

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 11th September 2023 at 7:38pm at the conclusion of the Extra Ordinary meeting of the Community Infrastructure Committee, at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/SEGVsxRTI2I>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

5 Members of the Public

PUBLIC QUESTION TIME

None.

322 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

323 DECLARATIONS OF INTEREST

Cllr Clayton declared that he had a non-pecuniary interest in [Agenda Item 11] – Kent County Council’s Draft Emerging Local Transport Plan, in his capacity as the Chair of Sevenoaks Rail Travellers Association.

324 DECLARATIONS OF LOBBYING

Four representations were received and forwarded to Cllrs, objecting to the following planning application:

- [Plan no. 1] 23/01024/HOUSE – 79 Weald Road

325 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 29th August 2023.

It was RESOLVED that the minutes be approved.

326 TEMPORARY ROAD CLOSURE – A225 HIGH STREET – 17TH NOVEMBER 2023 TO 19TH NOVEMBER 2023

a) Councillors received notice that A225 High Street will be closed outside number 40 on 17th November 2023, with an estimated re-opening by 5pm on 19th November 2023.

b) It was noted that the alternative route is via A225 High Street, A224 London Road/Tubs Hill/Amherst Hill, A25 Worships Hill/Westerham Road, A21 Sevenoaks Bypass, A225 Riverhill/Tonbridge Road/High Street and vice versa, and that Pedestrian access would be maintained during the works.

327 UPDATE ON 20MPH PROPOSALS FOR SEVENOAKS TOWN

The Committee received and noted a written update from Cllr Clayton on a meeting of the Joint Transportation Working Group which was held on 31st August 2023.

328 APPEALS

a) The Committee received notice of the submission of the following appeal:

- **APP/G2245/W/23/3322158: 23/00237/FUL – Site Formerly known as Sevenoaks Open Air School, Oakhill Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. It must do so by 4th October 2023.

c) It was noted that full details as to the Appeal can be viewed on the Appeal Portal via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?previousCaseType=Application&keyVal=RUR1M8BK0MR00&previousCaseNumber=23%2F00237%2FFUL&activeTab=summary&previousKeyVal=RP5LPVBKIF400>

d) Councillors noted that the Planning Committee's previous recommendation for approval of this application conditioned the Planning Officer's support, which it did not receive. The Town Council's representation therefore needed to be updated.

e) It was **RESOLVED** that the Kippington Ward Cllrs review the details of the Appeal and feedback to the Planning Committee on 25th September 2023, for updated representation to be approved and forwarded to the Planning Inspector's consideration.

329 STC INFORMAL PUBLIC CONSULTATION FOR ADDITIONAL PARKING RESTRICTIONS AT THE KEEP CLEAR ZONE AT CLARE WAY

a) The Committee received a copy of the proposed informal public consultation document for the Planning Committee's proposal for additional parking restrictions at

the existing Keep Clear zone at Clare Way. This as approved by the Planning Committee on 3rd July 2023.

b) It was noted that a Kent County Council Officer had since confirmed the amount of detail required for the design of proposals, and the consultation would begin shortly.

c) The Committee approved the design of the consultation poster and thanked the Committee Clerk for preparing it.

330 DRAFT TERMS OF REFERENCE FOR SEVENOAKS TOWN SPORTS STRATEGY

a) The Committee received and discussed a copy of draft Terms of Reference for the Sevenoaks Town Sports Strategy Group (STSS), which is due to meet for the first time on Wednesday 4th October 2023.

b) The Town Clerk clarified that item 1.2 – topics for consideration, had been kept blank so as to allow the Working Group members autonomy of prescribing these, and that they would be agreed at the initial meeting.

c) The following amendments were proposed:

- Clarification of the purpose of the second Sports Strategy to “establish sporting needs for the next 10 years”
- Removal of specification for the Chair and Vice Chair as being the Chair and Vice Chair of the Open Spaces & Leisure Committee, replaced with “an elected member of Sevenoaks Town Council”

d) It was **RESOLVED** that the draft Terms of Reference be accepted with the above amendments, and recommended for adoption by the STSS Group.

331 DRAFT TERMS OF REFERENCE AND STRATEGY DOCUMENT FOR SEVENOAKS TOWN NEIGHBOURHOOD PLAN MONITORING AND ACTION GROUP

a) The Committee received and discussed a copy of draft Terms of Reference for the Sevenoaks Town Neighbourhood Plan (STNP) Monitoring and Action Group, which is due to meet for the first time on Wednesday 27th September 2023.

b) The Committee also received a draft Strategy document, which outlines how the STNP will be monitored and its aims/policies actioned.

c) The following amendments were proposed for the draft Terms of Reference:

- Removal of specification for the Chair and Vice Chair as being the Chair and Vice Chair of Planning Committee, replaced with “an elected member of Sevenoaks Town Council”
- Strengthening of wording with regards to the Group’s responsibility of conducting 5 years review of the STNP to also include any future edits and reiterations of the plan.

- Removal of “operational” in 1.3.i. to make clearer that the Group does not have authority to implement or organise actions itself, but rather the function is to review and monitor the STNP.
- Similarly, replacement of word “considering” in 1.3.v. to “recommending” with regards to further studies, to make clearer that the Group does not have the authority to approve studies itself, but rather to recommend them to the Planning Committee.
- Strengthening the sentiment in 2.4. whereby additional members may be added at any time, in order to encourage new membership and local participation.

d) The Planning Committee Clerk requested that an additional section in the Strategy document be approved, which outlines projects that the STNP states it will “support” or “promote”, so as to keep all potential future actions related to the STNP in one comprehensive document.

e) It was **RESOLVED** that the draft Terms of Reference and the draft Strategy document be accepted with the above amendments, and recommended for adoption by the STNP Monitoring and Action Group.

332 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 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 online is available via the following link, and that the consultation would remain open until 18th September 2023: <http://www.kent.gov.uk/ltp5>

c) The Committee received and discussed a draft letter produced by Cllr Clayton in response to the consultation. This had been prepared in lieu of a questionnaire response, due to the Committee’s sentiment that the questions did not allow for elaboration on responses or comment on how KCC’s policy outcomes might work together.

d) Councillors commented on the impact that loss of London Travelcards will have on the network, and proposed that recommendation to deliver Travelcards be included in the Town Council’s response.

e) The Town Clerk also proposed a request for KCC to continue to promote and support Community Rail Partnerships.

f) The draft response from the Town Council was approved with the above proposed amendments, and it was **RESOLVED** that it be forwarded to KCC in response to the consultation.

g) Councillors thanked Cllr Clayton for preparing the draft letter.

333 KENT COUNTY COUNCIL FAMILY HUB SERVICES CONSULTATION

The Committee received and noted copy of the Town Council's submitted response to the above public consultation by Kent County Council, as approved by the Planning Committee on 29th August 2023.

334 SOUTHEASTERN – CONSULTATION ON THE FUTURE OF TICKET OFFICES

The Committee received and noted copy of the Town Council's submitted response to the above public consultation by Southeastern, as approved by the Planning Committee on 29th August 2023.

335 KENT COUNTY COUNCIL'S RESPONSE TO SEVENOAKS TOWN COUNCIL'S PROPOSAL FOR TRAFFIC MIRRORS

a) The Committee received copy of correspondence between Sevenoaks Town Council and KCC with regards to the Town Council's request for traffic mirrors at the following locations. These approved by the Planning Committee on 19th June 2023:

- Where Burntwood Road meets Ashgrove Road
- On the junction where Brittain's Lane meets Oak Lane
- On Brittain's Lane where Ashgrove Road meets Oak Lane

b) It was noted that a concealed entrance sign had also been proposed on Oak Lane, past Dibden Lane where it approaches Brittain's Lane and Ashgrove Road.

c) Councillors noted with disapproval, KCC's refusal to install traffic mirrors on a road with poor sight lines, on the grounds that there have been no fatalities. This was noted to be contrary to policy outcome 2 of KCC's draft Emerging Local Transport Plan, which seeks to deliver the Vision Zero strategy of zero deaths on Kent roads by 2050 via risk-based approaches and prevention schemes.

d) Councillors questioned the accuracy of the crash history obtained by KCC, due to their being personally aware of one serious cycling injury at the site resulting in five broken discs, and one of the Town Cllrs having been in an accident there themselves. It was noted that KCC may not be aware of these due to the age of their data and under-reporting of less serious incidents.

e) It was **RESOLVED** that STC write back to KCC providing details the two accidents and imploring KCC to adhere to their Vision Zero strategy of preventing accidents.

f) Councillors also agreed the importance of encouraging residents to report all incidents in order to improve the reliability of such statistics.

336 KENT BUS SERVICES CHANGES BULLETIN COVERING JULY – OCTOBER 2023

The Committee received and noted a summary provided by KCC identifying bus service changes registered by an operator to take place between July and October 2023.

337 KENT MINERALS SITES PLAN: SECOND CALL FOR SITES – HARD ROCK AUGUST 2023

a) The Committee received notice that KCC is holding a second Call for Sites for potential allocation of a hard rock quarry.

b) It was noted the consultation would run until 12th October 2023, with further information available via the below link:

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

338 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, received during the two weeks ending 4th September 2023.

b) Cllr Clayton reported with regards to the District Council's approval of 23/01880/MMA – Site of Summerhill, Seal Hollow Road, that the Town Council's grounds for refusal on fire engine turning-safety had been disregarded due to it being a Building Control issue.

339 PLANNING APPLICATIONS

(a) This item was moved further up the Agenda and considered after the approval of the Minutes. This as per Standing Order 10.a.viii. whereby the order of business of the Agenda may be changed without prior written notice.

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

[Plan no. 1] 23/01024/HOUSE – 79 Weald Road (AGAINST)

[Plan no. 1] 23/01024/HOUSE – 79 Weald Road (FOR)

(c) The Committee considered planning applications received during the two weeks ending 4th September 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

340 PRESS RELEASES

a) It was **RESOLVED** that a Press Release be issued outlining the Town Council's response to Kent County Council's public consultation on its draft Emerging Local Transport Plan.

b) It was also **RESOLVED** that a Press Release be issued advertising the meeting dates of the STNP Monitoring and Action Group and the Sevenoaks Town Sports Strategy Group, and encouraging members of the public or local organisations to attend.

There being no further business the Chair closed the meeting at 9:25pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 11-9-23

1	Plan Number	Planning officer	Town Councillor	Agent
	23/01024/HOUSE	Christopher Park 13/09/2023	Cllr Gustard	Mr Eren Munir
Applicant	House Name	Road	Locality	
Mr K Cummins		79 Weald Road	Kippington	
Town	County	Post Code	Application date	
			22/08/23	
23/01024/HOUSE - REVALIDATED and AMENDED plan				
Demolition of existing outbuilding. New proposed outbuilding to land at rear of house.				
A summary of the main changes are set out below:				
Amended drawings received on 18th August 2023.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of: - Expected harm to the trees and hedgegrows and protected bluebell habitat of the Tree Protection Ordered woodland. - Failure to preserve woodland and wildlife, contrary to Policy L1 of the Sevenoaks Town Neighbourhood Plan Informative: The Town Council requested that the Arboricultural Officer attend the site for further investigation. If the Planning Officer is minded to approve the application, the Town Council request that: - The outbuilding be enured to the existing dwelling for its use and enjoyment, - That any construction that takes place be sympathetic and cause the least amount of damage, in order to protect the woodland.				
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2	Plan Number	Planning officer	Town Councillor	Agent
	23/01532/HOUSE	Abbey Aslett 15/09/2023	Cllr Shea	Harringtons 2006
Applicant	House Name	Road	Locality	
Mr & Mrs Cunningham		29 The Moor Road	Northern	
Town	County	Post Code	Application date	
			24/08/23	

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 eaves on rear elevation. Clarification regarding the impact on daylight. Rear window fenestration clarified. Additional rooflight.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the fenestration arrangement.				
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Planning Applications Considered

Applications considered on 11-9-23

3	Plan Number	Planning officer	Town Councillor	Agent
	23/01864/HOUSE	Abbey Aslett 14/09/2023	Cllr Skinner	Atelier73 Architects Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Milner-Pearce		The Old Barracks	95 Dartford Road	St Johns
Town		County	Post Code	Application date
				23/08/23
23/01864/HOUSE - Amended plan				
Proposed infill of existing balcony to create en-suite, alteration to fenestration.				
A summary of the main changes are set out below:				
A new planning statement has been provided. Changes have also been made to the proposed plans, including the removal of the rooflight and the insertion of two new windows on the rear elevation.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Conservation Officer's views.				

4	Plan Number	Planning officer	Town Councillor	Agent
	23/02025/MMA	Stephanie Payne 21/09/2023	Cllr Gustard	Paper Architecture
Applicant		House Name	Road	Locality
Mr Smoliyaninov		Hardres Lodge	56 Oakhill Road	Kippington
Town		County	Post Code	Application date
				31/08/23
23/02025/MMA - Amended plan				
Amendment to 21/03739/FUL.				
A summary of the main changes are set out below:				
The proposed site plan has been updated to correctly reflect the right scale.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the amendment.				

5	Plan Number	Planning officer	Town Councillor	Agent
	23/02210/HOUSE	Stephanie Payne 13/09/2023	Cllr Daniell	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr Ward & Ms Epsley			15 Beaconfields	Kippington
Town		County	Post Code	Application date
				22/08/23
New garage extension. Replace the porch flat roof with a pitched roof. New permeable driveway.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 11-9-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02299/FUL	Anna Horn 19/09/2023	Cllr Granville	Prime Folio 01622691169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Bromley		Tor Na Coille	1 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/23
Demolition of existing house and erection of 6 semi detached houses with car parking and access drives to existing road. Associated landscaping.				

Comment

Proposed from the Chair with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the density.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02344/FUL	Anna Horn 13/09/2023	Cllr Daniell	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P McPartland		Chance Cottage	104 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/23
Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of:

- Overdevelopment of the site
- Loss of privacy and overlooking of neighbouring properties
- Loss of amenity to the existing house

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02414/HOUSE	Abbey Aslett 15/09/2023	Cllr Clayton	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Liangh			19 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/23
Two storey side extension, ground floor extensions and new first floor.				

Comment

Sevenoaks Town Council recommended approval provided:

- The Conservation Officer is satisfied there is no harm to the character of the Vine Court conservation area which surrounds the site
- Conditions able to establish and / or preserve screening between the new house and the listed Bailey Scott dental surgery to the west are added to the permission.

Planning Applications Considered

Applications considered on 11-9-23

9	Plan Number 23/02430/MMA	Planning officer Samantha Simmons 21/09/2023	Town Councillor Cllr Gustard	Agent Mullery Architects
Applicant		House Name	Road	Locality
P Lyadnova, J.T Riley & Y.Li		The Paddocks, Land NE of	Heron Wood, Gracious Land	Kippington
Town		County	Post Code	Application date
				31/08/23
Amendment to 22/02672/FUL.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the amendment.

10	Plan Number 23/02446/HOUSE	Planning officer Abbey Aslett 20/09/2023	Town Councillor Cllr Varley - reallocated Cllr Da	Agent N/A
Applicant		House Name	Road	Locality
Mr C Duncan			5 The Rise	Kippington
Town		County	Post Code	Application date
				30/08/23
Demolition of existing side extension, replacement single storey extension.				

Comment

Sevenoaks Town Council recommended approval.

11	Plan Number 23/02473/MMA	Planning officer Sean Mitchell 25/09/2023	Town Councillor Cllr Dr Canet	Agent Offset Architects
Applicant		House Name	Road	Locality
Kent Wildlife Trust		Sevenoaks Wildlife Reserve	Bradbourne Vale Road	Northern
Town		County	Post Code	Application date
				04/09/23
Amendment to 21/01480/FUL.				

Comment

Sevenoaks Town Council recommended approval.

12	Plan Number 23/02481/HOUSE	Planning officer Samuel Odell 22/09/2023	Town Councillor Cllr Willis	Agent Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mrs T Deeks		Oakend Cottage	1Oakfields	Town
Town		County	Post Code	Application date
				01/09/23
Single storey side extension.				

Comment

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

Planning Applications Considered

Applications considered on 11-9-23

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02488/HOUSE	Christopher Park 22/09/2023	Cllr Dr Canet	Sutton Architects Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Powell			15 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/23
Demolition of existing conservatory. Single storey rear extension. Part garage conversion. Rooflights. Internal alterations. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.