

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 21st November 2016 at 7:00pm

Present:

Committee Members

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

Also in attendance:

Town Clerk
Assistant Town Clerk
1 Member of the public

PUBLIC QUESTION TIME

A member of the public addressed the Committee on planning application 16/03117/FUL - 19 Mount Close, below is a summary of the comments made and the responses given:

- Why was the application considered under Chairman's Action?
 - *The Assistant Town Clerk noted that it was the policy of the Planning Committee that any application with a deadline falling before the Thursday minute circulation date would be considered under Chairman's Action to ensure that a comment would be made to Sevenoaks District Council within the statutory comment period.*
- Why was the application was recommended for approval?
 - *Councillor Towell explained his reasons for recommending approval of the application.*
- A request for the Town Council to rescind its recommendation for approval and recommend refusal of the application.
 - *It was noted that procedure had been followed, and a recommendation made to the District Council. The application would not be reconsidered unless an amendment is made which requires the District Council to re-consult.*

332 REQUESTS FOR DISPENSATIONS

None received.

333 DECLARATIONS OF INTEREST

Cllr Eyre declared a non pecuniary interest in the following application:

[11] 16/03290/HOUSE – 59 Brittain's Lane

Cllr Parry declared a disclosable pecuniary interest in the following application:

[5] 16/03113/FUL - 27 Burntwood Road

334 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 7th November 2016 be received and signed subject to the following amendments:

- The rewording of the recommendation for [9] 3 Holly Bush lane
- That Cllr Arnold is the Vice Chairman of the Committee not Cllr Hogarth.

335 CONSULTATIONS

The Committee received and considered an email from Sevenoaks District Council concerning proposals to end the supply of paper based planning documents to Town and Parish Councils.

It was **RESOLVED that** Sevenoaks Town Council strongly objects to the proposals to cease providing paper copies of plans (where requested) to Town and Parish Councils:

- The attempt to draw parallels between Town and Parish Councils and other statutory consultees is erroneous. Town and Parish Councils do not tend to have professionally qualified members of staff capable of assessing digital planning documents effectively, they consist of elected members who greatly value the paper plans issued to them.
- It is unrealistic to expect Town and Parish Council members to visit the site of planning applications without paper copies. Town and Parish Council representation is valued due to the additional local knowledge members can impart, this often involves the more intricate aspects of a planning applications which require site visits to assess properly.
- Applications which involve successive minor amendments will be impossible to comment on due to the inability to compare multiple plans side by side
- It is unreasonable to expect Town and Parish Councils to invest the time and infrastructure required to reproduce paper plans when they receive none of the planning fee from applicants.
- While the Town Council appreciates this move is one aspect of agreeing a budget with £100k of savings the Town Council has been led to believe the savings obtained by ceasing issuing paper copies will be minor, especially when compared to the inconvenience it will cause to all Town and Parish Councils across the district and the potential loss of vital local input.

336 APPEALS

The Committee received and noted the inspector has dismissed the following appeal:

- i. 13 Buckhurst Avenue

337 PLANNING APPLICATIONS

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

(b) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 17th November 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

338 PRESS RELEASES

None

There being no further business the meeting was closed at 7:59pm

CHAIRMAN

Planning Applications Considered

Applications considered on 21-11-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02938/HOUSE	R Fellows 25-11-2016	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Brady			51 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
Drop kerb outside property.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02991/FUL	S Mitchell 30-11-2016	Cllr Raikes	Mr James 0207403804
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Rajakanthan (Regal Care Homes Ltd)		Alpine Residential Home	10 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/16
Demolition of the existing 24 person care home and the erection of 16 care flats together with associated communal facilities, matters of access and car parking on this site.				

Sevenoaks Town Council recommended refusal on the following grounds:

The proposal would be out of keeping with neighbouring properties and excessively bulky resulting in the development being injurious to the street scene

Overdevelopment of the site

Proposals are contrary to guidance set out in the residential area character assessment SPD Under provision of car parking spaces in a particularly congested area of Town, especially during the morning and evening school run. 6 car parking spaces is insufficient to meet the needs of residents of the 16 units, their carers, and their visitors.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03017/FUL	P Dadswell 05/12/16	Schneider	Mr Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Heseltine & P Howe			150A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
Conversion of the existing Ground Floor flat into two residential units, and to use the front garden of the property as two parking spaces, including a vehicular crossover.				
SE/16/03017/FUL - Amended plan				
Amended red line received.				

Sevenoaks Town Council recommended refusal due to the size of the proposed ground floor flats.

Planning Applications Considered

Applications considered on 21-11-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03097/HOUSE	H Pockett 02-12-2016	Cllr Eyre	Mr Czachur 01613 42823
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jones		Honey Pot House	8A White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
Erection of a single storey side extension to include rear bi-folding door set.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03113/FUL	P Dadswell 22/11/16	Cllr Piper	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Thornburrow			27 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/16
Demolition of existing dwelling. Construction of 2 No. dwellings. Retention of existing site access plus formation of a 2nd access point.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03170/FUL	Mr M Holmes 28-11-2016	Cllr Mrs Parry	Mr D Pickford 452246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ibbett Mosely		Land Adjacent To	48 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/16
Erection of a two-bedroom detached bungalow at land adjacent to 48 The Moor Road.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the dividing fence is of sufficient height to protect the amenities of the neighbouring property and that the windows in the northern elevation will not overlook the neighbouring property.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03229/HOUSE	N Armour 28-11-2016	Cllr Parry	A Chantler 364179
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bach		Nutkins	79 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/16
Demolition of existing conservatory and part rear extension to facilitate the erection of a single storey rear extension with some internal alterations.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-11-16

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03256/HOUSE	H Pockett 24-11-2016	Cllr Parson	Mr Clark 07880750825
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Scott-Clark			9A Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
Single storey rear extension.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03270/FUL	J Russell 05-12-2016	Cllr Busvine	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Swift			16A & 16B Buckhurst Avenue	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
Construction of a 3 storey rear extension. Formation of a rear dormer window. Internal alterations. Conversion of 2 bed properties to 2 x 1 bed flat and 1 x 2 bed flat.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03275/HOUSE	R Fellows 25-11-2016	Cllr Piper	Mr McKay 03301228903
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hochman		Hurst	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
Erection of detached double garage.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03290/HOUSE	N Armour 25-11-2016	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bishop			59 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-11-16

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03370/HOUSE	N Armour 02-12-2016	Cllr Parry	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Cooper		Kinnoul	30 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
Replacement garage doors.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03453/HOUSE	R Fellows 05-12-2016	Cllr Piper	N Green 02087355367
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M O'Brien		Little Chart	46 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
Proposed installation of air conditioning condenser unit to rear garden.				

Sevenoaks Town Council recommended approval subject to sufficient noise attenuation measures being in place to safeguard the amenities of the property and its neighbours.