

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 14th September 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Arrived: 7:20pm
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Present
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

180 **REQUESTS FOR DISPENSATIONS**

None

181 **DECLARATIONS OF INTEREST**

None

182 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Tuesday 1st September 2015 be approved and signed.

183 **COMMUNICATIONS**

The Committee received and noted a letter from network Rail concerning improvements to Sevenoaks Station.

184 **HIGHWAYS**

The Committee received and considered the following Start of Works notice:

- i. Argyle Road

185 **PLANNING APPEALS**

(a) The following appeal submissions were noted:

- i. 15/3130560 – Wellingtonia Linden Chase

186 **PLANNING APPLICATIONS**

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 10th September 2015 and **it was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

187 **PRESS RELEASE**

None

The meeting closed at 7:30pm

CHAIRMAN

Planning Applications Considered

Applications considered on 14-9-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01962/ADV	M Besant 07-09-2015	Cllr Parson	Mr Prince 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Crossley			137 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/15
<p>1No. 6310 x 830mm folded aluminium panel internally illuminated by means of white LEDs, 1No. 800 x 700mm projecting sign. Non illuminated.</p> <p>SE/15/01962/ADV - Amended plan</p> <p>Amended site location plan</p>				

Sevenoaks Town Council recommended refusal unless the conservation officer is satisfied the internally illuminated sign is in keeping with the conservation area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02195/FUL	Mr A Byrne 22-09-2015	Cllr Arnold	Mrs Tasker01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks)		Brackens, Plot 1	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/15
<p>Erection of one detached dwelling plus garaging and closure of existing access and creation of a new access.</p> <p>SE/15/02195/FUL - Amended plan</p> <p>Access details revised.</p>				

Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with the proposals.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02207/FUL	Mr A Byrne 22-09-2015	Cllr Arnold	Mrs Tasker01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Roberts		Brackens, Plot 2	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/15
<p>Erection of one detached dwelling plus garaging: including the closure of the existing access and the creation of a new access.</p> <p>SE/15/02207/FUL - Amended plan</p> <p>Access details amended.</p>				

Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with the proposals.

Planning Applications Considered

Applications considered on 14-9-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02291/LBCALT	J Russell 22-09-15	Schneider	Mr Pett 02086505799
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Nicholas			77 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/15
Remove existing aluminium dome roof lights. Install traditional UPVC double glazed lantern lights to slight enlarge size. Add casement to existing window to kitchen. Alter partitions.				

Sevenoaks Town Council recommended refusal as there is insufficient information to reach an informed decision, especially with regards to material choices.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02292/HOUSE	J Russell 22-09-15	Schneider	Mr Pett 02086505799
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Nicholas			77 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/15
Remove existing aluminium dome roof lights. Install traditional UPVC double glazed lantern lights to slight enlarge size. Add casement to existing window to kitchen. Alter partitions.				

Sevenoaks Town Council recommended refusal as there is insufficient information to reach an informed decision, especially with regards to material choices.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02419/HOUSE	P Dadswell 18-09-15	Raikes	Open Arch 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Skinner			3 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/15
Proposal to create a covered courtyard and single storey extension and a new front entrance integrating existing features of the property				

Sevenoaks Town Council recommended refusal on the grounds that the design of the proposed extension would have a detrimental impact on the grade II* listed building and its environs.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02420/LBCALT	P Dadswell 18-09-15	Raikes	Open Arch 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Skinner			3 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/15
Proposal to create a covered courtyard and single storey extension and a new front entrance integrating existing features of the property				

Sevenoaks Town Council recommended refusal on the grounds that the design of the proposed extension would have a detrimental impact on the grade II* listed building and its environs.

Planning Applications Considered

Applications considered on 14-9-15

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02443/HOUSE	R Fellows 23-09-15	Hogarth	Mrs Benham
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Benham			4 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/15
Demolition of existing rear extension and erection of a single storey flat roofed rear extension. Conversion of existing garage into habitable and alterations to the fenestration to include the replacement of existing windows to black metal framed windows, front door relocated and existing porch removed and make driveway level, removal of two chimneys.				

Sevenoaks Town Council recommended approval.

//Informative: The Town Council would resist any future proposals to erect a detached garage in the front garden//

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02535/HOUSE	P Dadswell 23-09-15	Waite	Miss Freeman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ryder			31 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/15
Demolition of existing utility/storage to facilitate the erection of a single storey front extension, a two storey side extension and a single storey rear extension to include 3 rooflights. Loft conversion to include dormer to rear.				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied:

i. There will be no loss of amenity through overlooking due to the proposed dormers

ii. Sufficient distance will be retained to the boundary

If the District Council is minded to approve the application the Town Council requests that the windows in the side windows be obscure glazed.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02541/ADV	P Dadswell 16-09-15	Busvine	Kate Holden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
4 Site		St Johns House	3 Suffolk Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/15
Erection of 1 no. aluminium sign affixed to galvanised steel posts.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-9-15

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02544/HOUSE	R Fellows 17-09-15	Towell	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ford			3 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/15
Erection of a single storey rear extension. Conversion of eaves storage space and installation of a dormer window to create habitable rooms. Changes to external fenestration.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02603/HOUSE	H Weston 23-09-15	Cllr Schneider	A2D 669131
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Oldfield			16 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/15
Demolition of existing conservatory, store and outside WC to facilitate the erection of a single storey rear extension with rooflight.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02642/ADV	J Russell 28-09-15	Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Wyatt			108 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/15
Non illuminated fascia signage and a non illuminated projecting sign.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02648/HOUSE	M Besant 28-09-15	Eyre	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Maxwell			13 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/15
Erection of a 2 storey side/front extension. Dormer window to the left flank. Porch extension. Conversion of existing garage to living accommodation.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 14-9-15

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02661/HOUSE	H Weston 29-09-15	Waite	Mr Jenkins 02083187401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin			54 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/15
Part single storey, part two storey side extension.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02668/ADV	P Dadswell 23-09-15	OOW Chairman	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Band Practice Room	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/15
3 no advertising signs for new vine cafe to south, north, and west elevations.				

It was noted that Sevenoaks Town Council was the land owner and applicant for this application, the Town Council therefore declined to comment.