

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 4th December 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/PEzoOWP9mYI?feature=share>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

4 Members of the Public

PUBLIC QUESTION TIME

None.

545 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

546 DECLARATIONS OF INTEREST

Cllr Granville and Cllr Camp declared that they had visited the application site of the following application, however they remained open-minded:

- **[Plan no. 6] 23/02970/HOUSE – 20 The Drive**

b) Cllr Granville declared that she had visited the application site of the following application, however that she remained open-minded:

- **[Plan no. 2] 23/02649/FUL – 9 Crownfields**

c) The Planning Committee Clerk declared an interest in the following application, as the applicant is her neighbour:

- **[Plan no. 9] 23/03159/HOUSE – 24 Betenson Avenue**

547 DECLARATIONS OF LOBBYING

None.

548 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 20th November 2023.

It was **RESOLVED** that the minutes be approved.

549 APPEALS

a) The Committee received notice that the following appeal had been submitted to the Planning Inspectorate:

- **APP/G2245/D/23:3328771: 22/03572/HOUSE – 72 Brattle Wood**

b) It was noted that the Appeal would be processed under the Householder Appeals Service with no opportunity to submit comment, however that STC may modify or amend previous representation. This was not considered necessary.

550 APPEALS

a) The Committee received copy of the revised decision letter for the following appeal, which corrected the reason for appeal and list of appearances for the Local Planning Authority:

- **APP/G2245/W/22/3308246: 21/04236/out – Land at Brittain's Lane**

b) It was noted that this letter supersedes that issued on 7th July 2023, however that the decision to dismiss the appeal remained the same.

551 APPEALS

a) The Committee received copy of the revised decision letter for the following appeal, which corrected the site address.

- **APP/G2245/W/22/3294524: 21/02502/PAC – 160 London Road**

b) It was noted that this letter supersedes that issued on 3rd July 2023, however that the decision to allow the appeal remained the same.

552 APPEALS

a) The Committee received notice that the following appeal had been ALLOWED and planning permission Granted by the Planning Inspector:

- **APP/G2245/D/22/3308941: 22/00893/HOUSE – The Old Bakehouse, Six Bells Lane**

553 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the following application is due to be discussed by the Development Management Committee on 7th December 2023.

- **23/02299/FUL – Tor Na Coille, 1 Ashley Road**

b) It was noted that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ15DYBKGKC00>

c) It was **RESOLVED** that Cllr Michaelides be registered to speak on behalf of Sevenoaks Town Council.

554 UPDATE ON KCC'S FAMILY HUB AND COMMUNITY SERVICES CONSULTATIONS

a) The Committee received notice that the findings of Kent County Council's Community Services Consultations had been published via KCC's Cabinet Agenda papers for 30th November 2023.

b) Cllr Clayton noted that the future of Spring House remained unclear, due to an apparent error in the Agenda report which listed it as both to be lost, and to be retained. It was agreed that the Planning Committee Clerk would seek clarification of this and report back to members.

555 KENT COUNTY COUNCIL AMENDMENT 47 ORDERS 2023: A WAITING RESTRICTIONS ORDER ON VARIOUS ROADS IN SEVENOAKS

a) It was noted that KCC had made the above order to introduce or amend existing double yellow lines in various roads in Sevenoaks District, including at Bayham Road, St Georges Road, St Johns Road, St James Road, and Serpentine Road.

b) It was noted that the proposed Order was consulted on between 26th May 2023-19th June 2023, with the Town Council's support of the proposals agreed on 5th June 2023, and submitted shortly thereafter.

c) It was noted that the Order would remain on public deposit until 1st January 2024.

556 PUBLIC CONSULTATION ON KCC'S DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY

a) Councillors received notice that KCC had launched a public consultation on its draft new Local Flood Risk Management Strategy, which will cover a 20 year period including 5 year review.

b) It was noted that the draft strategy, as well as opportunity to respond to the consultation was available via the following link:

<https://letstalk.kent.gov.uk/local-flood-risk>

c) Cllrs agreed that the Town Council should formally respond to the consultation, as flooding is an important and prevalent issue in Sevenoaks Town.

d) Cllr Granville questioned the criteria under which the flooding authority can be consulted on and review planning applications, and it was agreed that this issue would be raised in the Town Council's response, with a request for the criteria to be widened to consider smaller proposals.

e) It was **RESOLVED** that Cllr Granville organise her notes for presenting to the Committee at a later date, with Cllrs to forward any contributions to her for collating.

557 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 27th November 2023.

b) Cllrs questioned why the Case Officer had not been able to condition permeable surfaces on the Grant of Approval for 23/02553/FUL, and it was **RESOLVED** that the Planning Committee Clerk seek clarification on this matter.

558 PLANNING APPLICATIONS

(a) Minute Items 558.b.i-iii, as well as consideration of their corresponding planning applications, were moved further up the Agenda and considered after agreement 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.

i) [Plan no. 6] 23/02970/HOUSE – 20 The Drive (For)

ii) [Plan no. 2] 23/02649/FUL – 9 Crownfields (Against)

iii) [Plan no. 2] 23/02649/FUL – 9 Crownfields, (For) *Statement read aloud by the Chair on behalf of the applicant*

(c) The Committee considered planning applications received during the two weeks ending 27th November 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

559 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:19pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 4-12-23

1	Plan Number	Planning officer	Town Councillor	Agent
	23/02100/HOUSE	Samuel Odell 11/12/2023	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	
			20/11/23	
23/02100/HOUSE - Amended plan				
ADJOINING PARISH CONSULTATION				
Single storey rear & side replacement extensions, and roof extensions to dwellinghouse with associated internal alterations. Replace existing garage and laundry building with erection of annex outbuilding for purposes incidental to the enjoyment of the dwellinghouse. Demolition of existing outbuildings.				

Comment

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

2	Plan Number	Planning officer	Town Councillor	Agent
	23/02649/FUL	Stephanie Payne 06/12/2023	Cllr Willis	Blackburn Architects Limit
Applicant	House Name	Road	Locality	
Mr & Mrs Light		9 Crownfields	Town	
Town	County	Post Code	Application date	
			15/11/23	
23/02649/FUL - Revalidated plan				
Sub-division of land. Erection of detached dwelling with associated parking.				

Comment

Proposed from the Chair with Cllr Willis' apologies:

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:

- Overdevelopment of the site, with the unusual topography meaning that neighbours will be unreasonably impacted.
- That the proposed new building is substantially bigger and not in keeping with the other surrounding properties.
- Concern about the impact on hydrology, as the area is prone to flooding and it seems likely that this building will exacerbate the issue
- Potential impact on the environment and eco-system
- Lack of clear evidence that the development will deliver the 10% Biodiversity Net Gain required by the Sevenoaks Town Neighbourhood Plan Policy L1.

Planning Applications Considered

Applications considered on 4-12-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02770/HOUSE	Christopher Park 11/12/2023	Cllr Granville	CooperHBC
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Voss			10 Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/23
23/02770/HOUSE - Amended plan				
Replacement of front door. Internal alterations.				
A summary of the main changes are set out below:				
Following comments made by the conservation officer, the plans have been amended to exclude the rooflight.				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the amendment.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02771/LBCALT	Christopher Park 11/12/2023	Cllr Granville	CooperHBC
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Voss			10 Six Bells Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/23

23/02771/LBCALT - Amended plan

Replacement of front door. Internal alterations. Rooflight.

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the amendment.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02951/HOUSE	Summer Aucoin 05/12/2023	Cllr O'Hara	Forte Services Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moore			39 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/23

Demolish existing timber and glass lean-to at the rear, and construct a side return infill extension. New window to be added to the rear.

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that the design and materials are in keeping.

Planning Applications Considered

Applications considered on 4-12-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02970/HOUSE	Stephanie Payne 14/12/2023	Cllr Willis	HCUK Group Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr E & Mrs M Kevis & Cameron		20 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/11/23	

23/02970/HOUSE - REVALIDATED plan

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).

A summary of the main changes are set out below:

Amended site location plan and drawings received on 14/11/2023.

Comment

Proposed from the Chair with Cllr Willis' apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that this doesn't constitute overdevelopment, and both the Planning Officer and Conservation Officer being satisfied with the designs and materials.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02990/HOUSE	Stephanie Payne 05/12/2023	Cllr Clayton	Offset Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs J O'Donnell		10 Park Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/23	

Single storey side and rear extensions with a roof terrace with steps. Privacy screening. Alteration to fenestration. New oriel bay window. Variation of the sunken terrace shape. Reposition of steps leading to ground floor terrace.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied measures are taken to reduce overlooking of the neighbouring garden.

Planning Applications Considered

Applications considered on 4-12-23

8	Plan Number	Planning officer	Town Councillor	Agent
	23/03070/FUL	Abbey Aslett 14/12/2023	Cllr Michaelides	Ibbett Mosely
Applicant		House Name	Road	Locality
Mr S & Mrs J Martin & Aornford			43B London Road	Town
Town		County	Post Code	Application date
				23/11/23
Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units. /Amended letter received 27-11-2023/ A summary of the main changes are set out below: Clarification of proposal description.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the designs and materials, and the Conservation Officer being satisfied that there is not a negative impact on this key stretch of the High Street Conservation Area.

9	Plan Number	Planning officer	Town Councillor	Agent
	23/03159/HOUSE	Samuel Odell 08/12/2023	Cllr Shea	Offset Architects
Applicant		House Name	Road	Locality
Mr T Grant			24 Betenson Avenue	Northern
Town		County	Post Code	Application date
				17/11/23
Demolition of conservatory and construction of two storey side extension and single storey rear extension with roof lantern. New rooflight on New front porch.				

Comment

Proposed from the Chair with Cllr Shea's apologies:

Sevenoaks Town Council recommended approval subject to:

- The small window located at the side elevation of the two storey extension being conditioned as permanently obscure glazed,
- The materials being consistent with the Residential Character Area Assessment;
- The Planning Officer being satisfied that the proposed extension does not impact the amenity or privacy of neighbouring properties;
- The Planning Officer being satisfied that parking arrangements are satisfactory for a house of this size and in line with appropriate planning policy.

Planning Applications Considered

Applications considered on 4-12-23

10	Plan Number	Planning officer	Town Councillor	Agent
	23/03185/FUL	Anna Horn 08/12/2023	Cllr Michaelides	DHA Planning
Applicant		House Name	Road	Locality
Ms N Holmes		Wetton Cleaning Services Ltd E	2 Pembroke Road	Town
Town		County	Post Code	Application date
				17/11/23
Conversion and extension of the existing property to create 8 x new dwellings and new office provision.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with the designs and materials,
- The Planning Officer being satisfied that the additional bulk and height of the development will not overshadow or overwhelm the single storey houses and bungalows located behind it,
- The Conservation Officer being satisfied that the application will not have a negative impact on a distinctive building on the edge of two Conservation Areas,
- The removal of Permitted Development Rights for the extension, to restrict the addition of further storeys without a planning application,
- A condition being imposed for the retention of access and parking facilities for the residents of 1-4 Pembroke Mews.

11	Plan Number	Planning officer	Town Councillor	Agent
	23/03221/HOUSE	Summer Aucoin 05/12/2023	Cllr Granville	Nadia Ledger Architects
Applicant		House Name	Road	Locality
Mrs J Bunt			19 The Drive	Town
Town		County	Post Code	Application date
				14/11/23
Demolition of existing conservatory to replace with a single storey rear extension with flat roof and rooflights. Internal alterations. New patio and steps with associated works.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the increased bulk of the replacement extension does not overshadow neighbours at 21 The Drive.

12	Plan Number	Planning officer	Town Councillor	Agent
	23/03278/HOUSE	Samuel Odell 12/12/2023	Cllr Dr Canet	Mr Joshua Eves
Applicant		House Name	Road	Locality
Mr J Dalton			32 Otford Road	Northern
Town		County	Post Code	Application date
				21/11/23
Proposed ground floor rear extension with roof lantern. Alteration to fenestration. Demolition of chimney stack.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the chimney stack can be removed without negatively impacting the character of the terraced houses, and that a satisfactory design can be achieved to mitigate this.

Planning Applications Considered

Applications considered on 4-12-23

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03350/HOUSE	Abbey Aslett 15/12/2023	Cllr Gustard	Anderson North Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Bilimoria			8 Middlings Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/23
Two storey side extension with dormer. Alterations to fenestration.				

Comment

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