

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 15th August 2016 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived 7:19pm
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
5 Members of the public

PUBLIC QUESTION TIME

None

191 **REQUESTS FOR DISPENSATIONS**

None received.

192 **DECLARATIONS OF INTEREST**

Cllr Clayton declared a non pecuniary interest in the following item:
(6) Kent Local Transport Plan 4 Consultation

Cllr Waite declared a non pecuniary interest in the following planning application:
[4] 16/02136/FUL – 24 Wildernesse Mount

193 **MINUTES**

(a) It was **RESOLVED that** the minutes of the Planning Committee meeting held on the 1st August 2016 be approved and signed.

(b) It was **RESOLVED that** the minutes of the Neighbourhood Development Plan Steering Committee meeting held on the 1st August 2016 be received and noted.

194 **HIGHWAYS**

The Committee received and noted the following Start of Works notice:
i. St Johns Hill

195 **APPEALS**

The Committee received and noted the submission of the following appeal:
i. 16/00558/FUL – 11 Stafford Way.

196 **CONSULTATIONS**

The Committee received and considered the consultation on the Draft Local Transport Plan 4.

It was **RESOLVED that** a draft response be brought back to a future Planning Committee meeting for further discussion.

197 PLANNING APPLICATIONS

(a) The Committee received and noted the schedule of comments forwarded to Sevenoaks District Council under Chairman's Action.

(b) The meeting was adjourned to allow a member of the public, by prior arrangement, to speak for 3 minutes on the following application:

i. [4] 16/02136/FUL – 24 Wildernesse Mount - Against

(c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 11th August 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

198

PRESS RELEASE

None.

The meeting closed at 7:58pm

CHAIRMAN

Planning Applications Considered

Applications considered on 15-8-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01606/HOUSE	R Fellows 18-08-2016	Cllr Eyre	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Corner			19 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/08/16
<p>Erection of single storey garage with two rooflights.</p> <p>SE/16/01606/HOUSE - Amended plan</p> <p>Amended drawings received 21st July 2016</p> <p>Amended proposal description:</p> <p>Erection of single-storey garage with two rooflights, associated engineering works and retaining wall.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02110/HOUSE	J Overall 19-08-2016	Cllr Towell	Mr R Sonnex 4550665
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Bailey			12 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/08/16
<p>Conversion of loft into habitable space.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02110/HOUSE	J Overall 22-08-2016	Cllr Towell	Mr R Sonnex 4550665
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Bailey			12 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/16
<p>Conversion of loft into habitable space.</p> <p>SE/16/02110/HOUSE - Amended plan</p> <p>The proposal description has been amended to include the rooflight and dormers:</p> <p>Conversion of loft into habitable space with dormer to front and rooflight and dormer to rear.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 15-8-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02136/FUL	Mr M Holmes 22-08-2016	Cllr Clayton	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build Ltd			24 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/08/16
Demolition of existing property. Erection of two 5-bedroom detached dwellings with associated parking and access.				

Sevenoaks Town Council recommended refusal on the grounds that:

- The two dwellings of the scale and positioning proposed represent overdevelopment of the site
- The two houses would have a detrimental impact on the street scene and are contrary to the residential character area assessment spd guidance, plot one in particular which fills the majority of the plot is in an elevated position and has three storeys plus a high roof.
- The two houses would effectively enclose the garden of no 22 in a continuous wall of brick and overlooking windows, removing the current sense of space, which which would be detrimental to residential amenity
- The house on plot one is much closer to the boundary with no 22 than others in the residential character area, blocking light to south facing windows

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02178/HOUSE	J Overall 23-08-2016	Cllr Mrs Parry	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs De Silva			214 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/16
Ground floor rear extension; ground and first floor side extension; loft conversion with new dormer at rear; porch and rooflights at front; driveway increased for additional car parking.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the proximity to the boundary line.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02227/HOUSE	J Overall 23-08-2016	Cllr Parry	Mr Hales 01634 244373
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chandler			9 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/16
The erection of a single storey side extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 15-8-16

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02246/LBCALT	Mr M Holmes 24-08-2016	Cllr Busvine	Mr Jones 01792 793466
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Martyn Jeynes		Britannia Building Society	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/16
Alterations and refurbishment of the Grade II listed build to form a Funeral Directors premises.				

//Awaiting Chairman's Action//

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02273/HOUSE	S Mitchell 23-08-2016	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
James Beslee			7A Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/16
Erection of a detached garage.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02278/HOUSE	R Fellows 25-08-2016	Cllr Mrs Parry	Mr Butterfield 01634 3127
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Harvey			22 Highlands Park	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/16
Erection of a rear conservatory.				

//Awaiting Chairman's Action//

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02283/CONVAR	J Russell 23-08-2016	Cllr Eyre	Mr M Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hammond		New Beacon School	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/16
Variation of Condition No 4 (BREEAM standard) of SE/15/02448/FUL Demolition of existing sports hall and changing rooms and construction of new sports hall, changing rooms, activity hall and ICT room.				

Sevenoaks Town Council recommended refusal as no adequate planning grounds have been offered to justify the modification of the condition.

Planning Applications Considered

Applications considered on 15-8-16

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02291/FUL	R Fellows 23-08-2016	Cllr Chakowa	Mr Sweeney 0781712568
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Nicholas		The Acorns	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/16
Replace all timber framed windows with new uPVC framed double glazed windows.				

Sevenoaks Town Council recommended approval
--