

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 10<sup>th</sup> November 2014 at 7:00pm

**Present:**

**Committee Members**

Cllr S Arnold	<b>Apologies</b>	Cllr A Eyre	<b>Present</b>
Cllr C L L Baker	<b>Present</b>	Cllr R M C Hogarth - <b>Chairman</b>	<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>Left: 8:02pm</b>	Cllr R J Parry	<b>Present</b>
Cllr G R S Clack	<b>Arrived: 7:06pm</b>	Cllr R L Piper	<b>Present</b>
Cllr A S Clayton	<b>Present</b>	Cllr S G Raikes	<b>Apologies</b>
Cllr Mrs M E Crabtree	<b>Apologies</b>	Cllr P E Towell - <b>Vice Chairman</b>	<b>Present</b>
Cllr Mrs A E Dawson	<b>Apologies</b>	Cllr Mrs P C Walshe	<b>Apologies</b>

**Also in attendance:**

Assistant Town Clerk

5 Members of the public

**PUBLIC QUESTION TIME**

A member of the public stated they had objected directly to Kent Highways on the cycle improvement consultation for Bradbourne Vale Road, and wished to hear the Town Council's views on the proposal.

**249 REQUESTS FOR DISPENSATIONS**

No requests had been received or granted.

**250 DECLARATIONS OF INTEREST**

Cllr Eyre declared a non pecuniary interest in the following planning application:  
[7] 14/03244/FUL – Land s/o 65 Kippington Road

Cllr Hogarth declared a non pecuniary interest in the following item:  
(4ii)14/3348/WTPO - 2 Plymouth Drive

Cllr Mrs London declared a non pecuniary interest in the following planning application:  
[10] 14/03283/HOUSE – 240 Seal Road

**251 MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on the 27<sup>th</sup> October 2014 be received and signed.

**252 TREE WORK**

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 6<sup>th</sup> November 2014 and it was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/03455/WTPO	Soleoak Drive	Various works to trees	Piper
<b>Sevenoaks Town Council recommended approval.</b>				
ii.	14/03348/WTPO	2 Plymouth Drive	Various works to trees	London
<b>Sevenoaks Town Council recommended approval. //Informative STC noted a discrepancy in the road names given in the application//</b>				
iii.	14/03092/WTCA	22 Cobden Road	Reduce height of multi stemmed	Walshe

			sycamore tree by up to 40% and rebalance crown	
<b>Sevenoaks Town Council recommended approval.</b>				
iv.	14/03402/WTPO	Littlehurst 1 Hawkes Place	Various works to trees	Parry
<b>Sevenoaks Town Council recommended refusal.</b>				
v.	14/03403/WTCA	4 Old Tiber Top Cottages, Bethel Road	Various works to trees	Clack
<b>Sevenoaks Town Council recommended refusal due to insufficient information being supplied.</b>				
vi.	14/03399/WTPO	Wellingtonia and Bank House, Linden Chase	Various works to trees	Busvine
<b>Sevenoaks Town Council unanimously recommended refusal and requested that TPO's be placed on all trees not already covered due to insufficient justification for the proposed works, unless the Arboricultural officer is satisfied the health of the trees is such that they pose an immediate and direct threat to the house.</b>				
vii.	14/03452/WTPO	82 Brattle Wood	Various works to trees	Piper
<b>It was noted the application had already been granted by Sevenoaks District Council. Sevenoaks Town Council expressed concern that the land owner had not been consulted on this application.</b>				
viii.	14/03379/WTPO	Flat A Vine Lodge, Holly Bush Lane	Rebalance crown reduction to 1 evergreen oak by 8 ft	Walshe
<b>Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied the proposed works will not have a detrimental impact on the tree.</b>				
ix.	14/03360/WTCA	Kingswood, Parkfield	Various works to trees	Crabtree
<b>Sevenoaks Town Council recommended refusal and requested that TPOs be placed on all trees as insufficient information was supplied with the application.</b>				
x.	14/03352/WTCA	2 Sandly Lane	Various works to trees	Clayton
<b>Sevenoaks Town Council recommended approval.</b>				
xi.	14/03359/WTCA	Summerhill, Woodland Rise	Various works to trees	Crabtree
<b>Sevenoaks Town Council recommended refusal and requested that TPOs be placed on all trees unless the Arboricultural Officer is satisfied the works are necessary.</b>				
xii.	14/03358/WTCA	4A Vine Court Road	Thinning of 1 Beech tree & reshaping to 1 Oak tree both by 80%	Clack
<b>Sevenoaks Town Council recommended approval for the works to the Beech tree, and approval to works to the Oak subject to the Arboricultural Officer being satisfied with the proposals.</b>				
xiii.	14/03343/WTCA	Little Coombe, Wildernesse Avenue	Various works to trees	Crabtree
<b>Sevenoaks Town Council recommended refusal and requested that TPOs be placed on all trees as insufficient information was supplied with the application.</b>				

## 253 COMMUNICATIONS

The Committee received and considered an email from the Open Spaces Society concerning land at Ashgrove Road.

It was **RESOLVED** that a response be sent to the Open Spaces Society answering questions raised, and requesting information on alternative means of protecting the woodland in question.

## 254 HIGHWAYS

(a) The Committee received and considered the following consultations on cycle improvements:

i. Bradbourne Vale Road

It was **RESOLVED** that Sevenoaks Town Council object to this proposal on the grounds that it would result in the loss of trees which were of amenity value to the area, and would represent poor value for money due to the negligible positive impact on cycle safety, and the detrimental impact on pedestrian safety.

ii. Cramptons Road

Sevenoaks Town Council noted the proposal, and raised concerns that the proposal represented poor value for money with little positive impact for cycle safety and a detrimental impact on pedestrian safety.

iii. Hospital Road

It was **RESOLVED that** Sevenoaks Town Council object to this proposal on the grounds that the proposal represented poor value for money, and would further promote the mixing of cyclists and pedestrians.

It was **RESOLVED that** the following concerns be raised with Kent County Council and a request be made that KCC revisits their application of the Sevenoaks District Cycle Strategy, especially in the Bat & Ball area to ensure that any future proposal represent a material improvement in the cycle network without having a detrimental impact on pedestrian safety, and represent good value for money,:

- i. Issues in the consultation process
- ii. The failure to take a holistic approach when implementing the Sevenoaks District Cycle Strategy
- iii. The proposals represent poor value for money, with very little real world benefit to cyclists
- iv. The proposals promote the mixing of cyclists and pedestrians

(b) The Committee received and noted the following road closure notice:

- i. St Botolphs Road, 16<sup>th</sup> November, 1 Day

255 APPEALS

The Committee received and considered supporting Sevenoaks District Council on the following planning appeal (copy attached):

- i. 14/2227694 – Land rear of 138 – 148 High Street  
It was **RESOLVED that** no further action be taken.

256 COMMUNITY RIGHT TO BID

(a) The Committee noted the nomination of the Stag Community Arts Centre as an asset of Community Value has been received.

(b) The Committee received and considered suggestions for asset nominations from ward councillors.

It was **RESOLVED that** if a councillor identified suitable asset which met the relevant criteria they should bring this to the attention of the Clerk to enable the nomination to be considered at a future Planning Committee meeting.

257 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable representations to be made on the following application(s) for 3 minutes:

- i. [7] 14/03244/FUL – Land s/o 65 Kippington Road

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 6<sup>th</sup> November 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

258 PRESS RELEASE  
None

The meeting closed 8:41pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 10-11-14

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01303/HOUSE	Mr M Holmes 17-11-2014	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Brady			40 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/14
<p><b>Demolition of existing gable wall and roof to existing kitchen area (ground floor) to facilitate erection of side extension with bay window. Erection of a first floor side extension with two dormers.</b></p> <p><b>SE/14/01303/HOUSE - Amended plan</b></p> <p><b>First floor plan.</b></p>				

**Sevenoaks Town Council recommended approval subject to the dormer windows being level 5 obscure glazed**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03035/HOUSE	H Broughton 12-11-2014	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lee Clark			32 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/14
<p><b>Demolition of an existing precast garage and replace with a larger brick built garage.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03073/FUL	J Russell 12-11-2014	Cllr Clack	Mr S Mckay 07974 27432
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Keys			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/10/14
<p><b>Demolition of existing detached garage and erection of replacement garage for 1 Pinewood Avenue. Erection of one detached dwelling to the rear of existing property.</b></p>				

**Sevenoaks Town Council recommended refusal as the proposed dwelling would appear cramped on the plot and due to the small size of the plot would be out of keeping with the character of the local area.**

# Planning Applications Considered

Applications considered on 10-11-14

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03163/HOUSE	H Weston 13-11-2014	Cllr Raikes	Mr S Bradbury 02084 671 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Aldridge			47 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/14
<p><b>Single storey front bay window and porch extension and two storey rear / side extension and replacement of windows with door on the rear elevation.</b></p> <p><b>SE/14/03163/HOUSE - Amended plan</b></p> <p><b>The applicant would now like to change the rear elevation of the rear extension by adding another window to the master bedroom.</b></p>				

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

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03171/FUL	J Russell 10-11-2014	Cllr Piper	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M.A. Wright			17 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/14
<p><b>Demolition of existing detached dwelling and garage, and the construction of two new detached dwellings with integral garages.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03235/FUL	J Russell 11-11-2014	Cllr Mrs London	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dias		Denal Marine Consultants Ltd	156 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/14
<p><b>Demolition of the existing office building and the construction of a new mixed use development, comprising office space and three residential flats.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03244/FUL	J Russell 19-11-2014	Cllr Parry	Mr S Wilkinson 02072 41 7404
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Truphet		Land South Of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/14
<p><b>The construction of a single new-build private dwelling house.</b></p>				

**Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied the trees to be removed are of low quality.**

# Planning Applications Considered

Applications considered on 10-11-14

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03260/ADV	H Weston 11-11-2014	Cllr Busvine	Mr C Saunders 01580 24 1999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Green		Railway And Bicycle Apartment	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/14

**Reduction of signs on external brick piers revised scheme of SE/14/02382/ADV for Sew Perfect (Retrospective).**

**SE/14/03260/ADV - Amended plan**

**The proposal has been amended for clarification:**

**Retention of signs (non illuminated) to external brick piers and text on glass front of shop, revised scheme of SE/14/02382/ADV for Sew Perfect.**

**Sevenoaks Town Council recommended refusal for all signage other than the horizontal lintel advertisement on the condition that:**

- 1.No advertising is displayed on the pillars due to the detrimental impact on the street scene**
- 2.A consistent approach be taken for future applications given that the site is an important gateway into the town**
- 3.The advertising is in line with recommendations set out in the Blighs design guide.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03266/HOUSE	H Broughton 11-11-2014	Cllr Baker	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Trofimov			1 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/10/14

**Demolition of existing sun room. Extension to side and rear. Roof extension to incorporate rooms in roof including increasing ridge height. Chimney increasing in height.**

**Sevenoaks Town Council recommended refusal as the proposal would unbalance the pair of semidetached properties resulting in a detrimental impact on the street scene.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03283/HOUSE	H Broughton 07-11-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Bowern			240 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/14

**Partial demolition of the rear of the building in order to facilitate erection of a single storey extension. Internal alterations.**

**Sevenoaks Town Council recommended approval subject to the extension being enured to the main dwelling, and a condition being imposed to require the retention of the front door of the property.**

# Planning Applications Considered

Applications considered on 10-11-14

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03291/FUL	Mr M Holmes 07-11-2014	Cllr Hogarth	Robinson Escott 01689 8 88884
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks) Ltd		Prospect Cottage	43 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/14
<b>Demolition of the existing two bedroom dwelling with double integral garage. Erection of a detached five bedroom dwelling with lower ground floor, with integral garage, ground and first floor roof space accommodation. Revised access arrangements.</b>				

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03293/HOUSE	H Weston 18-11-2014	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gage			42 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/14
<b>Erection of a two storey rear extension</b>				
<b>SE/14/03293/HOUSE - Amended plan</b>				
<b>Proposal description corrected from two storey to single storey extension:</b>				
<b>Erection of a single storey rear extension.</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/14/03299/HOUSE	H Weston 11-11-2014	Cllr Hogarth	Mr A Chantler 364179
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Pay		Salcombe	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/14
<b>Erection of rear ground floor extension and external alterations.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03342/FUL	J Russell 18-11-2014	Cllr Piper	Mr L Mineham 01634 226 500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kippington House Ltd		Halfway House	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/14
<b>Extension of existing pub car park.</b>				

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 10-11-14

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03380/ADV	J Russell 19-11-2014	Cllr Busvine	Miss A Routledge 01618 227700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Dawson		Knight Frank LLP	113-117 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/14
<b>Consent to display advertisements - Installation of 1 x internally illuminated fascia, 1 x externally illuminated projecting sign, 1 x internally illuminated A1 display, 16 x internally illuminated A3 display.</b>				

**Sevenoaks Town Council refusal for the proposed internally illuminated fascia sign, and approval for other signs and displays subject to there being a condition that the display boards are static i.e. no moving images.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03383/HOUSE	H Weston 18-11-2014	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Wood			24 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/10/14
<b>Proposed roof and ground floor extension to side elevation to include a new bedroom and bathroom at first floor and existing side window to be replaced by a door and removal of existing chimney.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied the size, design, and materials are subservient and in keeping with the existing house.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03413/CONVAR	Mr M Holmes 21-11-2014	Cllr Hogarth	Mr J Sergi 01444 461355
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Sinclair		The New Inn	75-77 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/14
<b>Variation of condition 10 (contamination) of application reference SE/13/01770/OUT allowed on appeal APP/G2245/A/13/2205389 outline application for the demolition of public house and erection of block comprising 8no. one-bedroom units with all matters reserved with amendment to wording to After demolition of the existing Public House, no further development shall commence on site until investigation has taken place.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 10-11-14

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03437/MMA	H Weston 21-11-2014	Cllr Towell	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Oprea			5 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/14
<b>Minor material amendment to application reference SE/14/02282/HOUSE for the demolition of existing conservatory; erection of single storey side and rear extension; conversion of loft space into rear habitable room with staircase access; insertion of dormer window to rear elevation to show amended materials for windows.</b>				

//Awaiting Chairman's Action//