

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 21st July 2014 at 7:10pm

Present:

Committee Members

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

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

103 **REQUESTS FOR DISPENSATIONS**

No requests were received.

104 **DECLARATIONS OF INTEREST**

None

105 **MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on the 7th July 2014 be approved and signed.

106 **TREE WORK**

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 3rd July 2014:

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

| Item | Reference No. | Site address | Description | Ward Cllr |
|--|---------------|-------------------------------|--|--------------|
| i. | 14/02185/WTCA | 43 St Botolphs Road | T1 Hawthorn Tree has fallen down during the winter and is held up by garage. Phone wire runs through tree canopy Dismantle to near ground level. T2 Strawberry Tree Clear from phone wire and prune back into face of hedge. T3 Silver Birch Crown reduce, reducing height by approximately 4m and shape sides | Mrs London |
| <i>Sevenoaks Town Council recommended approval.</i> | | | | |
| ii. | 14/02135/WTCA | Coney Brake, 14 Woodland Rise | Removal of 1 Ash tree and 1 Eucalyptus tree (WTCA) | Mrs Crabtree |
| <i>//Awaiting Chairman's action//</i> | | | | |

107 COMMUNITY RIGHT TO BID

The Committee received and considered a report on the Community Right to Bid.

It was **RESOLVED that** this item be deferred to the next meeting of the Planning Committee

108 APPEALS

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

i. 14/2217850 – 51A Mount Harry Road

(b) The Committee noted that the inspector has dismissed the following appeal

i. 14/2214115 – Lyndhurst Cottage, Holly Bush Lane

109 PLANNING ENFORCEMENT

The Committee received and noted an enforcement notices issued against the following property

i. 310/10/248 – 6 Argyle Road

110 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 17th July 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

111 PRESS RELEASE

None

The meeting closed at 7:40pm

CHAIRMAN

Planning Applications Considered

Applications considered on 21-7-14

| | | | | |
|---------------------------|--------------------|-------------------------|------------------------|-------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01589/HOUSE | J Russell 25-07-2014 | Cllr Eyre | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs K Lang | | | 27 The Middlings | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 09/07/14 |
| Erection of fences | | | | |

Sevenoaks Town Council recommended approval.

| | | | | |
|------------------|--------------------|-------------------------|------------------------|------------------------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01667/MMA | H Broughton 24-07-2014 | Cllr Baker | Mr H Cartwright 01892 537500 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr J Bourne | | | 92 Cramptons Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 07/07/14 |

Minor material amendment to application reference number SE/13/01666/HOUSE for the Demolition of existing rear conservatory/extension and erection of single storey rear extension. In order to remove previously approved flat roof design and replace with part pitched and part flat roof design with roof lights to slope. Walls to boundary, to be raised above roof height to form parapets.

SE/14/01667/MMA - Amended plan

Amended drawings now showing all side elevations have been received.

Sevenoaks Town Council recommended approval.

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|------------------|--------------------|-------------------------|------------------------|-------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01791/HOUSE | H Broughton 31-07-2014 | Cllr Towell | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Ms L Tissington | | | 41 Lambarde Drive | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 11/07/14 |

Demolition of rear single-storey flat roofed extension and side single storey flat-roofed extension. Substitution of new two-storey rear extension and two-storey side extension (same width as existing side extension) with a pitched roof to match existing main roof.

SE/14/01791/HOUSE - Amended plan

Amended plans received 03.07.14

Sevenoaks Town Council regrets the unsightly addition of velux windows.

Planning Applications Considered

Applications considered on 21-7-14

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01853/FUL | Mr M Holmes 22-07-2014 | Cllr Mrs London | Mr P Williams 459129 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Rev. Angus Macleay | | St Nicholas Church | Rectory Lane | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 03/07/14 |
| Installation of two bike stands. | | | | |

Sevenoaks Town Council recommended approval.

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|--|--------------------|-------------------------|------------------------|-------------------------|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01875/MMA | Mr M Holmes 24-07-2014 | Cllr Parry | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr J Cox | | Edenhurst Cottage | 52 Oakhill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 07/07/14 |
| Minor material amendment to SE/13/01890/HOUSE - conversion of existing garage into a habitable room, enlargement of existing porch area and erection of a new double garage - to show a flat roof area over new kitchen to be raised by 0.3m. | | | | |

Sevenoaks Town Council recommended approval.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01898/FUL | J Russell 23-07-2014 | Cllr Busvine | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs O. Maddison | | Lloyds TSB Plc | 2 Webbs Court | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 03/07/14 |
| Removal of small roof dormer with air grille (servicing defunct air conditioning unit, also to be removed) and the installation of 2 conservation style (black frames and flush with roof) openable rooflights between existing purlins. | | | | |

Sevenoaks Town Council recommended approval.

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|---|--------------------|-------------------------|------------------------|--------------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01927/HOUSE | H Broughton 31-07-2014 | Cllr Eyre | Mr S Hardwick 07964 840 566 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr S J Williams | | Parkside Cottage | Tonbridge Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 11/07/14 |
| Demolition of existing conservatory to facilitate the erection of a single storey rear extension with velux windows. | | | | |

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-7-14

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/01996/ADV | H Broughton 21-07-2014 | Cllr Busvine | Mr P Shacklady 0799134 056 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr R Pratt | | | 138A-138B High Street | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 02/07/14 |
| Externally illuminated individual letters. | | | | |

Sevenoaks Town Council recommended approval.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 9 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02015/HOUSE | H Broughton 24-07-2014 | Cllr Parry | Mr B Best 455029 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr P Clifford | | Merrington | 43 Oakhill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 07/07/14 |
| Demolition of existing conservatory, and construction of a single storey rear extension. | | | | |

Sevenoaks Town Council recommended approval.

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|--|--------------------|-------------------------|------------------------|-------------------------------|
| 10 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02017/LBCALT | Mr M Holmes 23-07-2014 | Cllr Mrs London | Ms A Leonard 01173 169 451 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr R Hill | | Knole House | Knole | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 07/07/14 |
| The extension of the existing timber boarded screen along the east wall of the woodyard to form a new enclosure to house the new electric meter substation. | | | | |

Sevenoaks Town Council recommended approval.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 11 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02047/HOUSE | H Broughton 29-07-2014 | 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> |
| | | | | 10/07/14 |
| Erection of a two storey rear extension. Formation of new roof to form living accommodation. Increase in ridge height of property. | | | | |

Sevenoaks Town Council recommended refusal on the grounds that the increased roof has increased the bulk and height of the building and the dormers are contrary to guidance set out in the Residential Character Area Assessment SPD.

Planning Applications Considered

Applications considered on 21-7-14

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 12 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02055/HOUSE | H Broughton 23-07-2014 | Cllr Piper | Mr M Garland 01892 7245 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs P Glen | | | 3 Croft Way | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 03/07/14 |
| Demolition of existing garage and construction of single storey and two storey front, part two storey rear and side and part single storey rear and side extensions (including new garage). Alterations and extensions to drive, paths and patio area. | | | | |

Sevenoaks Town Council recommended refusal on the following grounds:
1.The scale, bulk, and proximity to no.56 Brittain's Lane
2.Clumsy design increasing the bulk of the building
3.Loss of light to the rear windows and conservatory of no.56 Brittain's Lane
4.2 new side windows overlook the front garden of no.5 Croft Way and are not marked as obscure glazed.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 13 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02058/HOUSE | H Broughton 30-07-2014 | Cllr Clayton | Mr M Ripley 01634 30088 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Margo | | | 54 Bethel Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 10/07/14 |
| Loft conversion with a conservation area roof window to the front roof slope and an L shaped dormer to the rear. | | | | |

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposal will not harm the conservation area with particular regard to the roofscape seen from Prospect Road, and the Planning Officer being satisfied that there will be no loss of amenity to no.53 Bethel Road.

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|--|--------------------|-------------------------|------------------------|-------------------------|
| 14 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02059/FUL | J Russell 23-07-2014 | Cllr Piper | Mr M Mamalis 760076 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr S Hammond | | New Beacon School | Brittain's Lane | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 04/07/14 |
| Demolition of Existing Changing Hut, Equipment Stores and Viewing Gallery. Extension of existing Sports Hall and Changing Rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees. | | | | |

Sevenoaks Town Council recommended refusal as the application seeks to expand facilities in the Green Belt, while current usage has been demonstrated the need for expansion has not, in addition there are issues surrounding the bulk and scale of the proposed development. The Town Council requested that this application be considered by the SDC Development Control Committee.

Planning Applications Considered

Applications considered on 21-7-14

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 15 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02100/HOUSE | A Seare 29-07-2014 | Cllr Hogarth | Mr R Colley 753333 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Blincoe | | | 77 Bradbourne Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 10/07/14 |
| Single storey rear extension and internal alterations to the ground floor. | | | | |

Sevenoaks Town Council recommended approvals subject to the removal of permitted development rights.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 16 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02126/HOUSE | H Broughton 30-07-2014 | | Mr C Rayner 461806 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs J Hitchens | | | 21 Mount Harry Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 10/07/14 |
| Erection of single storey front and rear extensions. | | | | |

Sevenoaks Town Council recommended approval.

| | | | | |
|---|--------------------|-------------------------|------------------------|--------------------------|
| 17 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02144/HOUSE | Mr M Holmes 31-07-2014 | Cllr Mrs London | Offset Architects 753333 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr N Robinson | | Homelands | Oak Lane | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 11/07/14 |
| Construction of a new double garage similar to that approved under application Ref:10/02964/FUL. | | | | |

Sevenoaks Town Council recommended approval.

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|--|--------------------|-------------------------|------------------------|-------------------------|
| 18 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02158/HOUSE | Mr M Holmes 01-08-2014 | Cllr Piper | Mr K Wise 01622 815222 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Peters | | | 79A Kippington Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 14/07/14 |
| Installation of two ground floor windows to the southern elevation to serve the lounge. | | | | |

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-7-14

| | | | | |
|---|--------------------------|-------------------------|------------------------|-------------------------|
| 19 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/14/02178/HOUSE | H Broughton 01-08-2014 | Cllr Piper | Mr M Jarvis 01892 66748 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs A Copple | | | 6 Rosefield | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 15/07/14 |
| Alterations to windows and doors, internal alterations and landscaping scheme from planning permission SE/13/00240/HOUSE. (Retrospective). | | | | |

Sevenoaks Town Council recommended approval.