Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 13th February 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – **Vice Chairman**	**Present**	Cllr Parry	**Left 7:15pm**
Cllr Busvine OBE	**Present**	Cllr Parson	**Present**
Cllr Canet	**Present**	Cllr Piper **- Chairman**	**Present**
Cllr Chakowa	**Apologies**	Cllr Raikes	**Apologies**
Cllr Clayton	**Present**	Cllr Schneider	**Left 7:40pm**
Cllr Eyre	**Present**	Cllr Towell	**Apologies**
Cllr Hogarth	**Present**	Cllr Waite	**Apologies**
Cllr Mrs Parry	**Left 7:17pm**	Cllr Walshe	**Present**

Also in attendance:
Assistant Town Clerk
No members of the public

PUBLIC QUESTION TIME
None

419 REQUESTS FOR DISPENSATIONS
None received.

420 DECLARATIONS OF INTEREST
Cllr Raikes declared a non pecuniary interest in:
6(a) 17/00141/MMA - Donyland Cottage, Wildernesse Avenue

421 MINUTES
The Minutes of the Sevenoaks Town Council Planning Committee meeting held on the 30th January 2017 were approved and signed subject to the following amendment:

i) Cllr Waite arrived to the meeting at 7:32pm not Cllr Mrs Walshe

422 CONSULTATIONS
The Committee received and considered the following consultations document:

a) Sevenoaks District Council – Call for Brownfield Sites
It was noted that this was a request from Sevenoaks District Council for Towns and Parishes to identify brownfield land within their area capable of supporting development or redevelopment for consideration by the District Council.

It was **RESOLVED that** the following sites be submitted to Sevenoaks District Council for consideration:

- Tarmac Quarry site - noting the current S106 agreement
- Land and Building to East of Moor Road
- Bakers Yard
- Sevenoaks Enterprise Centre
- Industrial site on Cramptons Road and Otford Road
- Strip of Land fronting Seal Rd backing onto Sevenoaks Hospital

- Land at Sevenoaks mainline station
- Former Farmers site
- Former Edwards Electrical site
- Sevenoaks District Council owned land on Oakhill Road
- Morewood Close Car Park – Network Rail
- Temporary Morewood Close car park
- Former Castle Inn on St Johns Road
- Former Colin Bird garages Lime Tree Walk
- Suitable detached garage blocks in the Town no longer fit for purpose
    - Hillingdon Avenue
    - Hollybush Lane
    - Julian's Way
- West Kent housing sites capable of increasing densities
- Decking of Suffolk way car park to raise pedestrian realm and provide development opportunities above
- Decking of Buckhurst 1 car park to raise pedestrian realm and provide development opportunities above

423 PLANNING APPLICATIONS

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

(b) The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 8th February 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

424 PRESS RELEASES

None

There being no further business the meeting was closed at 7:58pm

CHAIRMAN

Planning Applications Considered

Applications considered on 13-2-17

1	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/03580/HOUSE	R Fellows 15-02-2017	Cllr Canet	Mr Edwards 366223
Applicant		*House Name*	*Road*	*Locality*
Mr & Mrs M Britten			67 Betenson Avenue	Northern
Town		*County*	*Post Code*	*Application date*
				27/01/17

Proposed raising of roof to facilitate loft conversion. Addition of gable and rear extension together with dormer windows.

Sevenoaks Town Council recommended approval.

2	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/03626/CONVAR	Mr M Holmes 15-02-2017	Cllr Schneider	Mr Chauhan 01582 461060
Applicant		*House Name*	*Road*	*Locality*
Mr P Dixon		Land North Of	Bourchier Close	Town
Town		*County*	*Post Code*	*Application date*
				27/01/17

Variation of condition 7 (surface water drainage) of SE/15/03318/MMA - Erection of a new Care home with amendment to surface water drainage scheme.

SE/16/03626/CONVAR - Amended plan

Further information received to assist in the assessment of the application.

Sevenoaks Town Council recommended approval.

3	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/03850/ADV	S Cottingham 20-02-2017	Cllr Busvine	National Trust
Applicant		*House Name*	*Road*	*Locality*
National Trust		Knole House	Knole Lane	Town
Town		*County*	*Post Code*	*Application date*
				31/01/17

Erection of new and replacement signage boards

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

4	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/03851/LBCALT	S Cottingham 20-02-2017	Cllr Busvine	National Trust
Applicant		*House Name*	*Road*	*Locality*
National Trust		Knole House	Knole Lane	Town
Town		*County*	*Post Code*	*Application date*
				31/01/17

Erection of new and replacement signage boards.

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

Planning Applications Considered

Applications considered on 13-2-17

5	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/03942/FUL	R Fellows 20-02-2017	Cllr Busvine	Mrs Tasker 01689 83633
Applicant		*House Name*	*Road*	*Locality*
Mr I McLaughlin		Williamsons	20 London Road	Town
Town		*County*	*Post Code*	*Application date*
				31/01/17

Proposed conversion and change of use of first and second floor from a commercial use ancillary to the ground floor retail unit (Class A1) to a dwelling (Class C3a), including the addition of a dormer window within the roof of the front elevation. Internal alterations to the existing shop and first and second floors, including new staircases to link the shop to the basement and the first and second floors of the new dwelling.

Sevenoaks Town Council recommended approval subject to:
The Conservation Officer being satisfied that the proposals are in keeping with the Grade II listed building and character of the Conservation Area.
The Conservation Officer being satisfied that proposals will not damage the historic integrity of the basement
A condition requiring that the ground floor and basement are retained in a commercial use in perpetuity.
The removal of all permitted development rights to prevent any further alteration to this important historic asset without the submission of a full planning application

Informative: Sevenoaks Town Council would strongly resist any future application which would jeopardise the commercial use of the ground floor and basement.

6	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/03943/LBCALT	R Fellows 20-02-2017	Cllr Busvine	Mrs Tasker 01689 83633
Applicant		*House Name*	*Road*	*Locality*
Mr I McLaughlin		Williamsons	20 London Road	Town
Town		*County*	*Post Code*	*Application date*
				31/01/17

Proposed conversion and change of use of first and second floor from a commercial use ancillary to the ground floor retail unit (Class A1) to a dwelling (Class C3a), including the addition of a dormer window within the roof of the front elevation. Internal alterations to the existing shop and first and second floors, including new staircases to link the shop to the basement and the first and second floors of the new dwelling.

Sevenoaks Town Council recommended approval subject to:
The Conservation Officer being satisfied that the proposals are in keeping with the Grade II listed building and character of the Conservation Area.
The Conservation Officer being satisfied that proposals will not damage the historic integrity of the basement
A condition requiring that the ground floor and basement are retained in a commercial use in perpetuity.
The removal of all permitted development rights to prevent any further alteration to this important historic asset without the submission of a full planning application

Informative: Sevenoaks Town Council would strongly resist any future application which would jeopardise the commercial use of the ground floor and basement.

Planning Applications Considered

Applications considered on 13-2-17

7	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/00075/FUL	Mr M Holmes 16-02-2017	Cllr Mrs Walshe	M Bourne 01273 411399
Applicant		*House Name*	*Road*	*Locality*
Mr Homer (Walthamstow Hall S		Walthamstow Hall	Holly Bush Lane	Eastern
Town		*County*	*Post Code*	*Application date*
				30/01/17

Proposed ramp for disabled persons and retaining wall adjoining existing swimming pool.

Sevenoaks Town Council recommended approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/00097/LBCALT	Mr M Holmes 23-02-2017	Cllr Busvine	Miss C Proto 462100
Applicant		*House Name*	*Road*	*Locality*
National Trust		Queens Court Flat, Knole Hous	Knole Lane	Town
Town		*County*	*Post Code*	*Application date*
				03/02/17

Proposed installation of slimline aluminium secondary glazing units within the reveal of the existing original lead light windows of Queen's Court Flat.

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the proposals will not damage the historic integrity of the building.

9	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/00180/CONVAR	P Dadswell 16-02-2017	Cllr Eyre	Offset Architects 753333
Applicant		*House Name*	*Road*	*Locality*
Mr T Gotts		Land South East Of	4 Hawkes Place	Kippington
Town		*County*	*Post Code*	*Application date*
				27/01/17

Minor material amendment to application SE/16/03232/MMA related to the erection of a single storey two bedroom dwelling with associated parking and vehicular access to show amendments to proposed layout. Proposed amendments consist of amended landscaping plan (tree replacement).

Amended Plan (for information only) received from SDC 31.01.2017:

Proposal amended to show variation of 2 conditions of present consent:

Variation of condition 2 (approved plans) and 6 (hard and soft landscaping) of application SE/16/03232/MMA related to the erection of a single storey two bedroom dwelling with associated parking and vehicular access to show amendments to proposed layout to show a Field Maple instead of Ash Tree.

Category has changed from MMA (Minor Material Amendment) to CONVAR (Variation Of Condition).

Sevenoaks Town Council recommended approval subject to the replacement tree being a new condition to the original grant.

Planning Applications Considered

Applications considered on 13-2-17

10	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	SE/17/00186/FUL	Mr M Holmes 22-02-2017	Cllr Mrs Walshe	M Bourne 01273 411399
Applicant		*House Name*	*Road*	*Locality*
Mr A Homer (Walthamstow Hall Senior School)		Walthamstow Hall	Holly Bush Lane	Eastern
Town		*County*	*Post Code*	*Application date*
				03/02/17

Erection of a new entrance and lobby to Science Block.

Sevenoaks Town Council recommended approval.

11	*Plan Number*	*Planning officer*	*Town Councillor*	*Agent*
	SE/17/00259/HOUSE	N Armour 22-02-2017	Cllr Mrs Parry	Mrs Morris 07903356558
Applicant		*House Name*	*Road*	*Locality*
Mr & Mrs Hayman			3 Westwood Way	Northern
Town		*County*	*Post Code*	*Application date*
				03/02/17

Demolish existing single storey extension to the rear and replace with a wrap around single storey extension to the front side and rear of property.

Sevenoaks Town Council recommended approval.