

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 16th December 2019 at 7:02 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Apologies	Cllr Raikes	Apologies
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present – Arrived 7.10pm

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Planning Assistant
 4 Members of the Public

PUBLIC QUESTION TIME

None

413 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

414 **DECLARATIONS OF INTEREST**

Councillor Shea declared a non-pecuniary interest in the following application:

[Plan no. 5] 19/03151/FUL: Alice's Tea Shop, 114 St John's Hill

415 **DECLARATIONS OF LOBBYING**

Councillor Waite declared that he had been lobbied on the following application:

[Plan no. 3] 19/02971/FUL (AMENDED): Summerhill, Seal Hollow Road

Councillor Piper declared that he had been lobbied on the following application:

[Plan no. 10] 19/03290/HOUSE: 42 The Rise

416 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 2nd December 2019, previously approved at Council on 9th December 2019. **It was RESOLVED that** that the minutes be received and signed.

417 SEVENOAKS TOWN NEIGHBOURHOOD DEVELOPMENT PLAN (STNDP)

The Committee received the minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee meeting held on Monday 2nd December 2019.

It was RESOLVED that the minutes be approved and signed.

INFORMATIVES:

The strategic policies of Sevenoaks Town Council's Neighbourhood Development Plan must be in accordance with those of Sevenoaks District Council's emerging Local Plan. The Local Plan has been undergoing an Examination process. However, in October 2019, the Planning Inspectorate took the decision to cancel the remainder of the Examination Hearings, due primarily to concerns around the evidence which the District Council had provided to confirm that it had carried out its Duty To Co-operate (DTC) with neighbouring Local Planning Authorities.

The question was raised as to whether the forthcoming STNDP Public Consultation, to be launched in January 2020, might potentially be rendered invalid, given the likelihood of further delays to the Local Plan, as outlined above. However, the Town Clerk confirmed that, on the advice of its professional Consultant, Sevenoaks Town Council would continue to adhere to its previously agreed schedule. This would ensure that the document would be ready for insertion into the Local Plan. The Town Clerk advised the Committee that the Consultation would remain valid and that in the unlikely event of unforeseen major changes to the Sevenoaks Town component of the Local Plan, Sevenoaks District Council would arrange the statutory public consultation timetable.

418 KENT MINERALS AND WASTE LOCAL PLAN 2013-30

(a) The Committee received and noted an email from Kent County Council regarding the following consultations and noted that the full supporting documentation for these may be accessed online, via the respective links to the KCC website (below):

- Consultation on the Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30
https://consult.kent.gov.uk/portal/mwcs/early_partial_review_2017/epr_proposed_modifications?tab=files
- Consultation on the Proposed Modifications to the Minerals Sites Plan
https://consult.kent.gov.uk/portal/second_call_for_sites_2016/msp_proposed_modifications?tab=files

INFORMATIVE: With regards to the **Consultation on the Proposed Modifications to the Minerals Sites Plan**, it was requested that Officers provide Councillors with details of the locations of the three allocated specific sites.

(b) The Committee received and noted the following associated documents:

- i. Statement of Representations Procedure
- ii. Representations Guidance
- iii. Representations Form – Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30
- iv. Representations Form - Proposed Modifications to the Minerals Sites Plan

- (c) The Committee noted that the deadline for submitting representations is midnight on Tuesday 14th January 2020. **It was RESOLVED that** the item be brought back to the next Planning Committee Meeting, on Monday 13th January 2020.

INFORMATIVE: Please could Councillors email any comments to the Planning Committee Clerk at planning@sevenoakstown.gov.uk

419 FORTHCOMING TARMAC PRESENTATION

The Committee noted that the agenda for the next Planning Committee meeting on 13th January 2020 would include a presentation from Tarmac Ltd on proposals related to the Sevenoaks Town Neighbourhood Development Plan (STNDP) and Sevenoaks District Local Plan, with regards to the Sevenoaks Quarry site.

420 APPEALS

The Committee received notice that the following appeal had been dismissed:

APP/G2245/D/19/3236982 19/01820/HOUSE: 14 Braeside Avenue

INFORMATIVES:

Sevenoaks Town Council recommended approval at Planning Committee on 15th July 2019.

Sevenoaks Town Council was pleased to note that the Planning Inspector had adhered to guidance contained in the Residential Character Area Assessment SPD.

421 DISCOVER GATWICK 2019/20

- (a) The Committee received and noted a further invitation from Community Engagement at Gatwick Airport to forthcoming “behind the scenes” events, on the following dates:

- Thursday 16th January 2020
- Thursday 13th February 2020

- (b) Councillors requested places as follows (bookings TBC):

- Thursday 16th January: Cllrs Granville-Baxter and Shea
- Thursday 13th February: Cllr Parry

422 HOLIDAY PERIOD: ARRANGEMENTS FOR PLANNING APPLICATIONS

- (a) The Committee noted that Sevenoaks Town Council Offices will close for the holiday period at **4pm on Tuesday 24th December 2019** and will re-open at **8.45am on Thursday 2nd January 2020**.

- (b) The Committee noted that the next Planning Committee Meeting will take place on **Monday 13th January 2020**.

- (c) The Committee noted that planning applications received after 10th December 2019 with a comment deadline which falls before, or on, Monday 13th January 2020, will be considered under Chairman’s Action.

423 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement:

[Plan no. 10] 42 The Rise - Against

[Plan no. 3] Summerhill, Seal Hollow Road – Against

INFORMATIVES with regards to Plan no. 3:

- The applicant and agent were unable to attend the meeting. At their request, the Chairman read out a statement in support of the application. This had also been circulated to Councillors via email, prior to the meeting.
- In addition, at the request of the applicant, Councillors were provided with printed copies of the response from a Consultant Arboriculturalist to objections raised over Tree Protection. This had also been circulated to Councillors by email prior to the meeting.

(c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 10th December 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

424 PRESS RELEASES

None.

Finished: 8.19pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 16-12-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02633/FUL	Emma Gore 17-12-2019	Cllr Bonin	Mr Blunt 01233 713870
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Macdonald			3 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/19
Proposed replacement detached dwelling, store, retaining wall and widening existing access. 19/02633/FUL - Amended plan Amended materiality.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the new exterior materials proposed.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02805/LBCALT	Emma Gore 29-12-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/19
Conversion of existing redundant commercial building to provide 6 self-contained flats.				

Comment

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

Planning Applications Considered

Applications considered on 16-12-19

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02971/FUL	Mark Mirams 27-12-2019	Cllr Waite	Ms J Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/19
Demolition of existing garage and erection of two single garages to serve plots 1 and 2, to be constructed and occupied only in connection with the two dwellings approved under consent references SE/18/00158/OUT and SE/18/02903/CONVAR. 19/02971/FUL - Amended plan Revised Tree Protection Plan/Revised Garage Site Plan and email response from applicants to address concerns raised about the existing protected tree.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

-The continued additional risk posed to the mature Oak Tree which has a TPO in place, given that the most recent documentation provided by the applicant is unclear with regards to the exact nature and thickness of the concrete stand of the garage to Plot 2, which is situated within the Root Protection Area.

-Overdevelopment of the site and density issues.

-The proposal is not consistent with guidance contained in the Residential Character Assessment SPD.

INFORMATIVE: Cllr Parry abstained from voting.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03127/HOUSE	S Simmons 29-12-2019	Cllr Morris Brown	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cornwell			14 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/19
Small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration. 19/03127/HOUSE Amended plan Window design amended on front elevation of dwelling.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

-The proposed windows are not in keeping with the Conservation Area.

-The proposal is detrimental to the street scene.

INFORMATIVE: Sevenoaks Town Council expressed concern regarding potential loss of light to the rear of the property and to no. 13 Bethel Road.

Planning Applications Considered

Applications considered on 16-12-19

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03151/FUL	Rebecca Fellows 24-12-2019	Cllr Clayton	Mr Thompson 01689 836 224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis		Alices Tea Shop	114 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/19
Change of use from A1 (retail) to B1 (office) and associated works including replacement signage.				

Comment

Sevenoaks Town Council recommended approval, provided the applicant is able to demonstrate that there is adequate parking to cater for an 150% increase in the number of people working on the site.

INFORMATIVE: Sevenoaks Town Council regrets that the proposal runs contrary to its emerging Sevenoaks Town Neighbourhood Development Plan (STNDP) which seeks to promote Northern St John's as a neighbourhood centre for retail.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03252/HOUSE	S Simmons 18-12-2019	Cllr Parry	Mr Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Walsh			83A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/19
Single storey extension with rooflights to the south west elevation, double storey extension to the north west elevation, new dormer window to the south east elevation and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03261/HOUSE	S Simmons 20-12-2019	Cllr Granville-Baxter	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Gilmour			4 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/12/19
Single storey side and rear extensions.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no encroachment onto the adjoining neighbouring property, by ensuring that any guttering, roofing or rainwater run-off remains within the applicant's curtilage.

Planning Applications Considered

Applications considered on 16-12-19

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03267/HOUSE	S Simmons 24-12-2019	Cllr Parry	Mr Knight 02084 645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Elliot Larkin Surveyors			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/19
Demolition of existing garage and erection of a double storey side and ground floor rear extension, alterations to front fenestration to include new roof to porch and rear dormer extension with front roof lights.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03288/HOUSE	S Simmons 19-12-2019	Cllr Waite	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lansdale			61 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/12/19
Demolition of existing conservatory and construction of replacement single storey orangery.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03290/HOUSE	Alexis Stanyer 28-12-2019	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Stead			42 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/19
Demolition of existing conservatory, single garage & summerhouse and construction of a linked single garage to side, part two/part single storey extension to rear and raising the roof to incorporate a second floor accommodation. Alteration to fenestration and construction of a Pool House and swimming pool and associated landscaping works.				

Comment

Sevenoaks Town Council recommended approval, subject to:

-The Arboricultural Officer being satisfied that TPOs have been applied to all significant trees, both along the border and in the garden.

-The submission of a detailed planting scheme.

-The Planning Officer being satisfied with the dimensions.

INFORMATIVE: Cllr Morris Brown abstained from voting.

Planning Applications Considered

Applications considered on 16-12-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03294/HOUSE	Alexis Stanyer 19-12-2019	Cllr Raikes	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/19
Erection of a single storey rear extension at lower ground floor level, an extension to the rear terrace with a canopy over part of the terrace and associated external landscaping.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03299/HOUSE	Rebecca Fellows 24-12-2019	Cllr Bonin	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/19
Demolition of existing single storey extension and erection of a two storey extension. New single storey side extension. Internal and external alterations. Associated landscape works.				

Comment

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

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03300/LBCALT	Rebecca Fellows 24-12-2019	Cllr Bonin	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/19
Demolition of existing single storey extension and erection of a two storey extension. New single storey side extension. Internal and external alterations. Associated landscape works.				

Comment

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

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03323/MMA	Alexis Stanyer 27-12-2019	Cllr Shea	Mr Gay 07748 778563
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Garner			46 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/19
Amendment to 18/02260/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-12-19

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03332/HOUSE	S Simmons 02-01-2020	Cllr Camp	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Hall			56 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/12/19
Creation of parking area with retaining wall and steps.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- Inadequate sightlines when exiting the parking space onto Camden Road.
- There is no provision for adequate visibility and this would result in conditions harmful to highway safety.
- The proposal is detrimental to the street scene.