

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Tuesday 3rd August 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Apologies	Cllr Waite	Apologies
Cllr Hogarth – Vice Chairman	Present	Cllr Towell	Present
Cllr Mrs Parry	Apologies	Cllr Walshe	Apologies

Also in attendance:

Town Clerk

Assistant Town Clerk

4 Members of the public

PUBLIC QUESTION TIME

None

120 **REQUESTS FOR DISPENSATIONS**

None

121 **DECLARATIONS OF INTEREST**

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

[9 & 10] 15/02062/HOUSE – 83 London Road

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

[15] 15/02085/FUL – Lady Boswells C of E Primary School, Plymouth Drive

MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 20th July 2015 be approved and signed subject to the correction of minor spelling errors.

122 **COMMUNICATIONS**

The Committee received and noted the following communications:

- i. East facing J5 M25 slips, economic benefits study
It was **RESOLVED** that KALC be contacted to ascertain the level of detail regarding traffic flows which would be investigated as part of the study.
- ii. Start of works notice for resurfacing footpaths in Argyle Road.

TREE PRESERVATION ORDERS

(a) The Committee received and noted the District Council have confirmed the following TPO:

- i. Hollym, Clenches Farm lane

(b) The Committee received and noted the District Council have made the following TPO:

- i. 15 Granville Road

123 PLANNING APPLICATIONS

(a) The meeting was adjourned 3 times to allow members of the public to address the Committee on the following applications:

[13] 15/02075/HOUSE – 53 The Drive – for

[15] 15/02085/FUL – Lady Boswells C of E Primary School, Plymouth Drive – for

[18] 15/02108/MMA – Dawning House, Seal Hollow Road – for

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 30th July 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

124 PRESS RELEASE

None

The meeting closed at 8:06pm

CHAIRMAN

Planning Applications Considered

Applications considered on 3-8-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0039/2013	Julian Moat 15-04-13	Cllr Arnold	Roshelle Coe 01732 221 246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Sanderson		Lady Boswells CE Primary Sch	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/15
KCC/SE/0039/2013 - Amended plan				

N/A

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01641/HOUSE	H Weston 12-08-2015	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Frapwell		1 Mount View	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/15
Construction of a brick front wall to a height of 1.25 metres, and with a wooden swing gate affixed.				
SE/15/01641/HOUSE - Amended plan				
The two side elevations of the wall, front elevation and aerial view have now been received.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01873/LBCALT	M Besant 04-08-2015	Cllr Parson	Mr T Newlands 884578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Newlands			8 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/15
Replacement window to front.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-8-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01879/HOUSE	M Besant 07-08-2015	Cllr Waite	Mr P French 669094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Webb			61A Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/07/15
<p>Single storey extension to rear of property consisting of an open plan dining/family space with doors to the garden plus a playroom. Internal reorganization of the layout and opening up the existing structure to the extension.</p> <p>SE/15/01879/HOUSE - Amended plan</p> <p>Amended proposal description to include the installation of a porch, as shown on submitted plans:</p> <p>Single storey extension to rear of property consisting of an open plan dining/family space with doors to the garden plus a playroom. Internal reorganization of the layout and opening up the existing structure to the extension. Installation of a front porch.</p>				

Sevenoaks Town Council recommended approval subject to the porch being in keeping with those of neighboring properties in both size and material type.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01903/HOUSE	H Weston 06-08-2015	Cllr Raikes	Mr W Glass 830430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Politzer			1 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/15
<p>Erection of a single storey side extension and double garage.</p>				

Sevenoaks Town Council recommended approval of the single storey side extension subject to the planning officer being satisfied the materials will match the existing dwelling.

Sevenoaks Town Council recommended refusal of the double garage in the front garden as it detracts from the street scene and is contrary to guidance set out in the residential character area assessment spd.

Informative: Sevenoaks Town Council noted the arboricultural officer will need to be satisfied with the proposal to safeguard the affected tree should approval be given for the application.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01960/HOUSE	P Dadswell 05-08-2015	Cllr Parson	Mr O Davis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Baird			58 Victoria Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/15
<p>Access inclusion for the erection of a single storey side extension. Installation of two rooflights. Internal alterations and alterations to fenestration.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-8-15

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01981/HOUSE	M Besant 05-08-2015	Cllr Mrs Parry	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Martin			21 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/15
Demolition of existing side and rear extensions. Erection of a single storey side and rear extension. Heightening of roof line to accommodate the creation of a first floor level. Alterations to fenestration. Reconstruction of side wall to enable building to be 1m away from boundary line to south side.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02037/HOUSE	P Dadswell 04-08-2015	Cllr Parry	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Morgan			18 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/15
Single storey side and rear extension. New garage.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02062/HOUSE	Mr M Holmes 17-08-2015	Cllr Schneider	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Mitchell			83 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/07/15
2 storey rear extension, including demolition of modern conservatory and lowering of garden terrace.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02063/LBCALT	Mr M Holmes 17-08-2015	Cllr Schneider	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Mitchell			83 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/07/15
Demolition of conservatory, erection of 2 storey rear extension and lowering of garden terrace.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-8-15

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02064/HOUSE	M Besant 11-08-2015	Cllr Arnold	Mr D Curtis 357550
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Foss		2 Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/15
Installation of 1 window at ground floor level & 1 at first floor level to west elevation. Creation of 2 No parking bays.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02065/HOUSE	M Besant 11-08-2015	Cllr Chakowa	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Foster		Watten House	147 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/15
Loft conversion with two rear dormers and velux windows.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02075/HOUSE	M Besant 17-08-2015	Cllr Parson	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			53 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/15
Fence to three bay parking and paving as existing.				

Sevenoaks Town Council recommended refusal as the previous grounds for refusal have not been overcome, the proposal would have a detrimental impact on the street scene.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02076/HOUSE	M Besant 13-08-2015	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Clipsham		Timberden	4 Letter Box Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/15
Amended scheme to granted permission of SE/13/02745/HOUSE - reduction of size of bedroom window and change position. Creation of new landing window. Creation of 2 x new side lights in porch. Extended width of 2 x rear dormers.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighbouring properties due to the 2nd storey dormer windows.

Planning Applications Considered

Applications considered on 3-8-15

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02085/FUL	Mr M Holmes 07-08-2015	Cllr Schneider	Mrs Pang07786504902
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Gruneberg		Lady Boswell's C Of E Primary	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/07/15
Erection of single storey, timber clad modular building to be used as a pre-school and wraparound care for Lady Boswell's School.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the applicant has demonstrated the very special circumstances required to justify the development within the green belt.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02101/FUL	Mr M Holmes 05-08-2015	Cllr Busvine	Mr Marsden02074098024
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Savills (UK) Ltd			98 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/15
Alterations to existing shopfronts.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02102/ADV	Mr M Holmes 05-08-2015	Cllr Busvine	Mr Marsden02074098024
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Savills (UK) Ltd			98 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/15
Application for consent to display two fascia signs, one hanging and one window signage.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02108/MMA	Mr M Holmes 11-08-2015	Cllr Mrs Walshe	Ms Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Maplewood Homes Ltd		Dawning House	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/15
Minor material amendment to SE/12/01980/FUL for 'demolition of existing dwelling and erection of 2 x detached 4/5 bedroom dwellings, with integral garages and associated works' to allow retention and re-use of part of existing dwelling.				

Sevenoaks Town Council recommended refusal as the proposal is directly contrary to condition 7 of the inspectors decision granting permission on 21st May 2009 limiting development on the site, unless the Planning Officer is satisfied that the impact on adjoining dwellings is no greater than the buildings which currently have permission.

Planning Applications Considered

Applications considered on 3-8-15

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02117/FUL	Mr M Holmes 14-08-2015	Cllr Arnold	Mr Nightingale018927500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Madden		Holly Cottage	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/07/15
(Formerly Little Blackhall Cottage)				
Demolition of existing dwelling and erection of a replacement dwelling (revised scheme)				

Sevenoaks Town Council recommended refusal as the proposal would have a detrimental impact on the setting of the neighbouring listed building, Little Blackhall, contrary to the Allocations and Development management DPD, Policy EN4.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02128/HOUSE	M Besant 11-08-2015	Cllr Canet	BHD Architects 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Drake			30 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/15
Roof extension, loft conversion and internal alterations. Installation of dormers and rooflights.				

Sevenoaks Town Council recommended refusal due to the excessive bulk of the proposal and the overbearing impact on no.32

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02151/HOUSE	H Weston 18-08-2015	Cllr Canet	Mr Avis 07873522110
<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>
				29/07/15
Proposed replacement of existing timber entrance gates and front fence with new metal railings, gates, brick piers and low walls, involving widening of existing entrance to improve sight lines for vehicles and pedestrians.				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02245/HOUSE	P Dadswell 18-08-2015	Cllr Schneider	Offset Architects753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bouverie			13 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/15
Erection of a part two storey, part first floor rear extension with basement. Alterations to fenestration. Installation of rooflights.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-8-15

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02258/HOUSE	M Besant 18-08-2015	Cllr Piper	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Hollingsworth			68 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/15
Conversion of garage and store into a kitchen and laundry room.				

Sevenoaks Town Council recommended approval.