaks Town, and the Sports Strategy Group only being open to membership from sporting organisations.

c) The Planning Committee Clerk clarified for Cllrs that the function of the Steering Committee would be to monitor the success of policies being applied and implemented, and to oversee delivery of particular aims and projects which the STNP has indicated intention to pursue throughout its lifetime. It was noted that membership would be set at the initial meeting, but that in the past the Chair of the previous Neighbourhood Plan Steering Committee had been the Planning Committee Chair.

280 APPEALS

a) The Committee noted with regret that the following appeal had been ALLOWED and planning permission granted by the Planning Inspector.

- **APP/G2245/W/23/3316398: 22/00683/FUL – Berkeley House, 7 Oakhill Road**

b) It was noted that a separate application for an award of costs had been partially allowed.

281 APPEALS

a) The Committee received notice that the following Appeal had been re-opened, following a High Court Challenge overturning the Planning Inspector's previous decision to allow the Appeal on 2nd December 2022.

- **APP/G2245/W/22/3301377: 20/03293/FUL – Pinehurst Nursing Home, Pinehurst**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, however that the Inspector has a copy of all representations from the previous Appeal, and is only inviting additional comments on new information submitted after the initial Appeal.

c) The Committee noted the Biodiversity Net Gain Assessment, which had been submitted in response to the recent introduction of STNP Policy L1. It was noted that STC may make representation on this, however must do so by 15th August 2023.

d) Additional information – it was agreed that the STNP's provision of design guidance in Policy D1 on the similarly-sized sites at the Cramptons Road Water Works and Sevenoaks Gasholder Station should be forwarded, with recommendation that future development at the Pinehurst House Nursing Home site should have similar design guidance applied. This due to the similarities of the sites' sizes and proximity to residential neighbourhoods:

Excerpt from the STNP Policy D1 on the aforementioned design guidance:

- *Cramptons Road, Water Works: The scale and massing of development should respond to the lower scale properties.*
- *Sevenoaks Gasholder Station: A scale and massing that responds to the context (i.e. two storey buildings on Cramptons Road but with potential for four storeys on Otford Road)*

e) It was **RESOLVED** that STC forward the above recommendation to the Planning Inspector for their consideration.

282 TEMPORARY ROAD CLOSURE – WEALD ROAD – 30TH AUGUST 2023 FOR 1 DAY

a) Councillors noted that Weald Road, Sevenoaks will be closed from number 69 to Beechmont Road for one day on 30th August 2023 between 9:30am to 3:30pm.

b) It was noted that the alternative route will be via Weald Road, Beechmont Road, Brattle Wood, Garth Road and vice versa, and that up to date information may be accessed via the below link:

<https://one.network/?tm=134467697>

283 KENT COUNTY COUNCIL'S DRAFT EMERGING LOCAL TRANSPORT PLAN

a) The Committee received reminder that Kent County Council is holding a public consultation on its draft emerging Local Transport Plan, and that further information as well as opportunity to comment online will remain available until closure of consultation on 18th September 2023:

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

b) Councillors noted that the consultation held few figures or quantifiable aspirations, and agreed that the Town Council's response should be centred around how KCC's plans coincide with the STNP.

c) Cllr Clayton volunteered to oversee the production of a draft response on behalf of STC, and it was **RESOLVED** that Cllrs forward him their comments for him to collate and present to the next Planning Committee on 29th August 2023.

d) It was noted that KCC Cllr Richard Streatfeild had responded to STC's recommendation that the consultation deadline be extended for families that may be away during the school holidays, and for town and parish councils who may not be able to convene meetings within the consultation timetable, expressing his intention to write to the cabinet members responsible for this.

284 KENT COUNTY COUNCIL FAMILY HUB CONSULTATION

a) The Committee received reminder that KCC is holding a public consultation on its Family Hub Services, and that further information as well as opportunity to comment online will remain available until closure of the consultation on 13th September 2023: <https://letstalk.kent.gov.uk/family-hubs-and-start-for-life-offer>

b) Councillors noted that the consultation questions feature a lot of complex issues which makes the questionnaire difficult to complete. It was agreed that STC's response should be centred around how the proposals coincide with the STNP, as well as supporting youth services.

c) It was **RESOLVED** that Cllr Gustard and Cllr Layne would review the proposals and report back to the next Planning Committee with a draft response on behalf of Sevenoaks Town Council.

d) It was noted that KCC Cllr Richard Streatfeild had responded to STC's recommendation that the consultation deadline be extended for families that may be away during the school holidays, and for town and parish councils who may not be able to convene meetings within the consultation timetable, expressing his intention to write to the cabinet members responsible for this.

e) Cllrs expressed concern about the lack of mention of Spring House, the services of which an earlier KCC consultation in March 2023 had proposed be relocated. It was noted that STC had not heard what the outcome of this was, despite arguing strongly for the community services at Spring House to be retained, and it was **RESOLVED** that the Planning Committee Clerk enquire after this.

285 SOUTHEASTERN – CONSULTATION ON THE FUTURE OF TICKET OFFICES

a) The Committee received notice that Southeastern and other operators are consulting on the future of ticket offices in the Pay as You Go area, with the consultation set to close on 1st September 2023.

b) Councillors remarked on the significant detriment the removal of ticket offices and cash payments would have on train users, in particular disabled and/or blind passengers who may need to ask for assistance.

c) Due to the importance of the consultation, it was **RESOLVED** that Councillors forward their comments or concerns on the proposals to the Planning Committee Clerk, to collate and present to the next Planning Committee.

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

a) 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 25th July-7th August 2023.

b) It was noted that, despite STC's recommendation for refusal of 23/00324/HOUSE differing from SDC's decision to approve it, the Town Council's concerns regarding the potential for the development to later be extended via Permitted Development Rights had been resolved, with the rights having been removed from the property. Councillors were therefore satisfied with the District Council's decision.

287 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 7th August 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

288 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:00pm.

Signed
Chair

Dated

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Planning Applications Considered

Applications considered on 14-8-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01412/FUL	Louise Cane 17/08/2023	Cllr Daniell	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>
				27/07/23

23/01412/FUL - Amended plan

Widening and re-surfacing of the existing and temporary access roads within the site with the relocation of entry/exit barriers, associated intercoms & ANPR controls with associated landscaping and improvements, installation of timber bollards and low level lighting to the perimeter of the driveway, 18 no. new parking spaces to be provided, including 5 no. EV charging points.

A summary of the main changes are set out below:

Further information has been provided by the agent, based on the Tree Officers comments.

Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, on the condition that the Arboricultural Officer is satisfied that the measures addressed in the report are satisfactory to protect the established trees.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01532/HOUSE	Abbey Aslett 18/08/2023	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>
				28/07/23

23/01532/HOUSE - Amended plan

First floor rear extension. Roof lights to rear elevation.

A summary of the main changes are set out below:

Changes to internal layout.

Comment

Proposed from the Chair with Cllr Shea's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the fenestration in Bedroom 3/Study.

Planning Applications Considered

Applications considered on 14-8-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01584/ADV	Louise Cane 17/08/2023	Cllr Granville	Cromptons Contracts Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Y Abbad-Andalous		The Hardware Centre	36-38 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/23
Installation of new signage for CUPP Bubbletea café.				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01980/HOUSE	Abbey Aslett 16/08/2023	Cllr Varley	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Smith			3 White Hart Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/23
Single storey rear extension, loft conversion with alterations to existing dormers, Alterations to fenestration, Replacement of existing boundary fence.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and designs, and subject to condition that the fence be made 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 establish ecological networks that allow wildlife to pass between habitats.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01987/HOUSE	Samantha Simmons 18/08/202	Cllr Dr Canet	Wyatt Glass Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Gutierrez		Great Oaks	Ash Platt Road	SEAL
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/07/23

ADJOINING PARISH CONSULTATION

Detached Gym; repositioning on site.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-8-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02000/HOUSE	Abbey Aslett 23/08/2023	Cllr Dixon	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Coleman		The Dragon House	Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/08/23
Part two storey part single storey rear extension. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the same conditions previously set on the grant of planning permission for 22/01273/HOUSE being applied to this application.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02090/HOUSE	Samuell Odell 22/08/2023	Cllr Layne	Anderson North Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lupton			51 Hillingdon Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/08/23
Single storey rear extension. Part single storey front extension. New canopy. Removal of chimney. Internal alterations. Alterations to fenestration. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no unacceptable impact to neighbours.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02098/FUL	Anna Horn 25/08/2023	Cllr Skinner	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Baker			123B St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/23
Raise the roof to 3.9m high and erect a single storey flat roofed extension to the rear with roof lights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-8-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02131/HOUSE	Hannah Donnellan 29/08/2023	Cllr Camp	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kimber			74 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/23
Single storey rear and side extension. Two storey rear gable-end extension. Front and rear dormers. Internal alterations. Alterations to front garden to create new vehicular access. Alterations to fenestration. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no additional overlooking from the new rear dormer and larger first floor windows, and providing the obscure glazed first floor side windows remain obscured.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02140/HOUSE	Abbey Aslett 24/08/2023	Cllr Clayton	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Fitzsimons			12 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/23
Part single storey extension. Remove garage chimney. Remove glass canopy roof. New bay window to lounge. Two new dormers. Internal alterations. Alterations to fenestration. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer and Conservation Officers are satisfied with the details and materials used, and that they are also content that there is no additional overlooking of neighbouring homes and gardens.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02142/CONVAR	Samantha Simmons 24/08/202	Cllr Michaelides	Blackburn Architects Limit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Melia			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/23
Variation of condition 7 (obscure glazing) of 23/00585/FUL for Demolition of existing dwelling and replacement with a new detached dwelling with associated garaging with amendment to rooflights.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of loss of privacy to the residents of No. 21 The Dene, as supported by Policy EN2.

Planning Applications Considered

Applications considered on 14-8-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02187/HOUSE	Abbey Aslett 24/08/2023	Cllr Gustard - reallocated from Cllr Gustard	Kent Building Control
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Phillips			3 Shenden Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/23
Single storey rear extension to garage. Garage conversion with new roof. New porch canopy roof. Detached outbuilding. Landscaping. Alterations to fenestration. Rooflights.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the agreement of the Arboricultural Officer.				