

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 24<sup>th</sup> April 2017 at 7:05pm

**Present:**

**Committee Members**

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Left 7:55pm
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:55pm	Cllr Walshe	Apologies

**Also in attendance:**

Town Clerk  
 Assistant Town Clerk  
 No members of the public

**PUBLIC QUESTION TIME**

None

18 **REQUESTS FOR DISPENSATIONS**

None received.

19 **DECLARATIONS OF INTEREST**

Cllr Clayton declared a non pecuniary interest in item 6 as a member of the Sevenoaks Rail Travellers Association.

20 **NORTHERN SEVENOAKS MASTERPLAN**

The Committee received a presentation on the final consultation draft of the Northern Sevenoaks Masterplan from the Town Council's consultants, Urban Initiatives Studio.

It was **UNANIMOUSLY RESOLVED** that the draft Masterplan be endorsed for public consultation commencing on the 12<sup>th</sup> May 2017.

21 **MINUTES**

It was **RESOLVED** that the minutes of the planning committee meeting held on the 10<sup>th</sup> April 2017 be approved and signed as an accurate record of the meeting.

22 **CONSULTATIONS**

- i. South Eastern Franchise
- ii. Kent Rail Strategy

It was **RESOLVED** that a draft response is brought back to a future meeting for approval based upon comments made at the meeting and supplied via email.

23 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 19<sup>th</sup> April 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

24 PRESS RELEASES

None

There being no further business the meeting was closed at 8:37pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 24-4-17

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00263/HOUSE	N Armour 03/05/2017	Cllr Piper	Mr Knight 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/04/17
<p><b>Demolition of existing chimneys. Erection of a two storey side extension. Erection of a first floor side extension. Erection of a single storey rear extension with two roof lanterns. External steps to side elevations.</b></p> <p><b>SE/17/00263/HOUSE - Amended plan</b></p> <p><b>Amended drawing received 03-04-2017</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00650/HOUSE	R Fellows 04-05-2017	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Humphreys			2 Cedar Terrace Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/04/17
<p><b>Demolition of single storey rear extension. Erection of a two storey rear extension.</b></p> <p><b>SE/17/00650/HOUSE - Amended plan</b></p> <p><b>Elevation drawing has been amended to reflect the floor plans.</b></p>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity or light to neighbouring properties, and that materials and design are in-keeping with the existing house.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00669/HOUSE	N Armour 28-04-2017	Cllr Parry	Mr Redway 07789740380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Bright			33 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/04/17
<p><b>Erection of a single storey rear extension. Enlarged window to the front elevation.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 24-4-17

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00839/LBCALT	Mr M Mirams 28-04-2017	Cllr Parson	Mr Thackeray 01628 532
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Liberty (City) Pub Company Ltd		The Oak Tree	135 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/04/17
<p><b>Internal alterations comprising of the installation of a micro-brewery, removal of an internal wall and the opening up of an internal door.</b></p> <p><b>SE/17/00839/LBCALT - Amended plan</b></p> <p><b>Updated plans with changes as follows:</b></p> <ul style="list-style-type: none"> <li>-add new fixed seating to recess by gents' toilets</li> <li>-add fixed seating to bottom of plan by panelled room</li> <li>-adapt fixed seating by glass to wash area</li> <li>-change small section of wall to microbrewery by glass wash area</li> <li>-change small section of wall to microbrewery by counter flap.</li> </ul>				

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00911/HOUSE	N Armour 01-05-2017	Cllr Eyre	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Beevors			6B White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/17
<p><b>Erection of a first floor side extension. Demolition of existing conservatory. Erection of a single storey rear and side extension. Entrance porch and raised patio with screen.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00924/FUL	Mr M Holmes 26-04-2017	Cllr Piper	Mr Thompson 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Croudace Portland		Land South Of Sevenoaks Sch	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/04/17

**Erection of 4.no detached dwellings and associated works.**

**SE/17/00924/FUL - Amended plan**

**Amended plans showing slight increase in ridge heights of the proposed dwellings have been provided in addition to an updated Tree Report.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 24-4-17

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00925/HOUSE	R Fellows 28-04-2017	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Underwood			31 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/04/17
<b>Erection of entrance porch &amp; creation of parking to front garden. Loft conversion to rear with dormer and Juliette balcony and window &amp; 3 number Velux windows to front. Removal of chimney.</b>				

**Sevenoaks Town Council recommended refusal on the grounds of loss of amenity to neighbouring properties through overlooking from the Juliette balcony, and materials being out of keeping with the main house and area.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00987/HOUSE	R Fellows 04-05-2017	Cllr Mrs Parry	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Willis + Mr & Mrs Harr			2 And 3 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/04/17
<b>Joint application for two storey side extensions with garages.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01008/VAR106	Mr M Mirams 24-04-2017	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Raleys Centre	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/04/17
<b>Variation of S106 agreement relating to demolition of Rayleys Gym and erection of 5 dwellings approved under reference SE/15/03187/FUL dated 16th July 2015 to submit a scheme for delivering replacement provision for Rayleys Gym prior to demolition.</b>				

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

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01031/FUL	P Dadswell 26-04-2017	Cllr Busvine	Mr J Bacon 455831
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
St Nicholas PCC		St Nicholas Church	Rectory Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/17
<b>Improvements to existing garden of remembrance. Remove existing post &amp; chain boundary marker and lay new paths to match existing. Site new bench seats with connecting low level hedge.</b>				

**Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied that the measures will be sufficient to safeguard the trees.**

# Planning Applications Considered

Applications considered on 24-4-17

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01037/LBCALT	Mr M Mirams 03-05-2017	Cllr Parson	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Trustees of Sevenoaks Almsho		Sevenoaks Place	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/17
<b>To replace the east/rear side apartment external entrance doors - 8 no. new doors in total (4 no. in the South and 4 no. in the North wings of the Almshouses).</b>				

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01048/HOUSE	N Armour 02-05-2017	Cllr Mrs Walshe	Mr Eames 01580 230413
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McHenry			102 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/04/17
<b>Demolition of existing rear extension and conservatory. Erection of a single storey rear extension. Loft conversion with dormer window. Reconfiguration of existing porch. External material changes and existing windows replaced. Alterations to existing driveway wall. Erection of a detached garden studio room.</b>				

**Sevenoaks Town Council recommended approval provided (a) the planning officer is satisfied there will be no detrimental impact to the amenities of neighbours (b) The garden room being enured to main property.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01071/ADV	Mr M Holmes 01-05-2017	Cllr Busvine	Emma Gregson
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks (THH) LLP		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/17
<b>13 signs in total, 1 fascia sign, 2 totem signs, 2 small railing signs, 2 large railing signs and 6 signs to stand behind the hedge/planter. All aluminium signs. Railing and planter signs full colour digital print to face and matt seal. fascia and totem alluminium signs powdercoated white with tensioned PVC flex face and illuminated by LED's. Signs are to advertise the apartments available.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 24-4-17

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01082/CONVAR	Mr M Mirams 02-05-2017	Cllr Busvine	Miss Harvey 01227 45754
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Latter			139 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/04/17
<p><b>Variation of conditions 3 (approved plans) and 7 (Vehicular access, parking and turning areas) of SE/15/03472/CONVAR for 'Demolition of existing mixed use building and development of 8 no. residential apartments with undercroft parking and associated landscaping' with amendments to the structural retaining wall design which requires alterations to the rear parking area and minor alterations to the floor plans and elevations.</b></p>				

**Sevenoaks Town Council recommended refusal due to the reduction in car parking spaces and on street parking pressures in the area, it recommended that the applicant seek further engineering advice to find a method which does not require the loss of vital car parking spaces.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01095/HOUSE	N Armour 02-05-2017	Cllr Hogarth	Mr D Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Foale			30 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/04/17
<p><b>Erection of a part two storey part single side extension with roof light and canopy, a single storey rear extension with roof light and log store, first floor side dormer extension, eaves extensions, alterations to elevational treatments and new windows and porch.</b></p>				

**Sevenoaks Town Council recommended approval.**