

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 12th May 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Apologies	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Apologies
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	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	Present

Also in attendance:

Deputy Town Clerk
Assistant Town Clerk
No members of the public

PUBLIC QUESTION TIME

None

564 REQUESTS FOR DISPENSATIONS

No requests were received.

DECLARATIONS OF INTEREST

Cllr Raikes declared a Non Pecuniary interest in planning application:
[12] SE/14/01147/HOUSE – Tylers Barn, Wildernesse Avenue

Cllr Mrs Crabtree, Eyre, Hogarth, and Raikes declared a Non Pecuniary interest in planning application:
[11] SE/14/01138/HOUSE – Craigower, Woodland Rise

Cllr Parry declared a Non Pecuniary interest in planning application:
[2] SE/14/00644/HOUSE – Stoneycroft, Burntwood Road

565 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 28th April 2014 be approved and signed subject to the following amendment:

- i. Clarify the recommendation on [18] 14/01001/HOUSE – 9 Knole Road, “The Park” refers to “Hollybush Park”

566 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 8th May 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/01132/WTPO	St Johns Community Mental Health Centre, 1 St Johns Road	T1 Copper Beech - Crown reduce the tree by approx. 25% removing no more than 1.5-2m. (T.P.O.)	Hogarth
Sevenoaks Town Council recommended approval.				
ii.	14/01131/WTCA	Green Acre Blackhall Lane	T1 Conifers x3 Dismantle to near ground level. H1 Horse Chestnut Crown reduce whole crown on the northern side by 1.5m to 2m. T2 Beech Crown reduce on garden side by approximately 2m. T4 Willow Crown reduce by approximately 50% T3 Spruce x2 Dismantle to near ground level. (Conservation Area).	Mrs Crabtree
Sevenoaks Town Council recommended refusal and a TPO be placed on the trees unless the Arboricultural Officer is satisfied the works are necessary.				
iii.	14/01212/WTPO	81 Kippington Road	Various works to trees	Piper
Sevenoaks Town Council recommended approval.				
iv.	14/01102/WTPO	Sevenoaks Police Station, Morewood Close	Various works to trees	Piper
Sevenoaks Town Council recommended approval.				
v.	14/01203/WTPO	25 St Botolphs Road	Cut back branches from lime tree by approx 7 metres. (TPO)	Arnold
Sevenoaks Town Council recommended refusal as insufficient justification has been provided for the proposed works.				
vi.	14/01215/WTPO	Walthamstow Hall Holly Bush Lane	Various works to trees	Clayton
Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied with the proposed works.				
vii.	14/01231/WTCA	Coach House, 126 Kippington Road	Re: 1no mature multi-stemmed Juniper Sp. - Fell the subject tree to near ground level by dismantling in sections. To replant with 3-5 no Betula utilis var. jacquemontii (white barked himalayan Birch) to create a small wooded copse. Also to plant a row of Prunus lusitanica Myrtifolia along the entire length of the boundary wall and side elevation of the adjoining garage building. (C A)	Eyre
Sevenoaks Town Council recommended refusal and a TPO be placed on the tree as insufficient justification has been provided for the proposed works.				
viii.	14/01234/WTPO	The Beeches, Blackhall Lane	Various works to trees	Mrs Crabtree
Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that the works are necessary.				
ix.	13/01232/WTPO	Birchwood Plymouth Drive	Various works to trees	Arnold
Sevenoaks Town Council recommended:				
i. T1 – Approval				
ii. T2 – Refusal				
iii. T3-9 – Refusal and requested that the Arboricultural Officer confirm the minimum work required.				
x.	14/01080/WTPO	Knocklofty, Hitchen Hatch Lane	Works to 1 Sweet Chestnut tree	Raikes
Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that the work is necessary.				

567 PLANNING APPEALS

The Committee received and considered supporting Sevenoaks District Council by written representation on the following appeal:

- i. 14/2217263 – 110 Oakhill Road

It was **RESOLVED that** Sevenoaks Town Council support SDC by written representation.

568 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 8th May 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

569 PRESS RELEASE

None

The meeting closed at 7:30pm

CHAIRMAN

Planning Applications Considered

Applications considered on 12-5-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03735/HOUSE	H Broughton 14-05-2014	Cllr Busvine	Mr Ranjit Rai 01908 5035 07
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Jetha			60 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/14
<p>Creation of parking spaces in front garden. Retrospective application.</p> <p>SE/13/03735/HOUSE - Amended plan</p> <p>Further Plan - Received 16.04.2014</p>				

Sevenoaks Town Council recommended refusal as there was insufficient information supplied on the planting scheme which would mitigate the detrimental impact on the street scene resulting in the urbanisation of this suburban area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00644/HOUSE	H Broughton 23-05-2014	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cox		Stoneycroft	Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/14
<p>Demolition of existing garage block. Erection of detached garage and formation of new site access.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- i. The Residential Extensions SPD recommends that the garage should not be located in front of the building line**
- ii. This development suburbanises the site as there is nothing in the paperwork to indicate that the existing entrance and long drive will be removed, although the existing garage is being demolished.**
- iii. Contrary to guidance set out in the Residential Character Area Assessment SPD**

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00787/MMA	H Broughton 20-05-2014	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D O'Sullivan			3 Charterhouse Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/14
<p>Variation of condition 6 (approved plans) of planning permission SE/12/01966/HOUSE.</p>				

Sevenoaks Town Council recommended approval subject the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties.

Planning Applications Considered

Applications considered on 12-5-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00787/MMA	H Broughton 22-05-2014	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D O'Sullivan			3 Charterhouse Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/14

Variation of condition 6 (approved plans) of planning permission SE/12/01966/HOUSE.

SE/14/00787/MMA - Amended plan

Minor material amendment to application SE/12/01966/HOUSE - The erection of a single storey rear extension with a lantern roof, two storey rear extension with first floor Juliet balcony, two velux roof lights, and single storey side extension with conservatory on rear and 4 roof lights to show removal of internal step down between conservatory and rest of extension, removal of dwarf walls and replace with full height glass doors and smaller window serving dining room.

Sevenoaks Town Council recommended approval subject the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00971/HOUSE	B Phillips 14-05-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Robinson			6A White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/14

Erection of a single storey side extension with two velux windows to West elevation.

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01029/HOUSE	H Broughton 14-05-2014	Cllr Clack	Mr M Potts 07713 150032
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hampton			3 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/14

Demolition of existing garage and erection of single storey rear extension with retaining wall.

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 12-5-14

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01090/HOUSE	Mr M Holmes 14-05-2014	Cllr Eyre	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stoneham			6 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/14
<p>The erection of a three storey side extension including lower ground floor to create garden room with new terrace, decking and associated landscaping, new garage and ancillary accommodation and ensuites/dressing room over. Single storey rear extension with revised external terrace.</p>				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01099/HOUSE	A Seare 08-05-2014	Cllr Clayton	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms N Jeffries			3 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/14
<p>New dormer window to front elevation and rooflight over kitchen, new pitched roof over existing ground floor flat roof area, blocking up of existing openings and alteration of existing openings to form new doors/windows.</p>				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the materials are in keeping with the existing house, and that the amenities of neighbouring properties are not affected by possible overlooking.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01126/HOUSE	N Thompson 15-05-2014	Cllr Parry	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs L Robinson			12 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/14
<p>Erection of a new 3 bay detached garage incorporating lowering land levels to accommodate building, and driveway.</p>				

**//Chairman's Action//
Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that the proposed siting of the garage will not result in damage to the TPO protected tree**

Planning Applications Considered

Applications considered on 12-5-14

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01129/HOUSE	H Broughton 15-05-2014	Cllr Clayton	Mr D Cooper 01892 5333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Connell			9 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/14
<p>Demolition of the existing garage and construct a new side and rear extension including a replacement garage with roof light. The rear part of the extension is given over to a utility room and a family room with eight roof windows. Creation of en-suite to first floor with rooflight.</p>				

Sevenoaks Town Council unanimously recommend approval subject to the planning officer being satisfied there will be no loss of amenity to the adjoining house and garden

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01138/HOUSE	Mr M Holmes 20-05-2014	Cllr Mrs Crabtree	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Randall		Craigower	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/14
<p>Demolition of existing garage to incorporate a two storey side and rear extension with one dormer window to side elevation.</p>				

Sevenoaks Town Council unanimously recommended approval provided the planning officer is satisfied that the proposals will not contravene any of the conditions included in the grant of planning permission dated 28th April 2011.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01147/HOUSE	H Broughton 21-05-2014	Cllr Mrs Crabtree	Mr C Wilson 01892 65403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs van Rossen-Geerdink		Tylers Barn	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/14
<p>Erection of a 3-bay garage with accommodation above and cellar below. Changes to existing external staircase. Pitched roof to existing flat roofed dormer & alterations to fenestration. Brickwork to house to be rendered. Re-submission of SE/14/00192/HOUSE</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:

- i. The design and materials are in keeping with the existing property**
- ii. There will be no loss of amenity to neighbouring properties**

The Town Council requested that the extension be enured to the main property

Planning Applications Considered

Applications considered on 12-5-14

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01156/FUL	Mr A Byrne 21-05-2014	Cllr Busvine	Mr A Frendo 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Salisbury & Co Ltd		First Floor	4 Brewery Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/14
Change of use of first floor premises from A1 (shops) to B1 (office use).				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01194/FUL	J Russell 22-05-2014	Cllr Hogarth	Mr C Jackson 01702 551
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Co-operative Group		1-2 Carlton Parade	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/14
Installation of external chain and link roller shutters to shopfront.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01213/HOUSE	H Broughton 22-05-2014	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Chew		St John's Hall	21 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/14
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposed materials are in keeping with the Conservation Area.