

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 27th March 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman, in the Chair	Present	Cllr Parry	Arrived 7:01pm
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Present	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived 7:50pm
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

485 **REQUESTS FOR DISPENSATIONS**

None received.

486 **DECLARATIONS OF INTEREST**

Cllrs Canet, Clayton, and Parry declared a non pecuniary interest in item 5(b) South Eastern Franchise Consultation.

Cllr Canet declared an interest in planning application [2] 16/01926/MMA – Wildernesse House, Wildernesse Avenue.

487 **MINUTES**

It was **RESOLVED** that the minutes of the following meetings be approved and signed:

- a) Planning Committee 27th February 2017
- b) Planning Committee 13th March 2017

488 **CONSULTATIONS**

(a) The Committee noted that all comments on the Government's Housing White Paper – Fixing our broken housing market should be forwarded to the Assistant Town Clerk by the 3rd April 2017 to be included within the draft response.

(b) The Committee received and noted the South Eastern Franchise consultation document.

It was **RESOLVED** that the consultation be brought back to the next planning committee meeting for consideration, alongside the Kent Area Route Strategy.

489 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 23rd March 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

490 PRESS RELEASES

None

There being no further business the meeting was closed at 8:22pm

CHAIRMAN

Planning Applications Considered

Applications considered on 27-3-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01711/LDCEX	P Dadswell 03-04-2017	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Nenescu			26 Swanzy Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/17
Erection of a single storey rear extension serving as a kitchen dining area.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01926/MMA	Mr M Holmes 28-03-2017	Cllr Arnold	Ms Ross 02070892121
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lee-Dickson		Wilderness House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/17

Minor material amendments to planning permission SE/16/00338/MMA consenting re-development of site to provide an extra care facility for older people, three residential units, parking, a new vehicular access onto Park Lane and an access driveway and associated landscaping. The replacement of the approved wellness centre with the new restaurant pavilion and associated landscaping works to show redesign of the Sylvan Heritage elements.

SE/16/01926/MMA - Amended plan

Amended plans showing change to the design of the Sylvan Heritage element of the scheme to reduce the height of the proposed buildings.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03850/ADV	S Cottingham 10-04-2017	Cllr Busvine	National Trust
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/17

Erection of new and replacement signage boards

SE/16/03850/ADV - Amended plan

Amended sign design to reflect National Trust design guidance.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-3-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03891/HOUSE	P Dadswell 30-03-2017	Cllr Piper	Mrs A Bakunowicz 24050
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Bakunowicz		Chatsworth	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/17
<p>Erection of a two storey extension to the northern and southern elevations with new gable roofs on both new extensions and a gable roof over the existing southern part of the house. Erection of a rear single storey extension to the eastern elevation. New roof over the main house with ridge level being 1.5 m higher than the existing. Conversion of loft into a habitable space.</p> <p>SE/16/03891/HOUSE - Amended plan</p> <p>Amended site location plan received on 09/03/2017.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no overlooking of Clenches Farm.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00231/HOUSE	N Armour 06-04-2017	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Waller			7 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/17
Erection of a shed.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal is unneighbourly
- The proposal will negatively impact the amenities of the property and neighbouring properties
- The proposal will pose an environmental health risk to neighbouring properties

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00316/HOUSE	H Pockett 30-03-2017	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Parkinson			14 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/17
The erection of a first floor rear extension and loft conversion, with two side dormers and internal alterations.				

Sevenoaks Town Council recommended approval subject to the materials being in keeping with the surrounding area.

Planning Applications Considered

Applications considered on 27-3-17

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00381/HOUSE	N Armour 31-03-2017	Cllr Canet	J McGowan 07930274511
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Andrade			10 Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/17
Demolition of existing porch, construction of new two storey side and rear extension, new infill extension at ground floor level and associated internal alterations.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00451/FUL	R Fellows 29-03-2017	Cllr Busvine	WS Planning 225711
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Socius Projects		Perfetto	8 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/17
Installation of seating and planting.				
Amended plan (For Information Only) received from SDC 21-03-2017:				
External furniture layout has been amended.				

Sevenoaks Town Council recommended approval subject to there being no extension to the existing seating area.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00484/FUL	Mr M Mirams 29-03-2017	Cllr Parson	Mr S Rickards 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Robbins		Granville House, 7 Station Par	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/17
Demolition of existing building and the erection of a replacement building comprising of 6 residential units with 1 commercial unit.				

Sevenoaks Town Council recommended approval but regrets that the shops in this parade will be developed in a piecemeal fashion, risking a detrimental impact on the street scene.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00510/HOUSE	P Dadswell 29-03-2017	Cllr Piper	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hunt		Chestnut Cottage	7 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/17
The erection of ground and first floor rear extensions with lantern lights and balconies, side extension, attached garage with dormer windows and link area, internal reconfiguration, external elevational alterations, new gates and piers and driveway resurfacing.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-3-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00543/HOUSE	Mr M Mirams 30-03-2017	Cllr Eyre	Mr Simmons 0208541411
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gough-Cooper			22 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/17
<p>Demolition of ground floor and first floor extensions to facilitate the erection of a two storey extension to East elevation with 3 dormer windows. Demolition of existing ground floor and first floor extensions to facilitate a part single and part two storey extension to West elevation with balcony terrace. Conversion of loft to habitable space including 1 dormer window to West elevation with Juliet balcony. Installation of rooflights.</p>				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00552/MMA	P Dadswell 30-03-2017	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>
				10/03/17
<p>Minor material amendment to application SE/16/03389/FUL for the 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 to alterations to pitch of roof and the front elevation shows a single gable roof with one central window (sic).</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that raising of the ridge height will not have a detrimental impact on properties in Hollybush Rd, and the Conservation Officer being satisfied that proposals are acceptable in the context of the wider conservation area.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00565/MMA	Mr M Mirams 30-03-2017	Cllr Mrs Walshe	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Fleming			4A Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/17
<p>Minor material amendment to application 16/01289/FUL for the Demolition of existing dwelling and construction of a replacement dwelling. In order to add interest to detailing of front North West Elevation with brick end panels added.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-3-17

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00596/HOUSE	P Dadswell 30-03-2017	Cllr Waite	Mr Grant 01883 740245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Mcmeilly			14 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/17
Erection of a two storey side extension. Alterations to front porch.				

Sevenoaks Town Council recommended approval subject to the side dormers being fixed shut and obscure glaze level 5

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00598/ADV	Mr M Mirams 07-04-2017	Cllr Busvine	Miss J Marsh 772200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Lawrence			4 Bligh's Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/17
Rebranding of EE Store's external signage.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00603/HOUSE	P Dadswell 10-04-2017	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Bonar			20 Weavers Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/17
Erection of a single storey rear extension, and conversion of existing garage to habitable space. Alterations to front fenestration and additions to side.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00638/HOUSE	R Fellows 29-03-2017	Cllr Clayton	A Robinson 07900564987
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Freedman			38 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/17
Raise the bathroom roof height, internal alterations, changing two external doors to one foldback door.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-3-17

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00669/HOUSE	R Fellows 31-03-2017	Cllr Raikes	Mr J Bacon 455831
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gorman		Sandlands	51 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/17
Construction of single storey side extension at front lower ground floor level and alterations to fenestration and subdivision of internal room space.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00680/HOUSE	Mr M Mirams 03-04-2017	Cllr Towell	Mr Spencer 07590080855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Lee			72 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/17
Ground floor rear extension, and garage conversion with extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no loss of light due to the increase in height of the brick wall.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00683/FUL	Mr M Mirams 04-04-2017	Cllr Canet	Mr Thompson 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
IGC Construction		St Johns Ambulance Brigade	Chatham Hill Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/17
Demolition of existing buildings; erection of 8no. residential apartments and associated works including car parking, cycle and refuse stores and landscaping scheme.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00710/HOUSE	P Dadswell 05-04-2017	Cllr Raikes	Mr Simmons 0776049511
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Zelenov		Wellingtonia	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/17
Erection of a 6 x 6m oak framed double garage with a 4 x 1.7M side store.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Adverse impact on the street scene
- Contrary to the guidance set out on page 359 of the Residential Character Area Assessment SPD which states that garages should be of a scale, form, materials, and location that fits unobtrusively with the house, surrounding garden, and the character of the street.

Planning Applications Considered

Applications considered on 27-3-17

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00738/HOUSE	S Mitchell 07-04-2017	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Collins			105 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/17
Demolish external store building and erect a single storey rear extension with a roof light.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00775/OUT	S Mitchell 10-04-2017	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hugh D'Alton		Sevenoaks Town Council Offic	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/17
Outline application for Demolition of existing office accommodation and construction of 10 2 bed flats with all matters reserved.				

Sevenoaks Town Council declined to comment as it is the applicant.