

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 31st March 2014 at 7:23pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Apologies
Cllr C L L Baker	Present	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Left 8:55	Cllr R J Parry	Present
Cllr G R S Clack	Present	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Present	Cllr P E Towell	Apologies
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Also in attendance:

Town Clerk
Deputy Town Clerk
Planning Committee Clerk
11 Members of the public

The Committee received a presentation from Sally Quirk (Head teacher of St John's Primary School) and Neelam Russell on road safety concerns in the area around St John's Primary School.

The following points were made:

- The school and local residents' had formed a group to campaign for road traffic improvements, SAS "Safety Around St John's"
- Over the last four years the number of pupils at the school had increased from 58 to 210, and was expected to plateau at 240 in 2019.
- The school had been campaigning for flashing lights (agreed with KCC), better enforcement of the 30mph speed limit in the surrounding roads, the implementation of a 20mph limit in the surrounding area, more parking restrictions in the local area, zig zag lines outside the school entrance, better and up to date signage, and a pedestrian crossing in Bayham Road.
- Speed Strips were currently in place on Bayham Road to gather data about vehicle movements and speeds in the area
- The school has staggered start and finish times, 50% of pupils walk to school and wear high visibility jackets provided by the school, the school also holds regular road safety talks.

Response:

- When the proposed expansion of St John's School was put out for consultation the Town Council stressed the need for traffic and pedestrian safety to be fully considered as part of the proposals
- Certain road safety initiatives, including 20mph limits, were to be considered under the Sevenoaks Town Neighbourhood Plan project which the school could get involved with
- A number of measures (Lines outside of the school entrance, flashing lights, and speed survey in Bayham Road) had already been funded from the local KCC Councillor's personal fund.
- There would be a clearer picture after the results of the speed survey had been published, which would enable a more informed debate on the issues raised
- Some of the methods of amelioration suggested by the school would be financially unviable unless additional funding sources could be identified.
- Crossing guards had proved to be an effective way of improving the safety of pedestrian access to schools. It was noted that the school had identified funding for this.
- Road safety issues were exacerbated by dangerously parked cars during drop off and pick up times.

PUBLIC QUESTION TIME

None

524 REQUESTS FOR DISPENSATIONS

No requests were received.

525 DECLARATIONS OF INTEREST

Cllr Mrs Crabtree declared an interest in any matters pertaining to Kent County Council

Cllr Raikes declared a non-pecuniary interest in the following planning application:

[26] 14/00674/MMA – Fairlawn, Wildernesse Avenue

(10 vii) 14/00689/WTCA – Donyland Cottage, Wildernesse Avenue

Cllr Mrs Crabtree and Canet declared a non-pecuniary interest in the following planning application:

[10] 14/00631/FUL – The New School at West Heath, Ashgrove Road

Cllr Busvine declared a non-pecuniary interest in the following application:

[13] 14/00648/HOUSE – 3 Clarendon Road

Cllr Mrs Crabtree declared a disclosable pecuniary interest in the following application, and abstained from discussion and voting:

[13] 14/00648/HOUSE – 3 Clarendon Road

526 DECLARATIONS OF LOBBYING

Cllr Parry and Piper declared they had been lobbied in respect of the following application:

[11] 14/00636/FUL – Maplecroft, Hopton Lane

527 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 17th March 2014 be approved and signed.

528 ROAD TRAFFIC CONCERNS AT ST JOHN'S PRIMARY SCHOOL

The Committee considered points raised during the presentation prior to the meeting.

The Town Council was concerned about the road safety issues raised and noted that the results of the commissioned flow and speed analysis in Bayham Road commissioned by Cllr Mrs Crabtree were expected in the near future. It was therefore considered to be premature for the Town Council to comment prior to the results being received.

529 PROPOSED PARKING RESTRICTIONS

The Committee received and considered the following proposed parking restrictions in:

- i. Town and St Johns Ward
- ii. Kippington Ward
- iii. Eastern Ward
- iv. Northern Ward

All proposals were received and noted with the following exceptions, where it was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. Suffolk Way “access to 96 High Street development” – The Town Council requested that no modifications be made until the proposed development was to be commenced.

- ii. High Street (Loading Bay) – The Town Council repeats it’s earlier concerns, (a) The Loading Bay should be restricted to Mon-Sat use as per the current arrangement, (b) loading takes place prior to 8:30am regularly and therefore use as a taxi rank should cease at 6:30am
- iii. Drawing 200613.pdf has been mislabelled as “St Botolph’s Road” rather than “Avenue Road”

530 ROAD CLOSURE NOTICES

The Committee received and noted the following road closure notice:

- i. Ashgrove Road – 3 Days from 31st March

531 RAIL SERVICES

The Committee received and considered the following letters regarding train services at Sevenoaks Mainline station:

- i. Michael Fallon – Response
- ii. South Eastern – Response

It was **RESOLVED that** a letter be sent to the MP noting that while the Council was pleased to hear that there were “no current plans” to reduce train services calling at Sevenoaks it would like confirmation that there will be no future timetable modifications which would be of detriment to members of the public using Sevenoaks Station.

532 COMMUNITY INFRASTRUCTURE LEVY – CHARGING SCHEDULE

The Committee received and noted that the charging of the community infrastructure levy in Sevenoaks will commence on 4th August 2014.

533 LICENSING

The Committee received and considered the following licensing application submitted to Sevenoaks District Council during the two weeks ending 27th March 2014:

- i. 14/00707/REVIEW – Sans Ltd, 2 Station Parade – Cllr Mrs London

It was **RESOLVED that** no comment be made as the Town Council did not have sufficient background information to form an opinion and that the hearing date be circulated to Councillors who may wish to attend.

534 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 27th March 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/00734/WTPO	Carnwood Cottage, Solefields Road	To fell the semi-mature Leyland Cypress TPO	Eyre
<i>Sevenoaks Town Council recommended approval.</i>				
ii.	14/00760/WTPO	Sweetbriars, Grassy Lane	Various works to trees	Piper
<i>Sevenoaks Town Council recommended approval.</i>				
iii.	14/00826/WTCA	St Marys Gate House, 64 Oakhill Road	Various works to trees	Parry
<i>Sevenoaks Town Council recommended refusal for the proposed works to the Holme Oak and requested that a</i>				

<i>TPO be placed on the Tree, and recommended approval for all other works.</i>				
iv.	14/00782/WTPO	Ash Platt, Ash Platt Road, Seal	2 Yew (rear garden of Ash Platt) Crown reduce by 1.5 metres to shape crown, crown raise by removing stub ended branches over lawn and patio and 2 minor branches growing towards boundary fence and young regrowth from main stem.(T.P.O)	Baker
<i>Sevenoaks Town Council recommended approval.</i>				
v.	14/00661/WTPO	54 The Rise	T.4 1 Fell to near ground level	Eyre
<i>Sevenoaks Town Council recommended refusal unless the Arboricultural Officer has more information and is satisfied with the proposals.</i>				
vi.	14/00646/WTCA	Ardsheal, 75 Kippington Road	Various works to trees	Piper
<i>Sevenoaks Town Council recommended approval.</i>				
vii.	14/00689/WTCA	Donyland Cottage, Wilderesse Avenue	Fell 1 Oak Tree	Mrs Crabtree
<i>Sevenoaks Town Council recommended refusal and that a TPO be placed on the tree unless the Arboricultural Officer is satisfied that the works are necessary.</i>				
viii.	14/00685/WTPO	Woodlands Hopgarden Lane	Reduce canopy by 10% of 1 Oak Tree	Parry
<i>Sevenoaks Town Council recommended refusal as it did not consider any reduction is required.</i>				
ix.	14/00679/WTPO	77 Seal Hollow Road	T3 - Ash - Reduce lateral spread to east to a minimum of 6 meters measured from the centre of the tree stem. (T.P.O.)	Clack
<i>Sevenoaks Town Council recommended approval.</i>				
x.	14/00696/WTPO	Alderbrook Clenches Farm Lane	Various works to trees	Eyre
<i>Sevenoaks Town Council recommended refusal unless the Arboricultural Officer has specific instructions and is satisfied with the proposals.</i>				
xi.	14/00718/WTCA	Sevenoaks School, High Street	Dismantle one mature ash tree in sections	Busvine
<i>Sevenoaks Town Council recommended approval.</i>				
xii.	14/00702/WTPO	Silverwood Grassy Lane	Various works to trees	Piper
<i>Sevenoaks Town Council recommended approval.</i>				
xiii.	14/00720/WTCA	14 Clarendon Road	Various works to trees	Mrs London
<i>Sevenoaks Town Council recommended approval for works to T2 – 4, and approval for T1 subject to the Arboricultural Officer being satisfied with the proposed works.</i>				
xiv.	14/00715/WTPO	26 Eardley Road	Various works to one Gleditsia tree and one Mature Holly tree. (C/A and TPO)	Busvine
<i>Sevenoaks Town Council recommended approval.</i>				
xv.	14/00809/WTCA	29 Cobden Road	Reduce height of one Conifer tree by approx. 8 feet and trim inside face. Reduce crown of one Sycamore tree by approx. 30%. Fell Conifer trees along left hand side of the rear garden to near ground level. (CA)	Clayton
<i>Sevenoaks Town Council recommended approval.</i>				

535 PLANNING APPEALS

The Committee received and noted that the inspector has dismissed the following appeal:

- i. 13/2206130 – 3 Garth Road

536 PLANNING APPLICATIONS

(a) The meeting was adjourned three times to enable member of the public to speak on the following applications:

- i. 14/00636/FUL – Maplecroft, Hopgarden Lane – Against
- ii. 14/00636/FUL – Maplecroft, Hopgarden Lane – For
- iii. 14/00645/HOUSE – 1 Braeside Close – Against
- iv. 14/00648/HOUSE – 3 Clarendon Road - For

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 27th March 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

537 PRESS RELEASE

None

The meeting closed at 9:13pm

CHAIRMAN

Planning Applications Considered

Applications considered on 31-3-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00381/ADV	J Russell 10-04-2014	Cllr Busvine	Mr N Keeley 01435 86676
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Jones		Monsoon Accessorize	5 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/14
Fascia and projecting signage.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00525/FUL	J Russell 04-04-2014	Cllr Mrs London	Mr B Pett 02086 589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
St Cross Trustees Ltd		McCall, Cohen And Co	77 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/14
Change of use from office to residential single family dwelling and demolition of single storey rear extension, alterations to fenestration and internal alterations.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00525/FUL	J Russell 08-04-2014	Cllr Mrs London	Mr B Pett 02086 589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
St Cross Trustees Ltd		McCall, Cohen And Co	77 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/14
Change of use from office to residential single family dwelling and demolition of single storey rear extension, alterations to fenestration and internal alterations.				
SE/14/00525/FUL - Amended plan				
Please note amended description - No demolition of single storey rear extension.				
Amended proposal description:				
Change of use from office to residential single family dwelling, internal alterations to fenestration and alterations to the rear elevation.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-3-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00526/LBCALT	J Russell 04-04-2014	Cllr Mrs London	Mr B Pett 02086 589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
St Cross Trustees Ltd		McCall, Cohen And Co	77 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/14
Demolition of single storey rear extension, internal alterations and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00526/LBCALT	J Russell 08-04-2014	Cllr Mrs London	Mr B Pett 02086 589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
St Cross Trustees Ltd		McCall, Cohen And Co	77 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/14
Demolition of single storey rear extension, internal alterations and alterations to fenestration.				

SE/14/00526/LBCALT - Amended plan

Note change of description wording - No demolition of single storey rear extension

Amended proposal description:

Alterations to the rear elevation, internal alterations and alterations to fenestration.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-3-14

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00582/HOUSE	H Broughton 09-04-2014	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Shin			36 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/14

Erection of a two storey rear extension. Formation of new roof to form living accommodation. Demolition of existing garage & erection of replacement with games room over

SE/14/00582/HOUSE - Amended plan

Description of proposal amended to include increase in ridge height of property.

Amended proposal description:

Erection of a two storey rear extension. Formation of new roof to form living accommodation. Demolition of existing garage & erection of replacement with games room over. Increase in ridge height of property.

Sevenoaks Town Council recommended refusal on the grounds that the proposed dormers and garage are contrary to the recommendations of the Residential Character Area Assessment SPD.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00583/HOUSE	B Phillips 07-04-2014	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Ambler			14 Lea Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/14

Erection of a single storey rear extension, to include demolition of existing extension.

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00602/FUL	M Holmes 11-04-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Morgan		Sarah Brown	157 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/14

Replace/repair outer roof. Replace/repair windows. Refurbish existing flat. Install fire escape route. Form new flat at first floor level.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-3-14

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00627/LBCALT	A Byrne 01-04-2014	Cllr Busvine	Mr A Crocker 01279 8730
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bat And Ball Sports		The Wells Bedding Centre	10 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/14
Internal fit out of existing retail unit with new shopfittings, ceiling finishes and decorations.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00631/FUL	J Russell 02-04-2014	Cllr Eyre	Miss L Parsons 01278 51
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Faulkner		The New School At West Heath	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/14
To install 2 nr single-storey Portakabin Limited Titan buildings to be used as additional classroom accommodation. To be hired from Portakabin Limited for a period of 3 years.				

Sevenoaks Town Council recommended refusal as the proposals do not enhance or improve the Green Belt.

//Cllr Mrs Crabtree and Cllr Canet abstained from voting and discussion//

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00636/FUL	B Phillips 07-04-2014	Cllr Eyre	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stewart		Maplecroft	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/14
Demolition of existing dwelling and erection of 2 No replacement dwellings, stopping up of existing vehicular access and formation of two new vehicular accesses, erection of boundary fence, terracing and landscaping.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1. The proposals including the design are out of character with the surrounding area and contrary to advice set out in the Residential Character Area Assessment SPD.**
- 2. Overdevelopment of the site**
- 3. Excessive bulk and size**
- 4. There will be limited outdoor amenity space for future residents of the proposed homes**

//Cllr Arnold abstained from voting//

Planning Applications Considered

Applications considered on 31-3-14

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00645/HOUSE	B Phillips 01-04-2014	Cllr Parry	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Jaudi			1 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/14
Erection of a two storey side extension, single storey extension to front hall, creation of habitable space in roof with dormer window.				

Sevenoaks Town Council recommended refusal on the following grounds:

1. The proposal is at variance with guidance set out in the Residential Character Area Assessment SPD
2. The loss of the garage will necessitate the paving of the front garden to provide onsite parking
3. The proposal would be detrimental to the street scene
4. The proposal would result in the urbanisation of the suburban character of the area

//Informative: The Town Council requested that the application be considered by the Development Control Committee//

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00648/HOUSE	H Broughton 08-04-2014	Cllr Mrs London	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Macdonald			3 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/14
Demolition of existing garage and utility extensions. Erection of two storey extensions to side & front elevations and single storey extensions to side & rear elevations. Alterations to roof to facilitate provision of habitable space with 7 No velux windows. Alterations to fenestration. Widening of existing dropped kerb.				

Sevenoaks Town Council recommended refusal on the ground that the proposal represents overdevelopment of the site.

//Cllr Busvine abstained from voting//

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00660/HOUSE	M Holmes 10-04-2014	Cllr Clack	Mr S Coleman 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Tyler			11 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/14
Erection of a two storey rear extension to lower ground & ground floor. To enlarge dormer windows to front and rear elevations at 2nd floor. Changes to external fenestration.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-3-14

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00662/HOUSE	H Broughton 03-04-2014	Cllr Baker	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Marchal			28 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/14
<p>Demolition of rear garden room. Loft conversion with dormer and three roof lights. Conversion and extension of garage and utility with pitched roof over with three roof lights. Erection of single storey front, one and a half/two storey rear extension. Removal of existing pebbledash finish and replacement with render, raised landing and steps to rear with screening and parking to front.</p>				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00675/MMA	J Russell 11-04-2014	Cllr Mrs Crabtree	Mr R Ranson 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hogh		Fairlawn	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/14
<p>Minor material amendment to application reference SE/13/00471/FUL for the Demolition of existing property with the retention of front corner facade, and erection of new property including basement, pool annexe and accommodation in the loft space. To show changes to some of the windows and door designs and change of material/design for the rear facing gables.</p>				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposed changes to some doors and windows do not contravene the grant of permission dated 22/02/13, and that the changes to the materials and design for rear facing gables are in keeping with the main house.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00688/HOUSE	H Broughton 11-04-2014	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Mills		Knole View	2 Shenden Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/14
<p>Erection of a single storey rear extension with 4 rooflights.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-3-14

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00692/HOUSE	B Phillips 08-04-2014	Cllr Busvine	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Caisley			24 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/14
<p>Partial demolition of existing two-storey flat-roofed extension to rear; replacement with single storey and part two-storey extension. Conversion of existing garage into storage area with games room and toilet facilities to rear; replacement of double-glazed aluminium windows.</p>				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00699/ADV	M Holmes 10-04-2014	Cllr Eyre	Miss D Solska 01932 359 021
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Waitrose		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/14
<p>Installation of 3 No fascia panel, 3 No A0 posters, 4 No A1 posters, 1 No wall mounted badge, 1 No totem sign, 1 No dog stop sign, various parking signs and various internally applied vinyls.</p>				

Sevenoaks Town Council recommended refusal as the Town Council does not believe the signage proposed reflects the currently permitted hours of operation

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00705/ADV	Mr A Byrne 08-04-2014	Cllr Busvine	Mr A Crocker 01279 8730 46
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bat And Ball Sports		The Wells Bedding Centre	10 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/14

Painted logo signs on fascia board.

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00710/FUL	N Thompson 10-04-2014	Cllr Clack	Mr M Stewart 01892 5300 05
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Clipsham			15 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/14

Demolition of existing garage to facilitate the erection of 1 two storey semi detached dwelling incorporating rooms in loft and dormers to rear. Alterations to existing dwelling (15 Wickenden Road) to include rooms in loft with dormer to rear, changes to external fenestration. Existing crossover to be widened, creation of no 4 parking spaces and proposed dropped kerb.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-3-14

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00719/HOUSE	N Thompson 09-04-2014	Cllr Clayton	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Stamp			10 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/14
The erection of single storey front, side and rear extensions. Conversion of garage to habitable room. Increased roof height and loft conversion.				

Sevenoaks Town Council recommended approval subject to:

1. The same conditions attached to the 2009 grant of permission
2. The removal of permitted development rights
3. The planning officer being satisfied that the proposals are in compliance with guidance set out in the Residential Character Area Assessment SDP

//Cllr Mrs Crabtree abstained from discussion and voting//

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00748/HOUSE	J Russell 10-04-2014	Cllr Mrs London	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Hillkirk			37 Dartford Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/14
Demolition of modern two storey extension and erection of new two storey extension (Renewal of SE/11/00913 and 00912).				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the design, materials and fenestration are in keeping with the conservation area.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00749/LBCALT	J Russell 10-04-2014	Cllr Mrs London	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Hillkirk			37 Dartford Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/14
Demolition of modern two storey extension and erection of new two storey extension (Renewal of SE/11/00913 and 00912).				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the design, materials and fenestration are in keeping with the conservation area.

Planning Applications Considered

Applications considered on 31-3-14

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00762/HOUSE	H Broughton 15-04-2014	Cllr Mrs Dawson	Mr B Saunders 01322 279 764
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Archer		Stamford Bungalow	67 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/14
Demolition of existing utility room and one chimney stack. Erection of a single storey rear extension with velux windows to both side elevations. Pitched tiled roof over existing garage.				

//Chairman's Action//
Sevenoaks Town Council recognised that the application is marginally less obtrusive than the previously refused application for the site. But recommended refusal unless the Planning Officer is satisfied that the amenities of neighbouring properties will not be unduly affected by the proposals.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00788/HOUSE	M Holmes 14-04-2014	Cllr Clayton	Mr J Bacon 455831
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G Heasman			163 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/14
Extension to extend existing single storey side annexe to rear. Alteration of flat roof to a tiled pitch roof. Existing drive level raised to provided ramp and level access entrance.				

Sevenoaks Town Council recommended approval, subject to the Arboricultural Officer ensuring that the proposed development would not affect the trees on neighbouring public land which is owned by the Town Council.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00791/HOUSE	N Thompson 15-04-2014	Cllr Clack	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Ray			58 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/14
Demolition of single storey side extension and erection of two storey side extension including alteration to roof.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-3-14

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00800/HOUSE	N Thompson 15-04-2014	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr V Mayes		Bethel Cottage	51 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/14
The erection of a first floor side extension.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the extension will match the existing house and leaves at least a 1m gap to the boundary.