

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 14<sup>th</sup> October 2013 at 7pm

**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:7:04pm</b>
Cllr G R S Clack	<b>Apologies</b>	Cllr R L Piper	<b>Apologies</b>
Cllr A S Clayton	<b>Apologies</b>	Cllr S G Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Mrs M E Crabtree - <b>Vice Chairman</b>	<b>Present</b>	Cllr P E Towell	<b>Apologies</b>
Cllr Mrs A E Dawson	<b>Apologies</b>	Cllr Mrs P C Walshe	<b>Present</b>

Town Clerk  
Deputy Town Clerk  
Committee Clerk  
2 Members of the Public

### PUBLIC QUESTION TIME

None

#### 195 REQUESTS FOR DISPENSATIONS

No requests were received.

#### 196 DECLARATIONS OF INTEREST

Cllr Mrs Crabtree declared an interest in all items relating to Kent County Council.

Cllr Mrs Crabtree, Mrs London, and Raikes declared a non-pecuniary interest in item:  
(8)(a)(iv) Legh House, Woodland Rise.

Cllr Raikes declared non-pecuniary interest in planning application:  
[7] 13/02816/HOUSE – Cranes End, Wildernesse Avenue

Cllr Mrs London declared a non-pecuniary interest in planning application:  
[6] 13/02815/FUL – 63 Brittain Lane

Cllr Hogarth declared a non-pecuniary interest in item:  
(5) Neighbourhood Planning

It was noted that Cllr Eyre's interest in planning application [6] 13/02815/ FUL – 63 Brittain Lane is disclosed in his Notification of Disclosable Pecuniary Interests.

#### 197 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 30<sup>th</sup> September 2013, previously approved at Council on the 7<sup>th</sup> October, be received and signed.

The following errors in the minutes were noted:

- i) Item (b) of Tree Work should read "...tree **preservation** order..."
- ii) The recommendation on planning application [14] 3 Hollybush Close should read "...Knole Park **AONB**"

198 HIGHWAYS

The Committee received and noted the following road closure notices

- i) St James Road – 15th October 2013

199 NEIGHBOURHOOD PLANNING

(a) The Committee received and noted that Sevenoaks Town Council's request to designate the entirety of the Civil Parish of Sevenoaks as a Neighbourhood Area for the purposes of creating a Neighbourhood Plan went out to public consultation on 1st October 2013 (consultation period ending 11th November 2013)

(b) The Committee received and considered a report on Neighbourhood Planning updates.

It was noted that Seal Parish Council's meeting on the 10<sup>th</sup> October 2013 included a presentation by the Wildernesse Residents' Association on the proposed Wildernesse Estate NDO. The formal minutes have not been published, however it was reported that Seal Parish Council intended to hold a public meeting due to concerns regarding the proposed NDO boundary.

It was noted that a workshop would be held on the 26<sup>th</sup> November 2013, 7pm, Town Council Offices, to begin the formation of a steering committee for the Sevenoaks Neighbourhood Plan.

200 DEVOLUTION OF KENT METRO RAIL SERVICES

(a) The Committee received and considered documentation relating to the proposed devolution of Kent Metro rail services to Transport for London.

- i) Fact sheet: Rail devolution in London – effect on areas outside the Capital.
- ii) Letter from Boris Johnson, Mayor of London concerning proposed devolution of services.
- iii) Letter to Cllr David Brazier, Transport Portfolio Holder KCC
- iv) Notes of the meeting between Sevenoaks Rail Travellers Association and KCC Officers on 30th July 2013.

It was **RESOLVED that:**

- i) In principle the Town Council supports the devolution as proposed, and lobbies KCC, TfL, and The Mayor of London to look favourably on the proposal.
- ii) More detailed papers be included for consideration at a future Town Council Planning Meeting.

201 STREET NAMING AND NUMBERING

The Committee received and noted a letter of response from Sevenoaks District Council to Sevenoaks Town Council's requested modification to the naming scheme of 13/00091/SNN 1-55 Redwood Place with dismay.

It was **RESOLVED that** the Town Council make contact with the SDC Cabinet Member with responsibility for Street Naming and Numbering to discuss the possibility of devolution of this role to the Town Council.

202 TREE WORK

(a) The Committee considered Tree work applications received from the Sevenoaks District Council during the two weeks ending 10<sup>th</sup> October 2013. It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 13/02848/WTPO - 34A Woodside Road - Cllr Hogarth  
T1 Beech - Gamaderma Fungus at base. Stress Twisting and Fracture in trunk T2 Beech - Decay Fungus at base on scar. Decay in trunk. T3 Beech - Fairly advanced included bark between twin fork trunk at crown break point. To manage the three Beech trees by reducing back to previous cuts.(T.P.O.)  
  
*Sevenoaks Town Council recommended approval.*
- ii. 13/02796/WTPO – Chilcy, Little Julians Hill – Cllr Eyre  
Reduce crown by 20% of 1 Hornbeam tree (WTCA)  
  
*Sevenoaks Town Council recommended approval.*
- iii. 13/02794/WTCA – 53 Sandy Lane – Cllr Clayton  
Various works to trees (WTCA)  
  
*Sevenoaks Town Council recommended approval.*
- iv. 13/02891/WTPO – Legh House, Woodland Rise – Cllr Mrs Crabtree  
Various works to trees (WTPO)  
  
*Sevenoaks Town Council recommended approval.*
- v. 13/02914/WTCA – 102 Oakhill Road – Cllr Eyre  
G1 Group of trees overhanging the driveway consisting of several sycamores, 1x conifer, 1x goat willow. - Crown lift all the overhanging trees by 1-2m in order to allow more light below. T1 Large conifer at start of driveway growing against the stone wall - Tree is visibly pushing the wall and causing cracks and damage, with the potential for the wall to collapse onto the pavement - Fell tree to near ground level.(Conservation Area)  
  
*Sevenoaks Town Council recommended approval.*
- vi. 13/02928/WTCA – The Old Bakehouse, Six Bells Lane – Cllr Mrs London  
Fell two mature Silver Birch trees to near ground level. (CA)  
  
*Sevenoaks Town Council recommended approval.*
- vii. 13/02927/WTCA – 58 The Drive – Cllr Busvine  
Various works to trees. (CA)  
  
*Sevenoaks Town Council recommended approval.*
- viii. 13/02901/WTPO – 4 Middlings Rise – Cllr Parry  
T1 Lime. Reduce back to old cuts - Approximately 2. 5m in height and spread and Thin 20%. Encroaching on property and garden (T.P.O.)  
  
*Sevenoaks Town Council recommended approval.*
- ix. 13/02950/WTPO – 9 Soleoak Drive – Cllr Parry  
T1 - remove- to close to house, T2-3 Conifer- remove offering no privacy- replace with similar tree or yew (T.P.O.).  
  
*Sevenoaks Town Council recommended approval.*

(b) The Committee received and noted their support for the the making of the following Tree Preservation Order (copy attached):

- i) HW TPO 14 2013 – BPI Films, Moor Road

### 203 PLANNING APPEALS

(a) The Committee received and considered supporting Sevenoaks District Council on the following appeals:

- i) 13 2206130 – 3 Garth Road
- ii) 13 2205389 – The New Inn, 75 St Johns Hill

It was **RESOLVED** that the Town Council support Sevenoaks District Council by written representation on the above appeals.

(b) The Committee received and noted that the following appeals have been withdrawn:

- i) TPO/G2245/3302 – Site at 24 Woodside Road

### 204 PLANNING ENFORCEMENT

The Committee received and noted the following planning enforcement notice:

- i. 310/90/292 – 60 Granville Road

### 205 PERMITTED DEVELOPMENT APPLICATIONS

The Committee considered Permitted Development applications published by Sevenoaks District Council during the two weeks ending 10<sup>th</sup> October 2013:

- i. i. 13/02908/PAC – First and Second Floor 29A London Road – Cllr Busvine  
*Prior notification for a change of use from B1 (Business) to C3 (Dwellinghouses) use. This application is made under Class insert class of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.*

*Sevenoaks Town Council noted the above application.*

### 206 PLANNING APPLICATIONS

(a) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 10<sup>th</sup> October 2013 and **it was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

### 207 PRESS RELEASE

It was RESOLVED that press releases be issued on the following items:

- i) Sevenoaks Town Council's resolution to support the proposed devolution of Kent Metro Rail services to TfL.
- ii) The Neighbourhood Planning Steering Committee formation meeting on the 26<sup>th</sup> November 2013.

The meeting closed at 7:56pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 14-10-13

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0296/2013	Miss M Green 04-11-2013	Cllr Canet	Mrs K Castle 01622 7762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Spore		Knole Academy	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/13
<b>Provision of floodlights to all weather pitch approved under application reference SE/12/1163 and amended under reference SE/12/1163/R.</b>				

Sevenoaks Town Council welcomed the proposed new sporting facility for the Town, and recommended approval subject to the Planning and Environmental Health Officers being satisfied that there will be no loss of amenity to nearby properties. The Town Council requested that the timing restrictions be consistent with other floodlit pitches in the Town i.e. Hollybush Recreation Grounds, and the Wildernesse Site.

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02710/ADV	M Holmes 18-10-13	Cllr Arnold	Mr Hutton 0191 491 0097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Pugh		Britannia	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/13
<b>The erection of 1 x Non illuminated fascia sign and 1 x Non illuminated projecting sign.</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/13/02716/HOUMM	B Phillips 28-10-13	Cllr Clayton	Mr Bacon 455831
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Watson			31 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/13
<b>Minor material amendment to application SE/12/02382/HOUSE (Demolition of existing rear kitchen extension, and partial demolition of integral garage. Erection of single storey rear extension and new attached garage; first floor/roof extension; formation of new driveway access to highway; new front boundary gates and railings) to show revised garage design.</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/13/02725/HOUSE	B Phillips 25-10-2013	Cllr Raikes	Mr C Wilson 01892 65403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wishart			22 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/13
<b>Erection of a two storey side extension, traditional steel railings and pedestrian gate to the west boundary.</b>				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there will be no loss of amenity to no.20 Hitchen Hatch Lane.

# Planning Applications Considered

Applications considered on 14-10-13

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02754/HOUSE	N Thompson 17-10-13	Cllr Mrs Crabtree	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dale-Foulds		Beechwood	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/13
<b>Erection of single storey rear extension; erection of porch and ground floor front extension; erection of first floor front extension; new roof lights on rear north east elevation; alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval subject to:**  
**i) The Conservation Officer being satisfied that the style and materials are in keeping with the main house and the character of the Conservation Area**  
**ii) That this planning application does not contravene conditions applied by Sevenoaks District Council in the grant of 12/03425/HOUSE**  
**iii) That there will be no loss of amenity to neighbouring properties.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02815/FUL	B Phillips 15-10-13	Cllr Parry	Mr Bush
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Eyre			63 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/13
<b>Demolition of existing house and garage and erection of replacement dwelling with integral garage, creation of additional hard standing to facilitate two car parking spaces at front, landscaping, new steps and terrace with retaining wall and steps at rear.</b>				

**Sevenoaks Town Council recommended approval.**  
**//Cllr Eyre abstained from voting and discussion on this application//**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02816/HOUSE	M Holmes 16-10-13	Cllr Mrs Crabtree	Mr Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lingard		Cranes End	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/13
<b>Erection of first floor rear extension with roof lights over existing Sun Lounge.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the style and materials are in keeping with the original house, and there being no loss of amenity to neighbouring properties.**

# Planning Applications Considered

Applications considered on 14-10-13

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/13/02879/HOUSE</b>	H Broughton 21-10-13	Cllr Clayton	Mr Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Sewell			10 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/01/13
<b>The erection of a single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the materials are in keeping with the existing building.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/13/02884/HOUSE</b>	B Phillips 22-10-13	Cllr Hogarth	Mr Bush
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sinclair			18 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/10/13
<b>Single storey extension to rear of property with minor internal alterations</b>				

**Sevenoaks Town Council recommended approval.**