

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 9th May 2016 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Arrived 7:03pm
Cllr Mrs Parry	Left 7:35pm	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

6 members of the public

PUBLIC QUESTION TIME

None

37 REQUESTS FOR DISPENSATIONS

In accordance with Sevenoaks Town Council Standing order 7(d) and under the Section 33 of the Localism Act 2011 the following Town Councillor requested a Dispensation as a dual hatted Councillor to allow them to discuss and vote on planning applications where the only reason they would otherwise be prevented from taking part in discussion and voting is due to their membership of Sevenoaks District Council i.e. it does not permit the councillor to take part in discussion and voting automatically if they have a declaration of pecuniary unrelated to their membership of Sevenoaks District Council. This dispensation will be valid until the next Town Council Local Election in May 2019.

- Councillor Parson

38 DECLARATIONS OF INTEREST

Councillors Arnold, Canet, Eyre, Hogarth, Parry, Parson, Piper, and Raikes declared a non pecuniary interest in Planning Application:
[2] 16/01027/FUL – 1 Knole Paddock, Seal Hollow Road

Councillor Waite declared a non pecuniary interest in Planning Application:
[10] 16/01156/FUL – Caxton House, 20 – 22 St Johns Hill

39 DECLARATIONS OF LOBBYING

All Councillors present declared they had been lobbied in respect of the following planning application:
[2] 16/01027/FUL – 1 Knole Paddock, Seal Hollow Road

40 MINUTES

It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 25th April March 2016 be approved and signed subject to the following amendments:

- Councillor Hogarth was among the Councillors who requested and were granted a dispensation under item 26.
- Councillor Towell arrived at 7:02pm

41 PLANNING APPEALS

(a) The Committee received and noted that the inspector had allowed the following appeal:

i) 3142289 – 3 Mount Harry Road

(b) The Committee received and noted the following appeal had been withdrawn:

i) 3139803 – 4 Vine Avenue

42 TREE PRESERVATION ORDERS

The Committee received and noted the making of the following tree preservation order:

i) 5 Woodside Road

43 PLANNING APPLICATIONS

(a) The Committee received and approved the schedules of comments made under Chairman's Action.

(b) The meeting was adjourned to enable members of the public to speak on the following application(s) for 3 minutes:

[2] 16/01027/FUL – 1 Knole Paddock, Seal Hollow Road – Against

[2] 16/01027/FUL – 1 Knole Paddock, Seal Hollow Road – For

(C) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 5th May 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

44 PRESS RELEASE

None

The meeting closed at 7:46pm

CHAIRMAN

Planning Applications Considered

Applications considered on 9-5-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00926/HOUSE	P Dadswell 18-05-2016	Cllr Piper	Mr Selden 01892440393
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ghosh			2 Parkland Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/16
Demolition of existing garage, kitchen and utility. Erection of two storey side extension to the west elevation and two storey side extension to the east elevation and open front porch.				

Sevenoaks Town Council recommended approval.

//Informative: The Town Council noted that the Existing and Proposed drawings were set to different scales, and requested that the District Council validation team request that in the future they are set to the same scale//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01027/FUL	Mr M Holmes 18-05-2016	Cllr Parson	Mrs Gregson 666446
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Nicholson		1 Knole Paddock	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/16
Erection of detached single dwellinghouse, parking, swimming pool and associated landscaping.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.The proposal would not preserve or enhance the character of the conservation area**
- 2.The proposal will result in an increase in population density in the immediate area**
- 3.The proposal will result in the loss of a section of garden which makes a contribution to both private amenity and also to the character of the wider conservation area**
- 4.There are still concerns that the proposal would result in unacceptable overlooking of neighboring properties.**

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01081/HOUSE	R Fellows 20-05-2016	Cllr Parson	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Gliubich			30 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/16
Erection of a ground floor rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-5-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01082/LBCALT	R Fellows 20-05-2016	Cllr Parson	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Gliubach			30 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/16
Erection of a ground floor rear extension.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01083/HOUSE	H Weston 16-05-2016	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Thompson			22 Bosville Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/16
Demolition of existing two storey extension. Erection of a two storey side and single storey rear extension. Replacement porch.				

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

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01089/HOUSE	J Overall 24-05-2016	Cllr Eyre	Mr Lanham 01892785184
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Penney		Morham Bank	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/16
New garage with ancillary accommodation over.				

Sevenoaks Town Council recommended refusal as the proposals would be contrary to both the Street Scene and guidance set out within the Residential Character Area Assessment.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01125/HOUSE	H Broughton 17-05-2016	Cllr Arnold	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Canham		Pinewood	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/16
Erection of single storey garden equipment store.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-5-16

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01127/HOUSE	H Broughton 19-05-2016	Cllr Mrs Walshe	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Clucas			8 Westfield	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/16
Demolition of detached garage to allow for the construction of a two storey side extension, inclusive of access to rear garden.				

Sevenoaks Town Council noted that the proposed extension is planned to be tight up to the boundary of the property and thus contrary to policy for a 2 storey extension. However, this policy is intended to avoid a terracing effect in the street scene; in this case the boundary is to the back gardens of houses in St Johns Hill, so there can be no terracing effect. Therefore the Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01137/FUL	Mr M Holmes 13-05-2016	Cllr Parson	Miss Dadswell 01892610
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Brummit		Serendipity	140 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/16
Change of use from Class A2 (financial and professional services) to a mixed use of Class A1 (shop) and Class A3 (restaurant).				

Sevenoaks Town Council recommended approval subject to sufficient noise attenuation measures.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01156/FUL	J Russell 16-05-2016	Cllr Waite	Mr Richardson016226799
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Harris		Caxton House	20-22 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/16
Change of use of existing ground and lower floors from office use (B1a) to public worship/Religious Instruction (D1) - (existing first floor to be retained as B1a).				

Sevenoaks Town Council recommended approval subject to:

- 1.The Planning Officer being satisfied there will be sufficient parking provision to serve the proposed use
- 2.Sufficient sound insulation being installed to safeguard the amenities of neighbouring properties.

It was noted that the applicants were current hirers of the Sevenoaks Town Council Chamber, but had served noticed that they would be ceasing bookings in the near future.

Planning Applications Considered

Applications considered on 9-5-16

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01164/HOUSE	H Weston 18-05-2016	Cllr Arnold	Offset Architects753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mackenzie		Greensleeves	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/16
<p>Demolition of existing detached double garage. Partial demolition of the existing kitchen, ancillary store rooms, conservatory, bedroom above and chimney. Erection of a part single/part two storey front/side extension with new roof lights and new porch. Roof alterations including a replacement gable roof above the staircase with four new roof lights, and four dormer windows. Internal alterations and alterations to fenestration. Construction of a new detached double garage with an extended driveway. New patio adjacent to the proposed extension.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the east elevation's windows will not overlook the neighbouring property.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01187/HOUSE	J Overall 19-05-2016	Cllr Parry	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs James			49 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/16
<p>Erection of a single storey side extension to accommodate a garage, gym and changing room with a link to existing house.</p>				

Sevenoaks Town Council recommended approval.