

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 14 April 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Present	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Apologies	Cllr R J Parry	Present 7.14 left 8.20
Cllr G R S Clack	Apologies	Cllr R L Piper	Present left 7.57
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	Present 7.04	Cllr Mrs P C Walshe	Present

Also in attendance:

Deputy Town Clerk
 Freeman
 12 Members of the public

PUBLIC QUESTION TIME

None

549 REQUESTS FOR DISPENSATIONS

No requests were received.

DECLARATIONS OF INTEREST

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

Cllr Parry declared a Pecuniary interest in planning application SE/14/00717/FUL – 1 & 2 Burntwood Mews Burntwood Road and did not take part in discussion or voting

Cllr Piper declared a Non Pecuniary interest in planning application SE/14/00717/FUL – 1 & 2 Burntwood Mews Burntwood Road

DECLARATIONS OF LOBBYING

All Councillors present declared that they had been lobbied in respect of planning application SE/14/00642/FUL – 3 Hollybush Lane

550 MINUTES

It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 31st March 2014 be approved and signed subject to the following amendments:-

- i]. It be recorded that Cllr R M C Hogarth was not present at the meeting
- ii]. It be noted that Cllr Mrs M Crabtree abstained from voting on planning application SE/14/00648/HOUSE
- iii]. The informative relating to SE/14/00645/HOUSE – 1 Braeside Close should read: 'The Town Council requested that the application be considered by the Development control Committee only if appropriate'

551 SURFACE DRESSINGS

The Committee noted that surface dressing works will take place on Bradbourne Vale Road between St John’s Hill and Bradbourne Road between the 9th and 20th June 2014, 9pm – 5am (excluding weekends) and plans of the proposed works were tabled.

It was **RESOLVED** that

The Town Council requests that the proposed extension to the 30mph limit be extended to Botany Bridge on the A25. [*cllrs Mrs Crabtree and Towell abstained from voting on this matter*]

552 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 10 April 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/00880/WTPO	Mallards, Linden Chase	Reduction of approximately 3m to two branches to 1 Horse Chestnut tree (TPO)	Raikes
The Town Council recommended refusal unless the Arboricultural Office considers the work is necessary				
ii.	14/00834/WTPO	Beeches, Solefields Road	Fell one leaning Robinea tree to near ground level. Reduce height of two Conifer trees by approx. 30% (TPO)	Piper
The Town Council recommended approval				
iii.	13/00831/WTCA	33 Vine Court Road	G1 Lime, Acer, Laburnum - Reduce 1.5m in height and spread, cut back overhang to fence line. General maintenance. (Conservation Area)	Clayton
The Town Council recommended approval provided the Arboricultural Officer is satisfied				
iv.	14/00830/WTPO	Sevenoaks School High Street	Various works to two Mature Black Pine Trees (TPO)	Mrs London
The Town Council recommended approval				
v.	14/00877/WTPO	118B Oakhill Road	Reduce canopy of Beech tree by a third and remove branch overhanging climbing frame.	Eyre
The Town Council recommended approval				
vi.	14/00909/WTPO	Rockdale Lodge, Rockdale Road	Various works to trees. (TPO)	Busvine
The Town Council recommended approval subject to the views of the Arboricultural Officer				
vii.	14/00945/WTPO	77 And 77A Kippington Road	Various works to trees (TPO)	Parry
The Town Council recommended refusal for the works to T1, T2 and T3. Recommended refusal for works to T4 except for the removal of ivy and dead limbs. Recommended approval for the work to T5. Recommended the removal of deadwood to T6				

553 PLANNING APPEALS

(a) The Committee received and noted the following Householder appeal had been submitted

14/02215292 – 19 Shenden Way

(b) The Committee noted that the following appeal has been altered from the Householders Appeal Service Part 1 to Part 2 enabling written representations to be submitted.

14/2214115 – Lyndhurst Cottage, Holly Bush Lane

It was **RESOLVED** that

The Town Council supports the District Council's refusal of grant of permission by written representation

(c) The Committee received and noted that the inspector had allowed the following appeal:

13/2208539 – 2 Crownfields

554 PLANNING APPLICATIONS

(a) The meeting was adjourned three times to enable member of the public to speak on the following applications:

- i. 14/00642/FUL – 3 Hollybush Lane – against
- ii. 14/00642/FUL – 3 Hollybush Lane – for
- iii. 14/00493/HOUSE - 22 St Botolphs Avenue - for

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 10 April 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

555 PRESS RELEASE

None

The meeting closed at 8.32pm

CHAIRMAN

Planning Applications Considered

Applications considered on 14-4-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00123/FUL	J Russell 18-04-2014	Cllr Eyre	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Gotts		Land South East Of	4 Hawkes Place	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/04/14	
Erection of a single storey two bedroom dwelling with associated parking and vehicular access.				
SE/14/00123/FUL - Amended plan				
Amended Site Plan/Site Location Plan received 26.03.14				

The Town Council recommended approval

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00493/HOUSE	B Phillips 21-04-2014	Cllr Mrs London	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J May			22 St Botolphs Avenue	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/04/14	
Retention of dormer roof extension on side (eastern) roofslope comprising second floor bathroom (retrospective).				

The Town Council recommended approval

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00579/HOUSE	B Phillips 25-04-2014	Cllr Raikes	Mr F Lewis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Chugg			103 Bradbourne Park Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/04/14	
Demolition of existing single storey rear additions to facilitate the erection of a single storey flat roof extension with aluminium doors and windows with white insulated render cladding. Erection of fence.				

The Town Council recommended approval subject to there being no loss of amenity to neighbouring properties.

Informative: No proposed front elevation plan. Block plan does not reflect revised ground floor layout

Planning Applications Considered

Applications considered on 14-4-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00642/FUL	B Phillips 17-04-2014	Cllr Mrs Walshe	Mr G Batterham 01225 854489 EXT 99
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs May			3 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/14
Demolition of existing garden building with the retention of its existing facade to facilitate a new dwelling.				

The Town Council recommended approval subject to conditions being imposed to protect the amenities of neighbouring properties, in particular relating to landscaping and the use of obscure glazing as appropriate

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00680/FUL	B Phillips 16-04-2014	Cllr Mrs London	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Beckingham		Ragstones	1 The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/14
Demolition of existing dwelling to provide 5 new residential units with undercroft parking and associated landscaping and visitor parking.				

The Town Council recommended refusal on the following grounds:-

Overdevelopment of the site - the height of the roofline being higher than its neighbours and the design being rather a 'block' in spite of the two peaks at the front

The Conservation Area Appraisal speaks of houses set well apart with a feeling of spaciousness and this development would not enhance that feeling.

It would be out of keeping and injurious to the street scene

It would set an unwelcome precedence with the remaining houses on The Vine, also Pound Lane and on the South side 1 Knole Paddock

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00717/FUL	H Broughton 17-04-2014	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Tatham		1 And 2 Burntwood Mews	Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/14
Revision to extant permission SE/12/02793/FUL consisting of addition of velux window to North elevation of plot 1 and south elevation of plot 2 and the pitch roofs to plot 1 dormers.				

The Town Council recommended approval

Planning Applications Considered

Applications considered on 14-4-14

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00745/HOUSE	B Phillips 22-04-2014	Cllr Raikes	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Hitchens			21 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/14
Erection of part single part two storey extension to front and first floor extension to side elevations. Erection of pitched roof over existing front porch flat roof. Alterations to fenestration.				

The Town Council recommended approval

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00774/HOUSE	H Broughton 18-04-2014	Cllr Hogarth	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Smith			101 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/14
Erection of two storey side and rear extensions and loft conversion to include 2 rooflights. New highway access.				

The Town Council recommended refusal on the following grounds:-

**The proposal constitutes overdevelopment
It is dominant and overbearing and will result in overlooking
It will also result in loss of amenity through loss of the small garden area**

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00781/FUL	B Phillips 22-04-2014	Cllr Busvine	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
OPEN Architecture			139 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/04/14
Demolition of existing mixed use building and development of 8 no. residential apartments with undercroft parking and associated landscaping.				

The Town Council recommended refusal on the following grounds:

**The proposal is overbearing on London Road and detrimental to the street scene
The bulk and mass will have a negative impact on the residential amenities of the neighbouring properties
The proposal will have a negative impact on nos. 141-145 London Road which are Listed Buildings**

Planning Applications Considered

Applications considered on 14-4-14

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00808/HOUSE	B Phillips 16-04-2014	Cllr Mrs Crabtree	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Coll		Little Coombe	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/14

Demolition of conservatory, garden room, garages and 2 no. chimney stacks and extend the property with a two storey side extension and single storey side extension, single storey rear extension with five lantern lights, loft conversion with roof lights to front and rear roof slopes and rear patio with steps and landscaping to front and rear gardens. Widen entrance gates by 2.0m.

The Town Council recommended approval provided:-

The Conservation Officer is satisfied that the design and materials are in keeping with the original house

There is no loss of amenity to neighbouring property

Conditions are imposed to ensure the protection of the historic Limes outside the property

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00833/ADV	M Holmes 17-04-2014	Cllr Busvine	Mr P Shacklady 07966 13 1058
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Pratt			138A-138B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/14

Externally illuminated individual letters.

The Town Council recommended approval

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00837/HOUSE	N Thompson 16-04-2014	Cllr Canet	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Thackray			3 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/14

Demolition of garage to facilitate erection of a single storey side extension, and loft conversion.

The Town Council recommended approval

Planning Applications Considered

Applications considered on 14-4-14

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00843/CONVAR	J Russell 25-04-2014	Cllr Mrs London	Mr J Hughes 451947
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Campbell		Stable Cottage	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/14
<p>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/12/01318/HOUSE - Provision of rear garden to the East of the property (formerly of Austens Cottage). Erection of a new boundary fence. Conversion of existing garage into a habitable room. Erection of a single storey rear extension. Erection of a front porch. Changes to external fenestration - with amendment to existing wall on east elevation to be painted instead of timber boarded, amendment to porch and amendment to fenestration of extension on east elevation.</p>				

The Town Council recommended approval

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00852/HOUSE	A Seare 17-04-2014	Cllr Towell	Mr J Pearce 01273 81293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Brown			2 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/14
<p>Demolition of conservatory and the erection of a single storey rear extension.</p>				

The Town Council recommended approval

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00853/ADV	Mr M Holmes 25-04-2014	Cllr Eyre	MBH Partnership 01932 3
<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>
				07/04/14
<p>Replace Existing Canopy Fascia Sign ware (2 sides internally illuminated) Replace 2 No Existing 7m High Totem Signs (both internally illuminated) and various fixed pump and directional signage</p>				

The Town Council recommended approval

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00875/HOUSE	Mr M Holmes 21-04-2014	Cllr Towell	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Efthimiou		Broadoaks	Ash Platt Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/14
<p>The erection of a single storey extension with lantern light over.</p>				

The Town Council recommended approval

Planning Applications Considered

Applications considered on 14-4-14

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00876/HOUSE	J Russell 22-04-2014	Cllr Mrs Walshe	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Mullen			103 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/14
Demolition of garage and link area and erection of two storey side extension, single storey rear extension with roof light and single storey front extension. , ,				

The Town Council recommended approval

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00911/HOUSE	B Phillips 24-04-2014	Cllr Parry	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Femie			21 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/14
Loft conversion with two new dormers and one velux rooflight.				

The Town Council recommended approval

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00912/MMA	H Broughton 22-04-2014	Cllr Busvine	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Pearson			41 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/04/14
Minor material amendment to application 13/03444/HOUSE for the erection of a two storey rear extension with single storey glazed projection and one velux window to North elevation and erection of a single storey side extension linking to the garage - to show the reduced ridge height of the extension.				

The Town Council recommended approval

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00932/OUT	J Russell 25-04-2014	Cllr Piper	Dr R Wickham 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School Foundation		Land At Junction Of	Hopgarden Lane & Grassy Lan	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/14
Outline application for Erection of four detached dwellings with incidental garages and access with all matters reserved.				

The Town Council recommended refusal as this is an Outline application with all matters reserved

It is appropriate that a Full application is decided by the District Council when detailed plans are available and full consideration be given to the loss of playing fields and Residential Character Area Assessment

Planning Applications Considered

Applications considered on 14-4-14

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00940/HOUSE	Mr M Holmes 25-04-2014	Cllr Parry	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kinghorn			16 Kippington Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/04/14	
Removal of the existing brick piers to the site entrance and the construction of new brick piers with metal gates along with new metal railings to the existing stone boundary wall.				

The Town Council recommended approval

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00942/FUL	Mr M Holmes 25-04-2014	Cllr Canet	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Leahy		Capital House	Bradbourne Vale Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/04/14	
Erection of a two storey side extension to accommodate two additional residential units, undercroft parking and landscaping.				

The Town Council recommended refusal on the following grounds:-

**Overdevelopment of the site
Inadequate parking provision
Insufficient amenity space**

