

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 25th September 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/ZdeWD8DC1MA>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Apologies
Cllr Layne	Present	Cllr Michaelides	Present
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	Present
Cllr Dr Dixon	Present	Cllr Willis	Present
Cllr Granville	Present	Cllr Wightman	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

4 Members of the Public

PUBLIC QUESTION TIME

None.

357 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

358 DECLARATIONS OF INTEREST

Cllr Shea declared that she had a non-pecuniary interest in the following planning application, in her knowing the applicant.

- [Plan no. 7] 23/02547/HOUSE – 31 Lambarde Drive

359 DECLARATIONS OF LOBBYING

a) Five representations were received and forwarded to Cllrs, objecting to the following planning application:

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

b) Cllr Varley declared that he had been lobbied on the following planning applications:

- [Plan no. 1] 23/01024/FUL – 79 Weald Road and
- [Plan no. 6] 23/02539/HOUSE – Homefield, 93 Oakhill Road

c) Cllr Granville, Cllr Camp and Cllr Ancrum declared that they had been lobbied on the following planning application:

- [Plan no. 2] 23/02032/FUL – Knole Park Golf Club, Seal Hollow Road

360 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 11th September 2023.

It was RESOLVED that the minutes be approved.

361 TEMPORARY ROAD CLOSURE – GOLDING ROAD – 26TH OCTOBER UNTIL 12TH NOVEMBER

a) Councillors received notice that Golding Road would be closed for its entire length between 26th October until 12th November 2023, with pedestrian access maintained.

b) It was noted that the alternative route is via St James Road, A225 St Johns Hill, Camden Road, and vice versa.

c) It was noted that up to date information on these works can be found via the following link: <https://one.network/?tm=135157438>

362 KENT COUNTY COUNCIL'S DRAFT EMERGING LOCAL TRANSPORT PLAN

The Committee received and noted a copy of Sevenoaks Town Council's submitted response to the above public consultation by Kent County Council on its emerging Local Transport Plan. This had been approved by the Planning Committee on 11th September 2023.

363 APPEALS

The Committee received notice that the following appeal was ALLOWED and planning permission Granted by the Planning Inspector. It was noted that this superseded the previous Inspectorate decision issues on 2nd December 2022, which was overturned by Order of the High Court:

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

364 APPEALS – DEFERRED FROM 11-09-2023 PLANNING COMMITTEE

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

- **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, with the deadline to do so being 4th October 2023.

c) The Chair summarised the history of the application, providing the following justification for its having been called back to Committee by Cllr Gustard on 11th September 2023 for an updated reconsideration by the new Committee:

- The Planning Committee received consultation on 23/00237/FUL on 20th February and recommended approval, providing that the Planning Officer is satisfied that there will be no loss of amenity to neighbours.
- In May 2023, half of the membership of the Planning Committee changed following local elections. This included all three Kippington Ward Councillors.
- The new Planning Committee received consultation on 23/01585/FUL on 3rd July 2023. This application consisted of similar proposals for the same location. The Planning Committee recommended refusal on the grounds of overdevelopment of the site, and that it would set an unwelcome precedent in an otherwise residential area.
- Given the change of membership, especially in Kippington Ward, it was considered prudent to update the Town Council's representation to reflect the opinions of the current Council.

d) Cllr Gustard's new appraisal of the application was presented from the Chair, and an updated recommendation proposed. It was **RESOLVED** that the following comment, alongside justification for its amendment, be forwarded to the Planning Inspectorate for their consideration:

- Sevenoaks Town Council recommended refusal of the application on the grounds of overdevelopment of the site in a Conservation Area, contrary to policy EN4 of the Allocations and Development Management Plan, and Policy C1 of the Sevenoaks Town Neighbourhood Plan.

365 SEVENOAKS DISTRICT COUNCIL AND KENT COUNTY COUNCIL'S PROPOSED EAST-WEST ACTIVE TRAVEL ROUTE

a) Councillors noted that Sevenoaks District Council's Joint Transportation Board had approved the progression of the East-West walking, wheeling and cycling scheme on 18th September 2023. It was noted that this included stipulation that the scheme be agreed in consultation with Sevenoaks Town Council, including agreement of a preferred option at Lakeview Road, Bradbourne Park Road, and St James' Road.

b) It was noted that full details of the decision would be published in the Minutes of the JTB meeting via the following link:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=134&MId=3137&Ver=4&J=1>

366 SEVENOAKS TOWN COUNCIL'S DRAFT INFORMAL CONSULTATION ON 20MPH ZONES IN SEVENOAKS TOWN

a) Councillors considered the item of a draft public consultation on 20mph zones in Sevenoaks Town, to be progressed by Sevenoaks Town Council. This had been circulated between STC Officers and Councillors, with no responses to the final draft, circulated by the Town Clerk.

- b) Cllr Clayton requested that the consultation be amended to include the following:
- A statement of the problem, including 10 year crash statistics for Sevenoaks Town.
 - An authoritative and evidenced statement for what 20mph zones achieve, which Cllr Clayton reported had been requested from the KCC Officer designing the scheme

c) The Town Clerk explained that in order for the consultation to be announced in a special edition of the Town Crier in November 2023, the following deadlines would need to be met:

- Town Cllrs to approve the final draft consultation **by 6th October 2023** in order to allow KCC a minimum of one week to review and approve the consultation,
- Final draft to be provided to printers by 13th October 2023 for printing and distribution in November 2023

d) It was **RESOLVED** that Cllr Clayton, Cllr Shea and Cllr Varley would collaborate on a joint response to the draft consultation. This to be presented to the Town Clerk for agreement before the end of the week.

367 KENT COUNTY COUNCIL AMENDMENT 39 ORDER 2022: A WAITING RESTRICTIONS ORDER TO VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS

a) The Committee received notice that Kent County Council had made the above Order to introduce or amend existing double yellow lines in various roads in Sevenoaks District, including at St Johns Hill, Clare Way, Hurst Way and Lea Road.

b) It was noted that the proposed order was consulted on from January 2022, with no comment from the Town Council as per the Minutes of 7th February 2022 when it was considered.

c) It was noted that the order would be on public deposit from 15th September 2023 to October 2023, and available to view via the following link:

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

368 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 18th September 2023.

b) Councillors noted that the Case Officer for 23/01980/HOUSE – 3 White Hart Close had rejected the Town Council's recommendation for a condition on permeable fencing, on the grounds that the scale of development and wording of policy L1 (where possible) made the request unreasonable.

c) It was noted that SDC had rejected the application of the policy on other applications where STC had recommended porous fences. It was there therefore **RESOLVED** that STC write to SDC questioning this and requesting that the policy be given more weight.

369 PLANNING APPLICATIONS

(a) Minute Item 369.b.i was moved further up the Agenda and considered after Declarations of Interest. 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.

(i) [**Plan no. 2**] 23/02032/FUL – Knole Park Golf Club, Seal Hollow Road (For)

(ii) [**Plan no. 6**] 23/02539/HOUSE – Homefield, 93 Oakhill Road (For) *Statement read aloud by the Chair on behalf of the applicant*

(c) The Committee considered planning applications received during the two weeks ending 18th September 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

370 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 20:52pm.

Signed
Chair

Dated

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Planning Applications Considered

Applications considered on 25-9-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01024/FUL	Christopher Park 03/10/2023	Cllr Gustard	Mr Eren Munir
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Cummins			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/09/23
23/01024/HOUSE - 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:				
Application type amended to FUL. New reference number is 23/01024/FUL.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Expected harm to the trees and hedgerows 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.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02032/FUL	Ashley Bidwell 26/09/2023	Cllr Clayton	NTR Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Allen		Knole Park Golf Club	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/23
Proposed new reservoir with pump house and associated pump equipment, fence and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval provided the Conservation Officer is satisfied the plan meets biodiversity objectives of the Sevenoaks Town Neighbourhood Plan, with particular attention to ground-nesting birds, and that fences around the reservoir are positioned behind the bunds to minimise their landscape impact - including impact on the views of Sevenoaks and the Darent Valley.

Sevenoaks Town Council is content these proposals address serious climate change issues and will help to secure the future of an important town sports facility.

Planning Applications Considered

Applications considered on 25-9-23

3	Plan Number	Planning officer	Town Councillor	Agent
	23/02258/FUL	Samantha Simmons 29/09/202	Cllr Michaelides	T P Bennett
Applicant		House Name	Road	Locality
Mr M Bird			16 South Park	Town
Town		County	Post Code	Application date
				08/09/23
Raising the roof to facilitate the extension of the office by adding one new storey of floor space and provision of roof top plant. Proposed new additional mezzanine parking level, creating 7 new car parking spaces at lower ground level.				

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the materials and designs and that the concerns of the Environmental Health Officer are fully addressed.

4	Plan Number	Planning officer	Town Councillor	Agent
	23/02487/HOUSE	Samuell Odell 26/09/2023	Cllr Dixon	Building Drawings
Applicant		House Name	Road	Locality
Mr J Wilkinson			55 St Johns Hill	St Johns
Town		County	Post Code	Application date
				05/09/23
Ground floor rear extension with rooflight to replace existing conservatory.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of the detrimental impact to amenity to neighbours, both visually and practically with regards to the shared rear passage access.

5	Plan Number	Planning officer	Town Councillor	Agent
	23/02534/HOUSE	Stephanie Payne 28/09/2023	Cllr Varley	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr A Carmen		Romany	100 Oakhill Road	Kippington
Town		County	Post Code	Application date
				07/09/23
New garage extension. First floor extension. Loft extension. New gate. New dormers. Ground level changes. Alterations to fenestration. Alterations to roof. Solar panels. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, approval, subject to application of the condition regarding materials recommended by the Historic Environment Officer in her report.

Planning Applications Considered

Applications considered on 25-9-23

6	Plan Number	Planning officer	Town Councillor	Agent
	23/02539/HOUSE	Christopher Park 29/09/2023	Cllr Daniell	Harringtons 2006
Applicant		House Name	Road	Locality
Mr P Niven		Homefield	93 Oakhill Road	Kippington
Town		County	Post Code	Application date
				08/09/23
To demolish the rear canopy behind the garage, replace the garage roof with raised eaves and ridge level and erect a two storey side and rear extension with dormer windows and roof lights and a single storey rear extension with patio area at existing ground level and new steps to existing patio.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The size, scale and massing will appear a prominent form of development that both dominates the side elevation of the main dwellinghouse and results in the loss of spacing between the subject property and its neighbour to the detriment of the street scene
- The unacceptable impact on a locally listed Edwardian building.
- The Sevenoaks District Council Officer has not provided an independent report to assess the potential impact upon the trees.

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02547/HOUSE	Samuell Odell 28/09/2023	Cllr Dr Canet	Richardson Architectural
Applicant		House Name	Road	Locality
Ms V Carr			31 Lambarde Drive	Northern
Town		County	Post Code	Application date
				07/09/23

Loft conversion. Alterations to roof. Rooflights.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposals are consistent with the Residential Character Area Assessment.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/02560/FUL	Abbey Aslett 03/10/2023	Cllr Willis	FNH Property Services
Applicant		House Name	Road	Locality
Mr E Potinci		1 Tubs Hill Parade	London Road	Town
Town		County	Post Code	Application date
				12/09/23

Alteration to external position of cooking extract fan and duct, including relocation of discharge point (from horizontal to vertical) and installation of pre-filters and carbon filter box.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer and the Environmental Health Officer are satisfied with the plans and they they will cause no additional noise or smells.

Planning Applications Considered

Applications considered on 25-9-23

9	<i>Plan Number</i> 23/02575/HOUSE	<i>Planning officer</i> Samuel Odell 09/10/2023	<i>Town Councillor</i> Cllr Varley	<i>Agent</i> M R Garland Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hatcher		Cedar Bank	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/23
Demolition of garage and construction of a two storey front and side extension. Part infill extension. Front extension to incorporate new garage on lower ground level. Dormer to be added to new two storey front extension. Associated hard and soft landscaping. New roof lights.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no undue impact of the two-storey garage on the neighbouring property

10	<i>Plan Number</i> 23/02672/FUL	<i>Planning officer</i> Abbey Aslett 09/10/2023	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lyndhurst Homes Ltd		Flats 1 & 2	43 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/23
Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New former, side staircase removed.				

Comment

Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied that there will be no increase in overlooking compared to the Granted plan 23/00898/FUL, and provided that conditions 3-8 which were attached to that permission are repeated for this one.