

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 5th December 2016 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Present	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre – In the Chair	Present	Cllr Towell	Present
Cllr Hogarth	Apologies	Cllr Waite	Arrived 7:02pm
Cllr Mrs Parry	Left: 7:20pm	Cllr Walshe	Apologies

Also in attendance:

Town Clerk
Assistant Town Clerk
2 Members of the public

PUBLIC QUESTION TIME

None

332 **REQUESTS FOR DISPENSATIONS**

None.

333 **DECLARATIONS OF INTEREST**

None.

334 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 21st November 2016 be received and signed subject to the following amendments:

- A note that Cllr Towell was asked by the Chairman during public question time whether he wished to amend his recommendation on 16/03117/FUL – 19 Mount Close and declined to do so.

It was requested that the Clerk investigate the future procedure for responding to requests for clarification on planning application comments made by Sevenoaks Town Council.

335 **COMMUNICATIONS**

The Committee received and considered an invitation from Sevenoaks District Council to attend a District Housing Study Information Briefing on the 18th January 2017.

It was noted that the Assistant Town Clerk would be attending the 2pm session.

It was **RESOVLED** that any Councillor interested in attending either session contact the Clerk.

336 BT PHONE BOXES

The Committee received and considered the following notifications of the removal of BT phone boxes:

- i. SE of Junction with Hollybush Close x Holly Bush Lane
- ii. South of 200 Seal Road
- iii. NE of junction with Blackhall Lane x Seal Hollow Road (Red Heritage)
- iv. SE of 79 Greatness Lane

It was **RESOLVED that** Sevenoaks Town Council object to the removal of (iii) and express an interest in adoption the box as part of BT's £1 scheme. It was questioned whether it was possible to relocate the box to another site.

337 REPRESENTATION AT MEETINGS

The Committee received and considered nominating a representative to attend the following meetings to speak on planning applications:

- i. Sevenoaks District Council Development Control 08/12/16
Land adj Tubbs Hill House – 16/02830/FUL

It was **RESOLVED that** no further representation be made.

- ii. Sevenoaks District Council Development Control 08/12/16
Fleetwith 51A Mount Harry Road – 15/02001/HOUSE

It was **RESOLVED that** Cllrs Hogarth and Raikes be asked if they would be able to attend on behalf of Sevenoaks Town Council.

- iii. Kent County Council Planning Applications Committee 07/12/16
Seal C of E Primary School – 16/01043/KCCREG3

It was **RESOLVED that** Cllr Parry would convey Sevenoaks Town Council's concerns with regards to the application.

338 NORTHERN SEVENOAKS MASTERPLAN

The Committee received and considered a report on the Northern Sevenoaks Masterplan and recommendation contained within it.

It was **RESOLVED that** the Planning Committee approved the appointment of Consultant 3 to carry out the Northern Sevenoaks Masterplan to the value of £24,882.50.

339 PLANNING APPLICATIONS

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

(b) The meeting was adjourned to enable the following representations to be made on planning applications:

- i. 16/03359/FUL – 19 Mount Harry Road – Against
- ii. 16/03359/FUL – 19 Mount Harry Road – For

iii. 16/03448/MMA – Ragstones, 1 The Vine – For, written representation

(c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 1st December 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

340 PRESS RELEASES

It was **RESOLVED that** a press release be issued on the appointment of Consultants to carry out the Northern Sevenoaks Masterplan.

There being no further business the meeting was closed at 7:57pm

CHAIRMAN

Planning Applications Considered

Applications considered on 5-12-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02812/HOUSE	N Armour 16-12-2016	Cllr Chakowa	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Sykes			10 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/16
<p>To demolish the slate roof to the rear projection of the property and erect a first floor flat roofed extension with a roof light and fenestration in the rear and right flank elevations.</p> <p>SE/16/02812/HOUSE - Amended plan</p> <p>Ownership Certificate B completed.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02913/ADV	Mr M Holmes 09-12-2016	Cllr Busvine	Miss Nash 01214 577715
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H Adamska		Britannia Building Society	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/16
<p>Erection of 1 non illuminated fascia sign, 1 non illuminated information panel sign and 1 non illuminated projecting sign.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02915/LBCALT	Mr M Holmes 09-12-2016	Cllr Busvine	Miss Nash 01214 577715
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H Adamska		Britannia Building Society	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/16
<p>Erection of 1 non illuminated fascia sign, 1 non illuminated information panel sign and 1 non illuminated projecting sign.</p>				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02980/HOUSE	P Dadswell 14-12-2016	Cllr Towell	Ms Bayley 07831189463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Northcroft			39 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/16
<p>Erection of two storey side and front extension including covered porch to ground floor and alterations to fenestration.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the proposal maintains 1m to the boundary.

Planning Applications Considered

Applications considered on 5-12-16

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03275/HOUSE	R Fellows 08-12-2016	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>
				17/11/16
Erection of detached double garage.				
SE/16/03275/HOUSE - Amended plan				
Height of garage has been increased by 0.5m.				

//Awaiting Chairman's Action//

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03359/FUL	J Russell 08-12-2016	Cllr Hogarth	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd			19 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/16
Demolition of existing property. Proposed replacement with 2No. detached dwellings with separate road access.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Loss of amenity to no.17 due to the bulk and scale of the proposed adjacent dwelling
- Negative impact on the street scene.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03367/ADV	R Fellows 19-12-2016	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir (Sevenoaks School)		Temple House	34-36 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/16
Proposed sign advertisement for directions around school grounds.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03374/HOUSE	N Armour 15-12-2016	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Lewis			54A Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/16
Replace the current glazed / white gloss painted wooden door and side panel on the front porch with UPVC doors.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-12-16

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03389/FUL	P Dadswell 12-12-2016	Cllr Mrs Walshe	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Lane		Site Of	21 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/16
Demolition of five garages. Erection of one-storey dwelling with six roof lights and two solar panels. Forecourt reconfigured to create a new private garden and driveway.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the loss of garages and car parking will not have an adverse impact on this narrow road, and the Conservation Officer being satisfied that the proposal is acceptable in the context of the wider conservation area.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03447/HOUSE	N Armour 14-12-2016	Cllr Eyre	Mr A Rigby 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Spingardi		Braeside	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/16
Construction of a new first floor side extension over the existing double garage, conversion of the loft space with rear dormer and velux windows, a new oak framed entrance porch and new rear roof light to the existing flat roof structure.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03457/HOUSE	P Dadswell 15-12-2016	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Salmon		2 Quarry Cottages	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/16
Proposal to convert and extend existing loft space, including the construction of a new rear dormer. Instatement of new velux windows on the front elevation. Alterations to the fenestration of the rear elevation and the replacement of existing flat roof to the rear with a pitched roof.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03464/CONVAR	Mr M Holmes 08-12-2016	Cllr Chakowa	Mr Skelton 0114 260261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Reef Estates		Sennocke Car Park	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/11/16
Removal of condition insert number (18 BREEAM) of SE/16/01547/FUL to New Hotel to be built on the existing car park site.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-12-16

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03464/CONVAR	Mr M Holmes 12-12-2016	Cllr Chakowa	Mr Skelton 0114 260261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Reef Estates		Sennocke Car Park	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/16
<p>Removal of condition insert number (18 BREEAM) of SE/16/01547/FUL to New Hotel to be built on the existing car park site.</p> <p>SE/16/03464/CONVAR - Amended plan</p> <p>The proposal description has been amended:</p> <p>Variation of condition 18 of SE/16/01547/FUL for a new hotel to be built on the existing car park site with the wording of the condition amended to allow occupation of the building prior to a BREEAM Final Certificate being issued.</p>				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03497/FUL	S Mitchell 16-12-2016	Cllr Towell	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Camp			6 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/16
<p>Demolition of existing garage and rear extension and the erection of a detached dwelling to the land rear of the existing house, with garage and parking area and erection of a new rear extension to existing house new porch and parking area (sic).</p>				

Sevenoaks Town Council recommended approval subject to retention of the garage and removal of permitted development rights.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03498/MMA	J Russell 09-12-2016	Cllr Busvine	Mrs E Gregson 666446
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
BD Ragstones Ltd		Ragstones	1 The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/16
<p>Minor material amendment to application SE/15/02253/FUL (demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking) to accommodate undated (sic) plans.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the benefit of meeting the lifetime homes standard is sufficient to justify this amendment.

Planning Applications Considered

Applications considered on 5-12-16

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03502/FUL	P Dadswell 12-12-2016	Cllr Parson	Mr Thompson 01689 836 224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Hyde			54 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/16
Change of use of ground floor from B1(a) office to cryotherapy clinic.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03505/HOUSE	N Armour 09-12-2016	Cllr Piper	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kilbey			18 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/16
Proposed ground floor side extension with lantern; demolish existing garage; demolish existing utility area at the side.				

Sevenoaks Town Council recommended approval.

Informative: Sevenoaks Town Council noted that there was nothing contained within the application which indicated whether the proposed workshop required additional consent, and that there were no details on the proposed use.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03521/HOUSE	N Armour 13-12-2016	Cllr Eyre	Mr M Gould 384039
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Weeks		The Boundary	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/16
Re-position of vehicular access. Installation of automated gates. Removal of hedging and replaced with security fencing.				

Sevenoaks Town Council recommended approval subject to the hedges being a native species to safeguard the street scene.

Planning Applications Considered

Applications considered on 5-12-16

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03539/HOUSE	R Fellows 14-12-2016	Cllr Chakowa	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wrafter			22 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/16
<p>Addition of new gable and alteration to roof to allow the addition of 2 bedrooms and shower room in roof space of detached dwelling. Two dormers removed and replaced with one new dormer and two rooflights on the front elevation and three new dormers on the rear. Relocation of rear first floor window to bathroom and addition of new window to first floor store. New entrance canopy and replacement windows/doors throughout and new rendered finish applied to walls.</p>				

Sevenoaks Town Council recommended approval subject to the upstairs bathroom window being obscure glazed.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03540/MMA	N Armour 14-12-2016	Cllr Mrs Parry	Mrs Sutherland 02088523
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Mitu		Silver Birches	67 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/16
<p>Minor material amendment to application SE/16/02668/HOUSE for the Erection of a single storey extension to the front of garage. Conversion of garage into habitable space. In order for the addition of render area to front and addition of window and render area to left flank elevation.</p>				

Sevenoaks Town Council recommended approval.