

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 6th November 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://www.youtube.com/watch?v=tPNgWrnlOwE>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

458 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

459 DECLARATIONS OF INTEREST

None.

460 DECLARATIONS OF LOBBYING

None.

461 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 23rd October 2023.

It was RESOLVED that the minutes be approved.

462 SEVENOAKS TOWN NEIGHBOURHOOD PLAN MONITORING AND IMPLEMENTATION GROUP MEETING DATE

The Committee received notice that the next STNP Monitoring and Implementation Group meeting will be held at 6pm on Monday 4th December 2023 at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG. It was noted that the Agenda would be published on 28th November 2023.

463 APPEALS

a) The Committee received notice that the following appeals had been DISMISSED and planning permission refused by the Planning Inspector:

- **APP/G2245/W/23/3317642: 22/03096/HOUSE – The Old Vicarage, High Street**
- **APP/G2245/Y/23/3317646: 22/03097/LBCALT – The Old Vicarage, High Street**

464 TEMPORARY ROAD CLOSURES: VARIOUS ROADS

The Councillors received and noted a report summarising upcoming road closures within Sevenoaks Town, as well as diversion routes and website links for further information.

465 UPDATE ON TICKET OFFICE PROPOSALS CONSULTED ON WITH TRANSPORT FOCUS AND LONDON TRAVELWATCH

The Committee received and noted an update provided by Govia Thameslink Railway (GTR) on the outcome of the Summer 2023 public consultation which was run by Transport Focus and London Travelwatch on the future of ticket offices.

466 RESULTS OF STC'S CONSULTATION FOR ADDITIONAL PARKING RESTRICTIONS IN THE KEEP CLEAR AREA AT CLARE WAY, KIPPINGTON

a) The Committee received and discussed the results of the above informal public consultation, as well as confidential responses that had been circulated separately. This consultation proposed to create additional parking restrictions to the existing "Keep Clear" area located at Clare Way.

b) Cllr Daniell reminded Councillors of the background to the proposals, whereby the restrictions had been requested in order to ensure that ambulances are able to enter and safely turn around at the end of the road.

c) At Cllrs request, the Town Clerk clarified the process for such consultation exercises as follows:

- Any related expenditure would need to be referred to the Finance and General Purposes Committee, as the Planning Committee does not have a budget
- STC would usually publicise any responses to the consultation and notify residents of its decision where possible

d) Councillors noted that responses to the consultation had been both strong and mixed, with both sides having valid arguments and no potential for compromise. It was agreed therefore, that the situation be kept under review in the hopes that the informal consultation and potential for subsequent Traffic Regulation Order would act as a successful deterrent to discourage vehicles blocking the turning point.

e) It was agreed that the situation be kept under review to monitor whether the area continues to be blocked, after which further action by way of introducing double yellow lines at the location may need to be taken.

f) It was **RESOLVED** that a follow-up letter to the road's residents be prepared for delivery by Kippington Ward Cllrs to notify residents of the Council's decision.

467 SDC LOCAL PLAN 2040: UPCOMING PUBLIC CONSULTATION

The Committee received notice that Sevenoaks District Council is due to hold the second part of its Regulation 18 consultation on the Local Plan 2040 between 23rd November 2023 – 11th January 2024. It was noted that the consultation period had been extended a further week longer than usual to account for the Christmas period.

b) Councillors noted that this consultation differed from the first Regulation 18 consultation, in its consideration of alternative methods of reaching the District's housing needs via Green Belt release.

c) Councillors received and noted a list of sites within Sevenoaks Town which had been proposed for allocation within the Emerging Local Plan. These had been approved for consultation by SDC's Development and Conservation (D&C) Advisory Committee on 31st October 2023.

d) It was noted that all other consultation documents as approved by the D&C Advisory Committee were available to view via the following link:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=361&Mid=3141&J=1>

e) Due to the volume of the consultation documents, it was agreed that Councillors would examine the documents before the next Planning Committee on 20th November 2023, with any comments to be forwarded for collation to the Planning Committee Clerk. Any Councillors wishing to form part of a Working Party dedicated to formulating a full response by the Town Council would also notify the Planning Committee Clerk.

468 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE

a) The Committee considered a proposal to nominate the land above the Sevenoaks Wildlife Reserve through which the Darent Valley path cuts, as an asset of community value.

b) Councillors agreed that securing the Green Belt site for continued community use to protect it from being released was important, and it was **RESOLVED** that the land be registered.

c) It was noted that further sites could be nominated under a future Agenda item once the current outstanding applications had been completed.

469 TARMAC & KCC LIAISON GROUP TERMS OF REFERENCE AND TOWN COUNCIL MEMBERSHIP

a) Councillors received and noted the Terms of Reference for the Tarmac & KCC Liaison Group, noting that it allows for two Sevenoaks Town Council members, in addition to any previous members of the former Quarry Liaison Group.

b) Councillors noted correspondence from Sevenoaks District Council, advising that any members of the Liaison Group would likely be expected to abstain from any future decisions via Planning Committee on the related site.

c) It was **RESOLVED** that Cllr Shea, Cllr Dr Canet and Cllr Wightman be nominated as members of the Tarmac & KCC Liaison Group.

470 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, received during the two weeks ending 30th October 2023.

471 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 30th October 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

472 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 7:51pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 6-11-23

1	Plan Number	Planning officer	Town Councillor	Agent
	23/01379/FUL	Sean Mitchell 17/11/2023	Cllr Skinner	Open Architecture
Applicant	House Name	Road	Locality	
Mr M Jenn		93 Hitchen Hatch Lane	St Johns	
Town	County	Post Code	Application date	
			27/10/23	

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 undercroft parking area. Landscape alterations.

A summary of the main changes are set out below:

Updated site plan and minor amendments to all elevations of new build i.e. colour change of brick, inclusion of balcony.

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the minor amendment.

2	Plan Number	Planning officer	Town Councillor	Agent
	23/01447/FUL	Christopher Park 09/11/2023	Cllr Michaelides	AVIM Consultancy Ltd
Applicant	House Name	Road	Locality	
Mr Santharaja		153 High Street	Town	
Town	County	Post Code	Application date	
			19/10/23	

23/01447/FUL - Revalidated plan

Installation of condensing unit to existing class E shop.

A summary of the main changes are set out below:

The applicant/agent will need to amend the red line to show the proposed development situated within the application site. The red line on the Site Location and Block Plans will need to match. Additionally, they may need to serve notice on other owners.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the newly revalidated plans.

3	Plan Number	Planning officer	Town Councillor	Agent
	23/02100/HOUSE	Samuel Odell 17/11/2023	Cllr Dr Canet	Blackburn Architects Limit
Applicant	House Name	Road	Locality	
Mr I Osburn	Pounsley House	Pounsley Road	ADJOINING - Dunton Gre	
Town	County	Post Code	Application date	
			27/10/23	

Adjoining Parish/Town Council Consultation:

Single storey rear and side replacement extensions and roof extensions with associated internal alterations.

Comment

Sevenoaks Town Council did not provide comment as the proposal is outside of its parish.

Planning Applications Considered

Applications considered on 6-11-23

4	Plan Number	Planning officer	Town Councillor	Agent
	23/02869/HOUSE	Summer Aucoin 13/11/2023	Cllr Dr Canet	Coleman Anderson Archit
Applicant		House Name	Road	Locality
Mr & Mrs Cook			67 Betenson Avenue	
Town		County	Post Code	Application date
				23/10/23
Single storey side extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

5	Plan Number	Planning officer	Town Councillor	Agent
	23/02950/HOUSE	Christopher Park 07/11/2023	Cllr Clayton	Harringtons 2006
Applicant		House Name	Road	Locality
Mrs Z Trotman			29 Hillingdon Rise	Eastern
Town		County	Post Code	Application date
				17/10/23
Erect raised decking with steps and privacy screen to rear garden.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied there will be no overlooking of neighbouring gardens.

6	Plan Number	Planning officer	Town Councillor	Agent
	23/02970/HOUSE	Stephanie Payne 15/11/2023	Cllr Michaelides	HCUH Group Ltd
Applicant		House Name	Road	Locality
Mr E & Mrs M Kevis & Cameron			20 The Drive	Town
Town		County	Post Code	Application date
				25/10/23

Demolition of part of basement and part of ground floor at rear of property and replacement with new basement and ground floor extension to the property. New rooflight and lantern to new extension. Alterations to fenestration. New solar panels (rear). Landscaping. Ground floor balcony (rear). New terrace outside basement (rear).

INVALIDATED 26/10/2023:

Now invalid due to site plan and location plan displaying red lines in different locations.

Comment

Application invalid.

Planning Applications Considered

Applications considered on 6-11-23

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02972/HOUSE	Summer Aucoin 08/11/2023	Cllr Daniell	Open Architecture
Applicant		House Name	Road	Locality
Mr J Bassant		Homefield Cottage	Oak Lane	Kippington
Town		County	Post Code	Application date
				18/10/23
Loft conversion above the existing garage with rooflights. New steps. Additional dormer and internal alterations to existing main dwelling.				

Comment

Sevenoaks Town Council recommended approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/03006/LDCEX	Samantha Simmons 15/11/202	Cllr Daniell	RE Planning LLP
Applicant		House Name	Road	Locality
Mr M Scragg		The New Beacon School	Brittains Lane	Kippington
Town		County	Post Code	Application date
				25/10/23
Erection of replacement pre-school unit facility and swimming pool building.				

Comment

Sevenoaks Town Council recommended approval.

9	Plan Number	Planning officer	Town Councillor	Agent
	23/03023/FUL	Sean Mitchell 20/11/2023	Cllr Gustard	Offset Architects
Applicant		House Name	Road	Locality
Mr L De Pascalis		Site Formerly Known as Seven	Oakhill Road	Kippington
Town		County	Post Code	Application date
				30/10/23
Demolition of existing open air school building and stores and construction of one single storey dwelling with parking and associated landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals are out of character for the area and represent overdevelopment in a Conservation Area, contrary to Policy EN4 of the Allocations and Development Management Plan and Policy C1 of the Sevenoaks Town Neighbourhood Plan.

Informative:

If the Planning Officer is minded to approve the application, Sevenoaks Town Council recommended that the Tree Officer's previous comments be taken into consideration, namely their recommendation that further information is required as to how the screw piles are to be installed within the RPAs of both trees without damaging their routes, with a condition for protection measures.

Planning Applications Considered

Applications considered on 6-11-23

10	Plan Number	Planning officer	Town Councillor	Agent
	23/03025/HOUSE	Summer Aucoin 15/11/2023	Cllr Michaelides	Harringtons 2006
Applicant		House Name	Road	Locality
Mr & Mrs Daisley		The Ridgeway	6 Ashley Close	Town
Town		County	Post Code	Application date
				25/10/23
Single storey extension (west). Part demolition of lean to (east). New pitched roof for garage. Loft conversion with rear dormer and front facing rooflights, alterations to fenestration. New wall and railings to front boundary incorporating exiting piers and gate. New patio area.				

Comment

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

11	Plan Number	Planning officer	Town Councillor	Agent
	23/03045/HOUSE	Summer Aucoin 17/11/2023	Cllr O'Hara	Sutton Architects Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Volpato			13 Lambarde Drive	Northern
Town		County	Post Code	Application date
				27/10/23
Demolition of existing conservatory. Replaced with single storey extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the proposed new bulk and scale of the extension in relation to existing and neighbouring observatories, and that they are satisfied there will be no adverse impact to the amenity, light, and privacy to neighbours.