

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 28<sup>th</sup> October 2013 at 7pm

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**Present:**

**Committee Members**

Cllr S Arnold	<b>Present</b>	Cllr A Eyre	<b>Present</b>
Cllr C L L Baker	<b>Present</b>	Cllr R M C Hogarth	<b>Present</b>
Cllr N J L Busvine OBE	<b>Present</b>	Cllr Mrs M A London	<b>Present</b>
Cllr J M Canet	<b>Present</b>	Cllr R J Parry	<b>Arr:7:25pm</b>
Cllr G R S Clack	<b>Arr:7:02pm</b>	Cllr R L Piper	<b>Present</b>
Cllr A S Clayton	<b>Arr:7:12pm</b>	Cllr S G Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Mrs M E Crabtree - <b>Vice Chairman</b>	<b>Apologies</b>	Cllr P E Towell	<b>Present</b>
Cllr Mrs A E Dawson	<b>Apologies</b>	Cllr Mrs P C Walshe	<b>Present</b>

Deputy Town Clerk  
Committee Clerk  
1 Member of the Public

**PUBLIC QUESTION TIME**

None

**222 REQUESTS FOR DISPENSATIONS**

No requests were received.

**223 DECLARATIONS OF INTEREST**

Cllr Piper declared a disclosable pecuniary interest in planning application:  
[2] 13/02889/HOUSE – 1 Beaconfields  
And left the room during voting and discussion.

Cllr Eyre declared a non-pecuniary interest in planning application:  
[2] 13/02889/HOUSE – 1 Beaconfields

Cllr Hogarth declared a non-pecuniary interest in planning application:  
[8] 13/02955/HOUSE – 11 Birch Close

**224 MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 14<sup>th</sup> October 2013 October, be received and signed.

**225 FUTURE OF THE FORMER WILDERNESSE SCHOOL SITE**

The Committee noted that a presentation on the proposals for the Wildernesse School site will take place prior to the Planning Committee Meeting on the 11<sup>th</sup> November 2013.

It was requested that Councillors forward any detailed questions to the Clerk to allow them to be forwarded onto the Consultants prior to the presentation.

It was noted that Councillors wished to know whether there was a sports plan for the site for both school and community use.

226 STREET NAMING AND NUMBERING

The Committee received and considered a report compiled by the Town Clerk on Street Naming and Numbering functions.

It was **unanimously RESOLVED** that STC put forward the suggestion to SDC that the Town Council to take over responsibility for Street Naming and Numbering within Sevenoaks Town given the more detailed local and historic knowledge of members.

227 HIGHWAYS

(a) The Committee received and noted the following road closure notices

i) St Botolph's Road, Dartford Road – 10th November 2013

(b) The Committee received and considered a response to Kent County Council's Highway Survey for Town and Parish Councils.

It was **RESOLVED** that:

i) The comments made on the Survey at the meeting be forwarded to Kent County Council.

ii) After reporting Highway Faults to Kent County Council Councillors then forward the fault reference number to the Clerk to allow progress to be tracked.

iii) A letter be sent to The Director of Highways and Transportation at KCC and Cllr David Brazier highlighting the need for a circular bus service within Sevenoaks stopping at Sevenoaks Station, and the knock on effect such a service could have on traffic reduction.

228 LICENSING

The Committee Noted Cllr Clayton attended the Licensing Hearing for 13/02319/LAPRE – Sevenoaks Indoor Bowls Centre 28<sup>th</sup> October 2013 to speak on behalf of Sevenoaks Town Council, representation arranged under Chairman's Action.

It was noted that the licence had been granted.

229 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 24<sup>th</sup> October 2013:

It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 13/02969/WTCA – 1 Clenches Farm Clenches Farm Road – Cllr Parry  
Re: G1 Row of 3 no. semi-mature Silver Birch and 1 no. adjacent young Oak located within the rear garden of the property, flanking the right side boundary - Fell 2 no. Silver Birches, retaining the middle Silver Birch tree, to near ground level by dismantling in sections. (Conservation Area)

*Sevenoaks Town Council recommended approval.*

- ii. 13/02976/WTCA – Romany 100 Oakhill Road – Cllr Eyre  
Various works to trees (Conservation Area).

*Sevenoaks Town Council recommended approval.*

- iii. 13/03073/WTCA – Little Croft, 20 Woodland Rise – Cllr Mrs Crabtree  
Various works to trees (WTCA)

*Sevenoaks Town Council recommended refusal and that a TPO be placed on the trees, unless the Arboricultural Officer is satisfied that the works are required.*

- iv. 13/03059/WTCA- Brackenhurst 144 Kippington Road – Cllr Eyre  
Various works to trees

*Sevenoaks Town Council recommended approval.*

- v. 13/03016/WTPO – White Lodge Close – Cllr Raikes  
T1/2/3 Lime x 3 - Crown reduce in height by 4.0m, T4 Beech - Reduce encroachment from the garden by 4.0m, T5/6/7/8 Lime x 4 - Crown reduce in height by 3.0m, T9 Lime - Crown reduce in height by 4.0m, T10 Lime Crown reduce in height by 3.5m and width 2.0m, Remove smallest trunk completely at the base. (T.P.O.) T13 Cherry - Fell to ground level (The tree is in decline)

*Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied that the work is necessary.*

- vi. 13/03020/WTCA – 14 Argyle Road – Cllr Mrs London  
Reduce crown by approx 1m-1.5m and lift crown by 1m to 1 Lime tree (Conservation Area)

*Sevenoaks Town Council recommended approval.*

- vii. 13/02086/WTPO – The Oaks, Little Julians Hill – Cllr Parry  
Beech T1 to be reduced by 5-6 feet back to previous cut points. Beech T2 to be reduced by 5-6 feet back to previous cut points. (T.P.O.)

*Sevenoaks Town Council recommended approval.*

(b) The Committee received and noted that the following applications had already been determined by Sevenoaks District Council:

- i. 13/02919/WTPO – 90A Mount Harry Road  
Various works to 3 Scots Pine trees [21-10-13]  
Permission not required (17-10-13)

(c) The Committee received and noted the making of the following tree preservation order:

- i. HW/TPO/03/2013 – Traffic Island, Middlings Rise

## 230 REPRESENTATION AT DEVELOPMENT CONTROL MEETINGS

The Committee received and considered sending a representative to speak on the following applications due to be determined at the Sevenoaks District Council Development Control meeting on the 31<sup>st</sup> October 2013, 7pm, District Council Offices

- i. SE/13/01635/FUL - Mill House, Mill Lane  
It was **RESOLVED that** Cllr Canet attend to speak on behalf of Sevenoaks Town Council.
- ii. SE/13/01288/FUL - 1 Holly Bush Lane  
It was **RESOLVED that** Cllr Mrs Walshe attend to speak on behalf of Sevenoaks Town Council.

- iii. SE/13/02654/HOUSE - 3 Hollybush Close  
It was **RESOLVED that** Cllr Mrs Walshe attend to speak on behalf of Sevenoaks Town Council.

231 PLANNING APPEALS

(a) The Committee received and noted that the inspector has allowed the following appeal:

- i) 13/2201993 – 19 Woodside Road

232 PLANNING APPLICATIONS

(a) The Committee received and noted the comments on the schedule attached to the agenda were to Sevenoaks District Council under Chairman's Action on the 21<sup>st</sup> October 2013 (copy attached)

(b) The meeting was adjourned to enable a member of the public to speak on the following planning application:

- i) [9&10] 13/02958/FUL – 6 St Botolphs Road – In Favour

(c) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 24<sup>th</sup> October 2013 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

233 PRESS RELEASE

None.

The meeting closed at 8:53pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 28-10-13

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02847/HOUSE	B Phillips 31-10-2013	Cllr Parry	Mr J Cook 01634 270555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Z Anderson			14 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/13
<b>Demolition of existing garage and erection of new garage and two storey side extension with basement.</b>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02889/HOUSE	H Broughton 07-11-2013	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Kneviitt			1 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/13
<b>Erection of 1st floor extension to front &amp; side (east) elevation and to front elevation (west). Erection of single storey extension with glass link to main house (west elevation). Rendering of entire property. Amendment to previously approved scheme reference 12/00457/HOUSE in order to change the glass roof to roof tiles.</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02903/HOUSE	M Holmes 05-11-2013	Cllr Parry	Mrs C Melody 01606 8379
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Saunders			99 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/13
<b>Demolition of existing conservatory &amp; erection of a single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02922/MMA	B Phillips 29-10-2013	Cllr Eyre	Mr M Tatham 01622 8132
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Digweed		Cavendish House	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/13
<b>Minor material amendment to application 12/01529/FUL for Demolition of the existing dwelling and attached garage and erection of a detached house and garage to show window positions, change types of windows, extra velux windows and addition of garden store.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 28-10-13

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02937/HOUSE	J Russell 29-10-2013	Cllr Clack	Mr D Roberts 01959 5321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Barlow			10 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/13
<b>Erection of a single storey rear and side extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02942/LBCALT	M Holmes 30-10-2013	Cllr Mrs London	Mr I Hutton 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pugh		Britannia	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/13
<b>1 x Non illuminated fascia sign</b>				
<b>1 x Non illuminated hanging sign</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02948/CONVAR	J Russell 07-11-2013	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gratton		Lidl Food Store	80 London Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/13
<b>Variation of condition No 5 of SE/12/01279/FUL (Demolition of existing buildings and erection of a Lidl food store with 70 car parking spaces, 12 covered secure bicycle spaces &amp; 4 short term bicycle spaces and associated landscaping. Closure of existing site access and creation of new site access. Erection of 2m high boundary fencing to rear &amp; North West side of site) - to allow slightly longer opening hours over the busy Christmas period.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 28-10-13

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02955/HOUSE	H Broughton 01-11-2013	Cllr Raikes	Mr D Allen 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Arduino			11 Birch Close	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/13
<p><b>Erection of a part two, part single storey front extension, erection of side extension incorporating the relocated garage with accommodation within roof space, raising of the roof height. Alterations to the fenestration. Creation of a new access driveway, conversion and connection of existing garage to the rear into habitable space with new catslide roof over.</b></p>				

**Sevenoaks Town Council recommended approval.**

**//Informative: The Town Council noted there were discrepancies in the planning documents with regards to the material of the proposed fenestration, fluctuating between White Timber and UPVC//**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02958/FUL	M Holmes 05-11-2013	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O. Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/13
<p><b>Demolition of existing garage and the erection of a 4-bed detached dwelling with basement, 12 solar panels. New crossover and subterranean single garage to no. 6 St Botolphs Road.</b></p>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

**1.The proposal is contrary to saved policy EN1 of the Sevenoaks District Local Plan, as the proposed dwelling is not 'compatible with scale, height, density and site coverage of other buildings in the area' and would have an adverse impact on the privacy and amenities of the locality.**

**2.The proposal is contrary to SP1 of the Sevenoaks Core Strategy which requires all development to be of high quality responding the character of the area, and the local character area assessment. The fact that the property is well set back and screened is insufficient to compensate for this.**

**//Informative: The Town Council requested that due to the nature of this application it should be referred the Development Control Committee for determination and not decided at Officer Level//**

# Planning Applications Considered

Applications considered on 28-10-13

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02958/FUL	M Holmes 07-11-2013	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O. Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/13
<p><b>Demolition of existing garage and the erection of a 4-bed detached dwelling with basement, 12 solar panels. New crossover and subterranean single garage to no. 6 St Botolphs Road.</b></p> <p><b>SE/13/02958/FUL - Amended plan</b></p> <p><b>Proposal description amended for clarification:</b></p> <p><b>Sub division of plot, demolition of existing garage and the erection of a 4 bed detached dwelling with basement and 12 solar panels on roof. New crossover and subterranean single garage to no. 6 St. Botolphs Road.</b></p>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

1.The proposal is contrary to saved policy EN1 of the Sevenoaks District Local Plan, as the proposed dwelling is not 'compatible with scale, height, density and site coverage of other buildings in the area' and would have an adverse impact on the privacy and amenities of the locality.

2.The proposal is contrary to SP1 of the Sevenoaks Core Strategy which requires all development to be of high quality responding the character of the area, and the local character area assessment. The fact that the property is well set back and screened is insufficient to compensate for this.

**//Informative: The Town Council requested that due to the nature of this application it should be referred the Development Control Committee for determination and not decided at Officer Level//**



# Planning Applications Considered

Applications considered on 28-10-13

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02967/HOUSE	J Russell 01-11-2013	Cllr Mrs Walshe	Mr R Seymour 07984 207
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Knight		Lyndhurst Cottage	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/13
<b>Extension to existing garage to provide car port, removal of existing roof and raising of garage roof height to facilitate first floor studio accommodation over garage.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- 1.The proposed development would introduce an unacceptably dominant addition to the built form of this small site, thus detracting from the character, the spatial quality and the appearance of the Conservation Area, contrary to saved policy EN23 of the Sevenoaks District Local Plan.
- 2.The proposed change of the roof to a steeper pitch would be out of keeping and out of scale both with Lyndhurst Cottage itself and the adjacent Coach House (no.7), the latter being assessed as ‘contributing to the character of the Conservation Area’ ; thereby the proposal would be contrary to saved policy of EN23 of the Sevenoaks District Local Plan.
- 3.This proposal would be detrimental to the residential amenities of the inhabitants of the Coach House next door, both by reason of overlooking and loss of natural light, the air pollution likely to arise from a car port so close to the kitchen and patio/eating area of the Coach House and the over-dominant and oppressive effect of the proposed 2 storey building less than 1 metre from the boundary of the property and thus contrary to saved policy EN1 of the Sevenoaks District Local Plan.

//Informative: The Town Council expressed concern about possible damage to the roots of trees in the neighbouring Coach House as a result of the proposed development. It was noted that works had already been carried out on a tree (in the Conservation Area) without permission//

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03015/HOUSE	M Holmes 06-11-2013	Cllr Eyre	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Cross			11 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/13
<b>Erection of single storey front extension with roof lights, single storey side extension with roof lights and chimney to left flank elevation.</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03043/HOUSE	B Phillips 11-11-13	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Davies			9 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/10/13
<b>The erection of a single storey rear extension, with balcony to the first floor, two roof lights to balcony area and the installation of two sun pipes.</b>				

**Sevenoaks Town Council unanimously recommended approval.**

# Planning Applications Considered

Applications considered on 28-10-13

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03072/HOUMM	J Russell 11-11-13	Cllr Clack	Mr Cooper 01892 533 321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Newby			17 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/10/13
<b>Minor material amendment to application SE/13/01314/HOUSE (Demolition of the attached garage to facilitate the erection of rear and side extensions and internal alterations) - design changed.</b>				

**Sevenoaks Town Council recommended approval subject to the previous conditions of the original grant being carried forward.**