

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 23rd October 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/5f8WYuVX-mY>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Apologies
Cllr Camp – Chair	Present	Cllr O'Hara	Present
Cllr Dr Canet	Present	Cllr Shea – Mayor	Present
Cllr Clayton	Present, left at 8:04pm	Cllr Skinner OBE	Present, left at 7:26pm
Cllr Daniell	Present, arrived at 7:10pm	Cllr Varley – Vice Chair	Apologies
Cllr Dr Dixon	Present	Cllr Willis	Apologies
Cllr Granville	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

Cllr Haslam, Seal Parish Council

PUBLIC QUESTION TIME

Seal Parish Council Councillor Haslam addressed the Committee with regards to Agenda Item [10] – Consideration of proposed double yellow lines at Ash Platt Road, under which he provided a background and additional information related to the proposals received by KCC from local residents.

421 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

422 DECLARATIONS OF INTEREST

Cllr Camp declared that she lives on the same road as the below proposed development, however that she does not know the applicant:

- [Plan no. 6] 23/02564/HOUSE – 48 The Crescent

423 DECLARATIONS OF LOBBYING

a) Representation from Sevenoaks Society was received and forwarded to Cllrs, objecting to the following Prior Approval application under Agenda Item 9:

- 23/02915/AGRNOT – Land South of Larches, Ashgrove Road

b) Representation was received and forwarded to Cllrs from Cllr Haslam on behalf of residents, providing clarification and background to the request to KCC for double parking lines at Ash Platt Road.

424 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 9th October 2023.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the Minutes of the Sevenoaks Town Neighbourhood Plan (STNP) Monitoring and Implementation Group meeting, held on 27th September 2023.

c) The Committee received and noted the Minutes of the Sevenoaks Town Sports Strategy (STSS) meeting, held on 4th October 2023.

425 APPEALS

a) The Committee received notice that the following appeal had been submitted, against the conditions imposed by SDC on the original planning permission:

- **APP/G2245/W/23/3318386: 22/03345/MMA – Site of Summerhill, Seal Hollow 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 was noted that this must be done by 13th November 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?activeTab=summary&keyVal=RRGPHPBK07J00>

d) Cllrs noted that one of the conditions being appealed was that which required the turning area to remain unobstructed. As the lack of turning area for a fire engine had been the primary subject of the Town Council's initial objection, it was **RESOLVED** that the Town Council reiterate its concerns to the Inspector. Cllr Clayton volunteered to collaborate with Town Council Officers to agree the wording of this objection.

426 PROPOSED DEPOSIT DOCUMENTS FOR AMENDMENT 53 A WAITING RESTRICTIONS ORDER

a) The Committee received and noted documents on public deposit from Kent County Council, giving notice of its intention to amend waiting restrictions affecting sections of the following road:

- Bosville Drive – On the southwest side, removing the time limited bays with shared residents parking from the boundary of 37/29 Bosville Drive for a distance of 6 metres in a south easterly direction.

b) It was noted that the full documentation, as well as the opportunity to respond to the proposed Order may be viewed via the below link, and that representation must be submitted by 12 noon on Monday 30th October 2023:

www.kent.gov.uk/highwaysconsultations

427 KENT BUS SERVICE CHANGES BULLETIN COVERING SEPTEMBER – DECEMBER 2023

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

b) It was noted that further information as to these changes can be found via the following website:

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/bus-travel/bus-services-in-kent>

428 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE

a) The Committee received and noted a summary of the Community Right to Bid scheme provided by Cllr Shea, and subsequent proposed nomination by Cllr Willis of the area by 9 Crownfields.

b) The Planning Committee Clerk's response as to the site's perceived viability for registration as an Asset of Community Value was noted, with the site being unviable due to its status as belonging to a residential property.

429 NOTIFICATION OF PRIOR APPROVAL APPLICATION

a) Councillors noted that SDC had received a Prior Approval application for the formation of an agricultural access on Land South of Larches, Ashgrove Road.

b) It was noted that Sevenoaks Town Council had not been formally consulted on the application due to its being considered under General Permitted Development rights.

c) The Committee received and noted a copy of Sevenoaks Society's objection to the application, primarily on the grounds that they do not consider it to be valid for consideration under Part 6 of the Town and County Planning General Permitted Development Order 2015.

d) Cllr Gustard summarised the planning application of the site, with a previous planning application having been made and subsequently withdrawn for a gated access. She proposed that, although STC had not been formally consulted, that it reiterate to SDC its previous concerns of a gated access via the narrow lane on highway safety.

e) It was **RESOLVED** that STC write to SDC in support of Sevenoaks Society's objections, in addition to reaffirming its previous concerns for highway safety and requesting that the proposals be resubmitted as a FUL application to allow for full consultation.

430 CONSIDERATION OF PROPOSED DOUBLE YELLOW LINES AT ASH PLATT ROAD

a) This Item was moved further up the Agenda and considered after Public Question Time. This as per Standing Order 10.a.viii whereby the order of business of the Agenda may be changed without prior written notice.

b) Councillors received and noted a copy of correspondence between Officers from Seal Parish Council and Kent County Council, in addition to a further letter which had been forwarded by Seal Parish Council Cllr Haslam on behalf of local residents. This regarding a request for parking restrictions on Ash Platt Road.

c) Councillors considered and were supportive of the request, in particular:

- Cllr Haslam's recommendation that, should the Town Council add it to their Highway Improvement Plan (HIP), it not prescribe the type of restrictions and where they be placed. Councillors agreed that it should allow KCC, as the highway authority and with trained specialists, to decide the most appropriate solution.
- The proposal for double yellow lines at the corners of road entrances, which Cllrs noted is a solution successfully applied at other roads near school drop-off points
- For STC to collaborate and consult with both KCC and SDC, as well as Seal Primary School and the nearby Seal Hollow Road site and any school travels plans they have, to find a mutual compromise for parents and residents.

d) It was **RESOLVED** that the Town Council add a request for parking restrictions to be investigated at Ash Platt Road in collaboration with residents and nearby schools to its HIP, and that STC write to KCC in support of the current proposals.

431 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 16th October 2023.

432 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 16th October 2023. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

433 PRESS RELEASES
None.

There being no further business the Chair closed the meeting at 8:12pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 23-10-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01379/FUL	Sean Mitchell 27/10/2023	Cllr Skinner	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Jenn			93 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/23
23/01379/FUL - Amended plan				
Extension and renovation (including fenestration updates) of existing building to allow for 3 additional flats. Demolition of existing garage to facilitate the erection of new build block containing 4 flats and under croft parking area. Landscape alterations. A summary of the main changes are set out below: Bat survey report.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02186/FUL	Samantha Simmons 30/10/202	Cllr Granville	Haskins Design Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Shefik		3 Station Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/23
23/02186/FUL - Amended plan				
Change of use from Class E (commercial) to 2 residential apartments (Class C - residential) to the rear of the property with associated bin stores and cycle stores. Minor revisions to the front elevation of the building. Change of use of the front section of the building from an Art Gallery to a café and hot food takeaway and access to proposed flats. A summary of the main changes are set out below: Construction management plan as requested by KCC Highways team.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the change of use proposals, with the noise, odour and sunlight reports, and with the access arrangements to the rear of the property.				

Planning Applications Considered

Applications considered on 23-10-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02246/FUL	Abbey Aslett 03/11/2023	Cllr Gustard	DHA Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs McDowell	Stables West of Ashgrove Cott	Gracious Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/10/23	

23/02246/FUL - Amended plan

Conversion of the stable building to create a new 1-bedroom self-contained dwelling with associated parking, private garden, and landscaping. Access gate.

A summary of the main changes are set out below:

Correction to the height of the existing stables and the proposed dwelling.

Comment

Sevenoaks Town Council recommended refusal on the grounds that it would set an unwelcome precedent in the Area of Outstanding Natural Beauty.

Informative:

Sevenoaks Town Council also recommended that Planning Officers look at removing the permitted development on this agricultural building and other similar buildings in the vicinity.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02371/MMA	Samantha Simmons 27/10/202	Cllr Gustard	Smart Architecture Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Golding	Oak Croft	West Heath Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/10/23	

23/02371/MMA - Amended plan

Amendment to 22/00221/FUL.

A summary of the main changes are set out below:

Block plan updated to reflect roof height and roof design changes to the scheme.

Comment

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

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02444/FUL	Christopher Park 27/10/2023	Cllr Granville	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Thompson-Nurse		116 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/10/23	

Installation of an electric car park barrier at rear.

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that Kent Highways' comments can be addressed for pedestrian and traffic safety.

Planning Applications Considered

Applications considered on 23-10-23

6	<i>Plan Number</i> 23/02564/HOUSE	<i>Planning officer</i> Samantha Simmons 31/10/2023	<i>Town Councillor</i> Cllr Layne	<i>Agent</i> N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms T Lampart		48 The Crescent	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/10/23	
Demolition of existing single storey extension, replaced with new rear single storey extension. New roof and rooflight.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i> 23/02732/MMA	<i>Planning officer</i> Anna Horn 31/10/2023	<i>Town Councillor</i> Cllr Camp on behalf of Cllr Gra	<i>Agent</i> N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Booth		40 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/10/23	

23/02732/MMA - Amended plan

Amendment to 20/03396/LBCALT.

A summary of the main changes are set out below:

The applicant has provided an updated supporting heritage statement to provide:

- Details of the ceilings
- Details of the amended bricks on the frontage
- Details of replacement doors due to disposal of asbestos
- This document is to replace the previous two separate statements.

Comment

Sevenoaks Town Council recommended refusal on the following ground, unless the Planning Officer and Conservation Officer are satisfied with the amendments:

- That the designs are not in keeping with the character and heritage of the building.

8	<i>Plan Number</i> 23/02754/FUL	<i>Planning officer</i> Abbey Aslett 24/10/2023	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs T Shayler		30 Swanzy Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/10/23	

Demolition of existing garage and conservatory and the erection of an attached new dwelling.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the parking arrangements and that there will be no loss of amenity to neighbours.

Informative:

Parking at this location is under high pressure with an average of two vehicles per building, in addition to there being no turning head at the end of the road.

Planning Applications Considered

Applications considered on 23-10-23

9	Plan Number	Planning officer	Town Councillor	Agent
	23/02775/HOUSE	Stephanie Payne 30/10/2023	Cllr Ancrum	N/A
Applicant		House Name	Road	Locality
Mr S Tomkins			1 Pinewood Avenue	Eastern
Town		County	Post Code	Application date
				09/10/23
Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- That the fence and its decoration which have been installed without planning permission are contrary to Sevenoaks Town Neighbourhood Plan Policy L1 which promotes ecological networks such as hedgehog holes in fences,
- That the removal of the hedge is contrary to Sevenoaks Town Neighbourhood Plan Policy L4, which requires existing trees and hedgerows to be retained where possible, and further states that removal of trees and hedgerows should be justified, with any lost through development to be replaced within, or in close proximity to the site.

Informative:

Sevenoaks Town Council recommended that, if the Planning Officer is minded to approve the garage in its reduced form, the paving be conditioned to be porous, and that the garage be enured to the main dwelling and restricted from being used for residential purposes. The Town Council also requested that the removed hedge be reinstated.

10	Plan Number	Planning officer	Town Councillor	Agent
	23/02806/HOUSE	Stephanie Payne 30/10/2023	Cllr Daniell	Cobden Architectural Desi
Applicant		House Name	Road	Locality
Mr C Mattocks		12 Clenches Farm	Clenches Farm Road	Kippington
Town		County	Post Code	Application date
				09/10/23
Replacing front facing two rooflights with new dormer with window. Three new rooflights to flank roof. New rooflight to rear roof.				

Comment

Sevenoaks Town Council recommended approval subject to the conditions set by the Conservation Officer being followed.

11	Plan Number	Planning officer	Town Councillor	Agent
	23/02821/FUL	Anna Horn 06/11/2023	Cllr Gustard	N/A
Applicant		House Name	Road	Locality
Mr S Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				16/10/23
Removal of corrugated asbestos roof on OT/Dance studio area of school. Install new slated roof to match others.				

Comment

Sevenoaks Town Council recommended approval subject to Planning Officer and the Environmental Health Officer being satisfied with the safety measures proposed for the removal and disposal of the asbestos.

Planning Applications Considered

Applications considered on 23-10-23

12	<i>Plan Number</i> 23/02833/ADV	<i>Planning officer</i> Abbey Aslett 27/10/2023	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Utting			2-3 Dorset Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/23
Shop front sign.				

Comment

Sevenoaks Town Council recommended refusal, unless the Conservation Officer's concerns with the proposal can be resolved.

Informative:

E-cigarettes are a serious health hazard. The Town Council considers that this proposal would amount to the equivalent of a large street advertisement in a narrow historic street.

13	<i>Plan Number</i> 23/02872/LBCALT	<i>Planning officer</i> Anna Horn 30/10/2023	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Miss Kayleigh Buttigieg
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Nisbet		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/23
New structural works to strengthen the North Cellar ceiling at Knole.				

Comment

Sevenoaks Town Council recommended approval provided the Conservation Officer is content with the proposal.

14	<i>Plan Number</i> 23/02879/CONVAR	<i>Planning officer</i> Abbey Aslett 31/10/2023	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Colin Smith Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cronin		Oakbourne	5 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/23

Variation of condition 4 (permitted development - garage) of 00/02096/FUL for Erection of new detached double garage and conversion of existing garage into living accommodation as amended by plans received with letter dated 10.11.00 to be used fully as living accommodation.

Variation of condition 4 (PD rights) of Condition Number(s): Condition 4 Conditions(s) Removal: See Covering letter

The use of the garage shall be for storage and residential accommodation, and the building shall not be sold off or separated from the title of 5 Oakhill Road.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-10-23

15	Plan Number	Planning officer	Town Councillor	Agent
	23/02885/HOUSE	Abbey Aslett 31/10/2023	Cllr Daniell	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr & Mrs Bourne			82 Brattle Wood	Kippington
Town		County	Post Code	Application date
				10/10/23
Introduction of PV solar panels on roof of existing flat roof garage.				

Comment

Sevenoaks Town Council recommended approval.

16	Plan Number	Planning officer	Town Councillor	Agent
	23/02902/HOUSE	Summer Aucoin 02/11/2023	Cllr Dr Canet	Arkiplan Architectural Ltd
Applicant		House Name	Road	Locality
P Halfacre			30 Robyns Way	Northern
Town		County	Post Code	Application date
				12/10/23
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

17	Plan Number	Planning officer	Town Councillor	Agent
	23/02913/HOUSE	Abbey Aslett 03/11/2023	Cllr Dr Dixon	Harringtons 2006
Applicant		House Name	Road	Locality
Mr & Mrs Figaredo & Alvarez			6 Merlewood	St Johns
Town		County	Post Code	Application date
				13/10/23
Demolish garage, and erect two storey front and side extension, new bay window to front elevation, replacement roof raising ridge with gable to rear and rooflights, single storey rear extension, change elevational treatments and replacement fenestration.				

Comment

Sevenoaks Town Council recommended approval on the following conditions:

- That the conditions attached to 22/02147 are repeated on this planning application,
- That the Planning Officer and the Environmental Health Officer are satisfied that the proposed heat pump does, indeed, meet the appropriate noise limits.

18	Plan Number	Planning officer	Town Councillor	Agent
	23/02931/FUL	Stephanie Payne 06/11/2023	Cllr Granville	Open Architecture
Applicant		House Name	Road	Locality
Mr D Shrimpton		ECA Court	24-26 South Park	Town
Town		County	Post Code	Application date
				16/10/23
2 x air conditioning units with associated screening.				

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer and Environmental Health Officer are satisfied with the noise impact assessment.

Planning Applications Considered

Applications considered on 23-10-23

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02947/HOUSE	Stephanie Payne 06/11/2023	Cllr Gustard	Ideaplan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Johnson			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/23
Two rear dormer balconies.				

Comment

Sevenoaks Town Council recommended approval subject to Planning Officer being satisfied there is no loss of amenity to neighbours.