

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 16th February 2015 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	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	Present
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	Present
Cllr Mrs M E Crabtree	Present	Cllr P E Towell - Vice Chairman	Apologies
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

2 Members of the public

PUBLIC QUESTION TIME

None

365 REQUESTS FOR DISPENSATIONS

None

366 DECLARATIONS OF INTEREST

Cllrs Mrs Crabtree and Parry declared an interest in the following planning application and abstained from discussion and voting:

[1] PAG/KCC/SE/0025/20 – Greatness Quarry, Bat & Ball Road

367 DECLARATIONS OF INTEREST

All Councillors present declared they had been lobbied in respect of planning application:

[2] SE/14/02075/FUL – 98 – 116 London Road

368 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on 2nd February 2015 be received and signed.

369 ROAD CLOSURE NOTICES

The Committee received and noted the following road closures notices:

- i. Bat & Ball, 9th March, 5 Days
- ii. Granville Road, 9th March 2015, 12 Days

370 DEVELOPMENT CONTROL COMMITTEE

The Committee considered sending a representative to the Sevenoaks District Council Development Control Committee on 19th February 2015, 7pm to speak on the following application:

- i. 14/02059/FUL - New Beacon School, Brittain's Lane

It was **RESOLVED that** Cllr Piper attend and speak as the Town Council's representative, the need for any proposed sports facilities to meet the minimum requirements of sports governing bodies to enable community use was stressed.

371 PLANNING OBLIGATIONS – AFFORDABLE HOUSING

The Committee received and noted a report on recent changes to planning obligations and their impact on affordable housing policy within Sevenoaks.

372 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable a member of the public to speak on the following application for 3 minutes:

i. [2] SE/14/02075/FUL – 98 – 116 London Road – In favour

(a) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 12th February 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

373 PRESS RELEASE

None

The meeting closed at 8:02pm

CHAIRMAN

Planning Applications Considered

Applications considered on 16-2-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0025/20	Mr J Bickle 27-02-2015	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Holland		Greatness Quarry	Bat & Ball Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/02/15	
<p>A section 73 application to vary conditions 3 (to allow additional time for completion of landfill to enable restoration to approved levels) and 10(a) (to update the phasing scheme to reflect the amended operational period) of planning permission SE/10/3111.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02075/FUL	J Russell 19-02-2015	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Davies			98-116 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/01/15	

The demolition of the existing buildings and erection of a mixed use scheme which comprises a total of 66 residential units (C3) and an integral office element (B1).

SE/14/02075/FUL - Amended plan

Amended and increased employment floorspace and increased car parking. Reduced provision of apartments from 66 to 60.

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- Insufficient parking provision for both the proposed residential units and the expanded commercial space
- Concerns with regards to access for emergency services to the site
- Insufficient number of on site affordable housing units proposed
- All on site affordable housing units as proposed are 1bd flats, despite the demand in Sevenoaks for affordable 2/3bed dwellings.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02434/FUL	J Russell 20-02-2015	Cllr Mrs London	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Palermo			10 The Drive	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/02/15	

Demolition of existing garage, lean to shed and greenhouse, to facilitate a two storey rear extension, single storey front extension and alterations to fenestration to the former garage and mews cottage at the rear of 10 The Drive into a small three bedroom house.

SE/14/02434/FUL - Amended plan

Amended site location plan with new red line received.

Sevenoaks Town Council recommended approval subject to the local district member requesting that the application is considered by the Development Control Committee.

Planning Applications Considered

Applications considered on 16-2-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04017/FUL	J Russell 18-02-2015	Cllr Busvine	Mrs E Temple 01344 667 070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Harris		2 Locks Yard	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/15
Demolition of existing dwelling and erection of 2 x 2 bed flats.				

Sevenoaks Town Council recommended approval subject to the grant of permission being conditional on remedial works being carried out to the shared 'yard' area to provide safe pedestrian access for future residents which does not currently exist due to the poor and deteriorating surface, and subject to the conservation officer being satisfied with the design and materials proposed.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04023/HOUSE	P Dadswell 24-02-2015	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Romanis			35 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/15

The erection of a rear extension at first floor level.

SE/14/04023/HOUSE - Amended plan

Existing and proposed North elevations received and Certificate B completed and notice served.

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00020/HOUSE	P Dadswell 17-02-2015	Cllr Towell	Mr P Avis 07873 522110
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Lukosevicius			242 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/15

Erection of a two storey rear extension, involving demolition of existing conservatory to rear. Addition of dormer window to front elevation to match existing dormer. Replacement of existing doors and windows with new, and new chimney to west elevation.

//Awaiting Chairman's action//

Planning Applications Considered

Applications considered on 16-2-15

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00081/FUL	H Broughton 25-02-2015	Cllr Parry	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Sinclair		Bankside	114 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/15
Demolition of existing dwelling and erection of replacement dwelling with basement.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00116/HOUSE	H Weston 24-02-2015	Cllr Clayton	Mr L Mineham 01634 226
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecomb Investments LLP		Jade Cottage	Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/15
Demolition of existing garage and conservatory. The erection of two single storey rear extensions, single storey side extension and 2 two storey front extensions, the erection of new porch, raising of roof to incorporate rooms in roof with dormers and a Velux window. New patio / terrace at rear and a new access point onto existing drive to create an in/out vehicle access.				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied the concerns set out below can be overcome.

This application is effectively the replacement of a modest two storey house by a three storey house with five second floor dormers.

At present there are no houses on the ridge line of Wilderness Mount which are effectively three stories - although there is one next door lower down closer to Seal Hollow Road.

The Town Council is concerned that a house of this size at the top of the site would:

- be out of keeping with the residential area assessment of Wilderness Mount
- overlook its neighbours including Cleeve and the conservation area of Wilderness estate
- be overdevelopment of what would be a relatively small site (there are smaller plots in Wilderness Mount but they have much smaller houses on them)

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00117/HOUSE	H Broughton 25-02-2015	Cllr Eyre	Mrs C Austin 0786696226
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S McHugh			1 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/15
Rear and side double storey extension. Change to front door position. Internal reconfiguration. Loft conversion.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-2-15

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00154/HOUSE	P Dadswell 17-02-2015	Cllr Piper	Mr C Bays 875015
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Rennie		8 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/15
Conversion of loft space to form bedroom with ensuite bathroom, dormer window to rear, conservation rooflights to front and rooflight in existing flat roof.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00155/HOUSE	P Dadswell 17-02-2015	Cllr Piper	Mr C Bays 875015
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Rennie		8 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/15
Construction of single storey side extension with rooflights.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00157/CONVAR	Mr M Holmes 17-02-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Smith		Tanglewood	4 Akehurst Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/15
Variation of condition 10 (Parking) to remove reference to garages and condition 13 (approved plans) to change the plans references to 4796-PD-10 & 4796-PD-11 of planning application SE/12/03336/FUL				

Sevenoaks Town Council recommended approval subject to the forecourt parking being suitably landscaped.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00166/HOUSE	H Weston 17-02-2015	Cllr Mrs Dawson	R & S Goodman 01892 7 88888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Thorp			3 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/15
New canopy roof over existing front door.				

//Awaiting Chairman's action//

Planning Applications Considered

Applications considered on 16-2-15

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00228/HOUSE	H Weston 20-02-2015	Cllr Busvine	Mr P Curtis 01892 23126
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Revers		Claremont	7 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/15
Erection of a first floor rear extension and amendment to fenestration layout to the front and side elevation.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00242/MMA	Mr M Holmes 23-02-2015	Cllr Eyre	Jillian Hudson 01892 681 650
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
TJK Contracts Ltd		Hendry House	1 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/15
Minor material amendment to application SE/12/02680/FUL (Demolition of existing buildings and erection of a detached two storey two bedroom dwelling, with detached garage accessed from Oakhill Road) to show a change to the front facade.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00271/HOUSE	H Weston 25-02-2015	Cllr Raikes	Mr A Rigby 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Buttle		Wellingtonia	24 St George's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/15
The erection of rear single storey conservatory and internal alterations.				

Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied the protection measures specified in the application are sufficient to protect the Wellingtonia on the site.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00272/FUL	H Broughton 24-02-2015	Cllr Busvine	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin		Williamsons	20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/15
Change of use from commercial shop to residential.				

Sevenoaks Town Council recommended refusal due to the proposal resulting in the loss of prime retail floor space within the town centre and the unwelcome precedent this development would set.

Planning Applications Considered

Applications considered on 16-2-15

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00273/LBCALT	H Broughton 24-02-2015	Cllr Busvine	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Mclaughlin		Williamsons	20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/15
Change of use from commercial shop to residential.				

Sevenoaks Town Council recommended refusal due to the proposal resulting in the loss of prime retail floor space within the town centre and the unwelcome precedent this development would set.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00284/ADV	P Dadswell 26-02-2015	Cllr Mrs London	Lucy Wing 01619 266000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Jacqui Thomson (RBS)			67 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/15

Installation of the following shopfront signage, post removal of signage currently in situ: 1no. 350mm high fascia with 1no. 245mm high internally illuminated NatWest lettering and chevron logo. 1no. 500mm high internally illuminated projecting sign. 3no. 1915mm high front applied to rear of glazing vinyl cladding. Other permitted signage: 1no. Entrance sign - applied to glazing above inner door. 1no. Nameplate, 1no. Web/Tel vinyl, 3no. Car park signs (to rear elevation).

Sevenoaks Town Council recommended refusal due to the internally illuminated sign having a detrimental impact on the street scene.