

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 3rd March 2014 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Apologies	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Arr: 7:02
Cllr G R S Clack	Present	Cllr R L Piper	Present
Cllr A S Clayton	Present	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Present	Cllr P E Towell	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Committee Clerk

3 Members of the public

PUBLIC QUESTION TIME

None

436 REQUESTS FOR DISPENSATIONS

No requests were received.

437 DECLARATIONS OF INTEREST

Cllr Mrs Crabtree declared an interest in any matters pertaining to Kent County Council

Cllr Raikes declared a non-pecuniary interest in the following application:

[8] 14/00192/HOUSE – Tylers Barn, Wildernesse Avenue

Cllr Parry declared a non-pecuniary interest in application

[13] 14/00284/FUL – Blackhall Spinney Cottage, Blackhall Lane

Cllr Parry declared a pecuniary interest in the following application and abstained from discussion and voting:

[9] 14/00198/CONVAR - 6A Burntwood Road

438 DECLARATIONS OF LOBBYING

Cllr Mrs Crabtree declared she had been lobbied in respect of the following application:

[13] 14/00284/FUL – Blackhall Spinney Cottage, Blackhall Lane

439 MINUTES

It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 17th February 2014 be received and signed subject to the following amendment:

- i. Modify declarations to note that Cllr Mrs Crabtree abstained from “voting **and discussion**” on (8ix) 14/00147/WTPO – The New School at West Heath

It was requested the resolution on the Kent Minerals and Waste Local Plan consultation be revisited to note Sevenoaks Town Council’s objection to any waste development within urban centres.

440 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 27th February 2014:

It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 14/00389/WTCA – Hillbury, Woodland Rise – Cllr Mrs Crabtree
Reduce the length of the lower limb to 1 Silver Birch tree by approx. one third. (CA)
Sevenoaks Town Council recommended approval.
- ii. 14/00384/WTPO – 10 Quaker Close – Cllr Clack
One Ash tree section fell to ground level. (TPO)
Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that the work is necessary.
- iii. 14/00461/WTCA – 46 South Park – Cllr Arnold
Remove 20% of Silver Birch tree. Remove 1 Cypress tree. (CA)
//Chairman's Action//
- iv. 14/00303/WTPO – Ragstone, The Vine – Cllr Arnold
Holme Oak in rear garden 15% crown reduction to manage the trees size in proximity to the property and allow more light access
//Chairman's Action//
- v. 14/00433/WTCA – Mead Bank, South Park – Cllr Arnold
Removal of large limb from 1 Cypress tree. (WTCA)
//Chairman's Action//
- vi. 14/00449/WTCA – 51 Hartslands Road – Cllr Clayton
Removal of xmas tree. (Conservation Area)
Sevenoaks Town Council recommended approval.
- vii. 14/00304/WTPO – 12 St Botolphs Road – Cllr Arnold
Reduce the height of one mature Yew Tree by 35% and reduce the number and length of branch spurs thus encouraging future growth around the top of the reduced crown.
//Chairman's Action//
- viii. 14/00319/WTPO – 82 Oakhill Road – Cllr Piper
Various works to trees. (TPO)
Sevenoaks Town Council recommended approval.
- ix. 14/00310/WTCA – St Aidans 70 Oakhill Road – Cllr Eyre
Pruning to 1 Yew tree (Conservation Area)
Sevenoaks Town Council recommended approval.
- x. 14/00321/WTPO – 10 The Rise – Cllr Eyre
Various works to trees (TPO).
Sevenoaks Town Council recommended approval.

441 Representation at Development Control Meetings

The Committee considered sending a representative to speak on the following application, due to be considered by the Sevenoaks District Development Control Committee on 5th March 2014, 7pm

- i. 13/03559/HOUSE – 51A Mount Harry Road

It was **RESOLVED** that Cllr Raikes attend and speak on behalf of the Town Council.

442 LICENSING

The Committee received and considered the following licensing applications submitted to Sevenoaks District Council during the two weeks ending 27th February 2014:

It was **RESOLVED that** the following comment be forwarded to Sevenoaks District Council:

- i. 14/00353/LAPRE – The Sennockian, 139 - 141 High Street – Cllr Busvine
Sevenoaks Town Council recommended refusal on the grounds that the proposed hours of operation / licensing would have a detrimental impact on nearby residential properties through excessive nuisance and noise, and would set an undesirable precedent in the Town Centre.

//Informative// The Town Council requested that if the District Council are minded to approve the application care must be taken to ensure that the terminal hour of operation on special days (e.g. New Year's Eve) is not inadvertently extended.//

443 PLANNING APPEALS

(a) The Committee considered supporting Sevenoaks District Council by written representation on the following planning appeal:

- i. 14/2212937 – Corner Cottage, 22 St Botolph's Road (Lawful Development)

It was **RESOLVED that** no further action be taken.

(b) The Committee noted that the inspector has dismissed the following appeal:

- i. 14/2212197 – 20 Quakers Hall Lane

444 PLANNING APPLICATIONS

(a) The Committee received and noted the comments forwarded to Sevenoaks District Council under Chairman's Action on 19th February 2014.

(b) The meeting was adjourned to enable a member of the public to speak on the following application:

- i. 14/00036/FUL – 31 Garth Road – For

(c) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 27th February 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

445 PRESS RELEASE

It was **RESOLVED that** a press release be issued on Sevenoaks Town Council's recommendation to refuse application 14/00480/VAR106 seeking remove the affordable housing contribution from the development of flats on land north west of 66 London Road

The meeting closed at 8:22pm

CHAIRMAN

Planning Applications Considered

Applications considered on 3-3-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03555/FUL	M Holmes 11-03-2014	Cllr Piper	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build			60 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
<p>Demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway.</p> <p>SE/13/03555/FUL - Amended plan</p> <p>Layout amended to retain some trees on southern boundary of the site adjacent to the rear of the new house and noise impact assessment and further tree information submitted</p> <p>Amended proposal description:</p> <p>Demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway. As amended by plans and information received 17.02.14.</p>				

Sevenoaks Town Council unanimously recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03683/HOUSE	H Broughton 12-03-2014	Cllr Eyre	Mr J Macted 07917 26571
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D McQueen			23 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<p>Demolition of utility room, chimney and sheds to facilitate the erection of a two storey side/front and single storey rear extension.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-3-14

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03690/HOUSE	M Holmes 07-03-2014	Cllr Eyre	Mr P Bayne 01435 86272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Bezuidenhout		Chartside	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
<p>Erection of a three storey rear extension. Conversion of double integral garage in to 'endless' pool and gymnasium on ground floor.</p> <p>SE/13/03690/HOUSE - Amended plan</p> <p>Amended plan and description received 06.02.14</p> <p>Amended proposal description:</p> <p>Erection of a first floor side extension over existing garage and single storey rear extension with catslide roof. Conversion of double integral garage into habitable accommodation.</p>				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03725/HOUSE	H Broughton 17-03-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Shurmer			6 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14
<p>Erection of a two storey rear extension</p> <p>SE/13/03725/HOUSE - Amended plan</p> <p>Amended Plans</p>				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposal does not represent overdevelopment of the site, that there will be no risk of overlooking from the new window added to the west elevation, and that a sufficient gap is retained to the site boundary.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00036/FUL	H Broughton 13-03-2014	Cllr Eyre	Mr D Shaw 01342 838060
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Golding			31 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/14
<p>Demolition of existing dwelling and garage. Erection of new detached dwelling and garage, with associated landscaping.</p> <p>SE/14/00036/FUL - Amended plan</p> <p>Amended plans received 13.02.14</p>				

Sevenoaks Town Council unanimously recommended approval.

Planning Applications Considered

Applications considered on 3-3-14

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00187/FUL	H Broughton 11-03-2014	Cllr Clack	Mr L Woodward 01959 56 5665
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Ficken			114 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
Change of use from A1 (Shops) to A5 (Hot Food Takeaway).				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00188/FUL	M Holmes 06-03-2014	Cllr Hogarth	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Beale		Land West Of	9 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14
Erection of 5 bedroom detached dwelling with integral garage.				

Sevenoaks Town Council recommended refusal on the grounds that the proposal:

- i. Does not comply with the recommendations set out in the Residential Character Area Assessment SPD**
- ii. Would have an overbearing effect on neighbouring properties**
- iii. Would be detrimental to the street scene**
- iv. Would result in the donor property being left with insufficient amenity space, exacerbated by the substantial tree in the garden.**

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00192/HOUSE	B Phillips 03-03-2014	Cllr Mrs Crabtree	Mr C Wilson 01892 65403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs van Rossen-Geerdink		Tylers Barn	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/02/14
Construction of a 3-bay garage with accommodation above and cellar below. Changes to existing external staircase. Pitched roof to existing flat roofed dormer. Brickwork to house to be rendered.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:

- i. The design and materials are in keeping with the existing property**
- ii. There will be no loss of amenity to neighbouring properties**

**The Town Council requested that the extension be enured to the main property
//Cllr Raikes abstained from voting//**

Planning Applications Considered

Applications considered on 3-3-14

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00198/CONVAR	B Phillips 05-03-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Manning			6A Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/14

Variation of Condition 3 (windows) and Condition 4 (approved plans) of planning permission SE/12/02568/HOUSE (The erection of two storey and single storey side extensions and porch enlargement) - to amend the North elevation bathroom and en-suite windows to clear rather than obscured glass.

Sevenoaks Town Council recommended refusal.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00248/HOUSE	M Holmes 10-03-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Tayton			48A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14

Erection of a single storey side extension with three velux windows. Loft conversion into a habitable space with one dormer window to front and one to rear elevations. Alterations to fenestration including five velux windows to roof and new door to side elevation.

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00252/HOUSE	H Broughton 06-03-2014	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Chown			11 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14

Demolition of attached outbuildings to accommodate the erection of a single storey rear extension. New rooflights to existing north east and south west elevation roof (Retrospective).

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00273/CONVAR	N Thompson 10-03-2014	Cllr Parry	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd		5 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14

Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE- Erection of a two storey extension to east elevation with amendment - with amendments to fenestration including french doors varied to folding doors, lead effect flat roof & window joinery from wood to PVC wood effect windows.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-3-14

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00283/FUL	Mr A Byrne 11-03-2014	Cllr Mrs Crabtree	Miss C Westwell 01622 7 70000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Solbakke		Blackhall Spinney Cottage	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/02/14
Demolition of existing dwelling and construction of replacement dwelling.				

Sevenoaks Town Council recommended refusal as the building has been identified as contributing to the character of the Conservation Area.

//Cllr Eyre and Parry abstained from voting//

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00284/FUL	J Russell 12-03-2014	Cllr Eyre	Mr R Millard 01932 35272 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shell UK Retail		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Demolition and removal of carwash & associated features, following with new surfacing and car park layout.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00317/FUL	M Holmes 05-03-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Arnott		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/14
A replacement Gatebox.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00336/CONVAR	M Holmes 06-03-2014	Cllr Hogarth	Miss A Broomfield 02072 503507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Supermarkets Ltd			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14
Variation of condition 3 and 11 of 13/02013/FUL to change of use from sui generis (car show room) to Class A1 (retail use) - with amendments to condition 3 (opening hours) in order to stay open between 7am and 11pm every day; and condition 11 (plans) alterations to fenestration including replacement of five windows at eastern elevation with brick work, relocation of approved plant to behind the rear of the store, creation of four new additional car parking spaces.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-3-14

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00338/HOUSE	H Broughton 14-03-2014	Cllr Mrs Dawson	Mr L Hutchinson 424047
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Cox			39 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14
<p>Demolition of garage and erection of a single storey front and side extension including a new porch. Alterations to main roof including raising of ridge height to incorporate a second floor and insertion of 4no roof lights to rear. Alterations to the parking with widening of the access.</p>				

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to the Highways Officer being satisfied with the proposed provision and siting of car parking spaces

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00361/HOUSE	H Broughton 07-03-2014	Cllr Eyre	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Glen			3 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
<p>Demolition of existing garage and construction of a single storey and two storey front, side and rear extensions (including new garage). Alterations and extensions to drive, paths and patio areas.</p>				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00365/HOUSE	J Russell 10-03-2014	Cllr Piper	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Fisk			13 Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
<p>Extension and alterations to existing garage to provide new workshop at ground floor and new first floor accommodation over.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- i. The proposal is not compatible in terms of size and bulk with surrounding properties, contrary to saved policy EN1(1) of the Sevenoaks District Local Plan**
- ii. The proposal lies within 1m of the road, contrary to saved policy EN1(2) of the Sevenoaks District Local Plan**
- iii. The proposed balcony would have a detrimental effect on the privacy of Little Julians to the South of the site, contrary to saved policy EN1(3) of the Sevenoaks District Local Plan.**

Planning Applications Considered

Applications considered on 3-3-14

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00370/HOUSE	H Broughton 10-03-2014	Cllr Clayton	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M L Pearce			66 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
Conversion of existing garage into a habitable space. Alterations to fenestration including new window to front elevation, two windows and a sun tunnel to side elevation.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied with parking arrangements.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00388/HOUSE	H Broughton 10-03-2014	Cllr Piper	Mr A Rayner 07980 29797
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Compton			79 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/02/14
Erection of a side extension over existing garage, with internal alterations. Enlarged porch and new lantern light over existing study.				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00420/HOUSE	J Russell 12-03-2014	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Regan			100 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
The erection of single storey rear extension.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00423/HOUSE	H Broughton 12-03-2014	Cllr Busvine	Glyn Doughty 01959 5627
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Douglas		High Banks	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Alterations to roof to include raised ridge height. Erection of a two storey front extension, to include relocated balcony and new covered porch. Reduction of existing garage, providing access to house at lower ground floor level and increase existing drive to allow additional parking and turning area.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-3-14

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00424/FUL	H Broughton 12-03-2014	Cllr Piper	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			6 Ashburnham Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacement windows with PVCU.				

Sevenoaks Town Council recommended approval.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00427/FUL	H Broughton 12-03-2014	Cllr Canet	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			44 Watercross Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacing existing windows with PVCU.				

Sevenoaks Town Council recommended approval subject to the windows being brown in colour.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00428/FUL	H Broughton 12-03-2014	Cllr Raikes	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			9 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacing existing windows with PVCU.				

Sevenoaks Town Council recommended approval subject to the windows being brown in colour.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00429/FUL	H Broughton 12-03-2014	Cllr Raikes	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			19 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacing existing windows with PVCU.				

Sevenoaks Town Council recommended approval subject to the windows being brown in colour.

Planning Applications Considered

Applications considered on 3-3-14

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00440/HOUSE	B Phillips 14-03-2014	Cllr Piper	A Nuttall 07765 865232
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			35 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14
Removal of existing chalet style first floor and rebuild as 2 storey house, demolish conservatory and erection of 2 single storey extensions to rear.				

Sevenoaks Town Council recommended approval.

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00480/VAR106	A Byrne 11-03-2014	Cllr Busvine	M Smith 457699
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
REEF (Sevenoaks) Ltd		Land North West Of	66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
Modification or discharge of affordable housing obligation in relation to planning permission SE/13/01701/FUL.				

Sevenoaks Town Council recommended refusal as no information had been made available to the Town Council to justify the assertion that the development would be unviable.

//Informative// The Town Council requests that this application be determined by the Development Control Committee rather than under delegated powers//