

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Tuesday 27<sup>th</sup> May 2014 at 7:00pm

**Present:**

**Committee Members**

Cllr S Arnold	<b>Present</b>	Cllr A Eyre	<b>Present</b>
Cllr C L L Baker	<b>Present</b>	Cllr R M C Hogarth - <b>Chairman</b>	<b>Apologies</b>
Cllr N J L Busvine OBE	<b>Present</b>	Cllr Mrs M A London	<b>Present</b>
Cllr J M Canet	<b>Present</b>	Cllr R J Parry	<b>Apologies</b>
Cllr G R S Clack	<b>Apologies</b>	Cllr R L Piper	<b>Apologies</b>
Cllr A S Clayton	<b>Present</b>	Cllr S G Raikes	<b>Apologies</b>
Cllr Mrs M E Crabtree	<b>Apologies</b>	Cllr P E Towel - <b>Vice Chairman (in the chair)</b>	<b>Present</b>
Cllr Mrs A E Dawson	<b>Apologies</b>	Cllr Mrs P C Walshe	<b>Present</b>

**Also in attendance:**

Assistant Town Clerk

6 members of the public

**PUBLIC QUESTION TIME**

None

19 **REQUESTS FOR DISPENSATIONS**

No requests were received.

20 **DECLARATIONS OF INTEREST**

Cllr Clayton declared a disclosable pecuniary interest in the following application, and left the room during discussion and voting on this matter:

[18] 14/1373/HOUSE – 75 Bayham Road

21 **MINUTES**

The minutes of the meeting held on the on the 12<sup>th</sup> May 2014, previously approved at the Annual Council meeting held on the 19<sup>th</sup> May 2014 were received and signed.

22 **TREE WORK**

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 22<sup>nd</sup> May 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/01375/WTPO	15 The Dene	I would like to pollard the tree which was done 2 years ago. This tree is in the back garden and is the only tree which borders both properties and there as no other trees next to it. I have emailed, Mr Les Jones, Arboricultural & Landscape Officer who advised me of the TPO 34 of 2003 and that if it is straight forward no drawing is necessary. I would also be home to	Arnold

			advise when the tree is pollarded. In order to submit this application on line, I have had to tick the box stating that the tree sketch will be submitted via post, no sketch is being submitted.	
<b>Sevenoaks Town Council recommended approval.</b>				
ii.	14/01168/WTCA	Ivy Lodge, Hitchin Hatch Lane	Pollard 4 Lime trees & cut back Prunus in garden (CA)	Raikes
<b>Sevenoaks Town Council recommended refusal and that a TPO be placed on the trees, and requested that the Arboricultural Officer supervise any work carried out.</b>				
iii.	14/01273/WTCA	39 The Drive	T1 Castlewellan Gold Conifer - Reduce height by a third, chamfer top edge to lessen impact of reduction work and trim all round. Tree is very large for the space it occupies and blocks out a lot of light from the house. Work is to allow more light in whilst retaining the tree and reduce the risk of windthrow.	Arnold
<b>Sevenoaks Town Council recommended approval.</b>				
iv.	14/01301/WTCA	3 Chartway	Reducing the height to Beech stem, and the fell to ground of Sycamore	Arnold
<b>Sevenoaks Town Council recommended refusal due to the paperwork being insufficient to identify the trees affected by the works, and requested that the Arboricultural Officer look at the application in more detail.</b>				
v.	14/01304/WTCA	39 The Drive	Works to 1 no. Mature Leyland 'Castlewellan' Cypress tree (Conservation Area)	Arnold
<b>Sevenoaks Town Council recommended approval.</b>				
vi.	14/01381/WTCA	Vine Cottage, 1 Hollybush Lane	Various works to trees	Mrs Walshe
<b>Sevenoaks Town Council made the following recommendations:</b>				
<b>T1 – Recommend approval subject to the Arboricultural Officer being satisfied the works are required</b>				
<b>T2 – No objection</b>				
<b>T3 – No objection</b>				
<b>T4 – Recommended approval only if the Arboricultural Officer considers that the tree is diseased.</b>				
vii.	14/01410/WTPO	4 Hollybush Close	Various works to trees	Clayton
<b>Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied that screening and protection of the AONB will be unaffected by the proposed works.</b>				
viii.	14/01415/WTCA	Sevenoaks School, Solefields Road	Various works to trees	Piper
<b>Sevenoaks Town Council recommended approval.</b>				
ix.	14/01455/WTCA	5 The Drive	Norway spruce (rear garden back right hand corner) section fell to ground level and grind out stump.	Busvine
<b>Sevenoaks Town Council recommended refusal and requested that a TPO be placed on the tree as there is insufficient information in the paperwork justify removal of the tree, unless the Arboricultural Officer is satisfied that the work is necessary.</b>				
x.	14/01416/WTCA	Sevenoaks School, High Street	Various works to trees	Mrs London
<b>Sevenoaks Town Council recommended approval.</b>				

(b) The Committee received and noted the making of the following tree protection order:

- i. HW/TPO/05/2014 – Land adjacent to 84 Bradbourne Road

## 23 ROAD CLOSURE NOTICES

The Committee received and noted the following road closure notices:

- i. Betenson Avenue – 19<sup>th</sup> May 2014
- ii. Brittain's Lane – 18<sup>th</sup> May 2014

24 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable members of the public to speak on the following planning applications for 3 minutes:

- i. [2] 14/00645/HOUSE – 1 Braeside Close – Against
- ii. [2] 14/00645/HOUSE – 1 Braeside Close – For

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 22<sup>nd</sup> May 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

25 PRESS RELEASE

None

The meeting closed at 8:18pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 27-5-14

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/13/03734/HOUSE</b>	H Broughton 07-02-2014	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Ratcliffe			8 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/14
<b>SE/13/03734/HOUSE - Amended plan</b>				

**NB: Application included on agenda for planning committee meeting 27/05/14 in error.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/00645/HOUSE</b>	B Phillips 30-05-2014	Cllr Parry	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Jaudi			1 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/14
<b>Erection of a two storey side extension, single storey extension to front hall, creation of habitable space in roof with dormer window.</b>				
<b>SE/14/00645/HOUSE - Amended plan</b>				
<b>Amended rear elevation</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/00774/HOUSE</b>	H Broughton 05-06-2014	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>
				16/05/14
<b>Erection of two storey side and rear extensions and loft conversion to include 2 rooflights. New highway access.</b>				
<b>SE/14/00774/HOUSE - Amended plan</b>				
<b>Amended plans received 08/05/14</b>				

**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**

# Planning Applications Considered

Applications considered on 27-5-14

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01045/FUL	H Broughton 28-05-2014	Cllr Baker	Mr C Tyler 07917 713603
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
GBT Brickwork		Land South Of	69 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/14
<b>The erection of a detached house.</b>				

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01106/HOUSE	H Broughton 02-06-2014	Cllr Parry	Mr S Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Power			20 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/14
<b>Internal alterations and single storey side extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01149/FUL	J Russell 04-06-2014	Cllr Mrs London	Mr A Frendo 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Salisbury & Co Ltd		Unit 4	137 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/14
<b>Change of use from A1 to A2 to be occupied by Estate Agents with alterations to shop front.</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01172/FUL	J Russell 02-06-2014	Cllr Mrs Crabtree	Mr P F Newton 358362
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S A Glyde		Dornie Croft	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/05/14
<b>Demolition of existing bungalow &amp; garage &amp; erection of detached two storey dwelling.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties, and the Conservation Officer being satisfied that the design and materials will be in keeping with the conservation area.**

## Planning Applications Considered

Applications considered on 27-5-14

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01195/HOUSE	H Broughton 27-05-2014	Cllr Piper	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Tibbits			6 White Friars	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/14
<b>Erection of a two storey rear extension.</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/14/01216/LDCEX	J Russell 23-05-2014	Cllr Clack	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Cuthbert			88 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/14
<b>Extension into the roof space which now comprises 2 bedrooms and a small study space, including a dormer window erected in 1983 to the rear of the property.</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01246/FUL	H Broughton 28-05-2014	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Z Ashfield		Gavin Gregg Restaurant	28-30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/14
<b>Basement - installation of sound insulation works and change from A3 to B2 use to be used as recording studio. Ground floor - to be retained as A3 use incorporating sound insulation works. First floor - installation of sound insulating partitions and change from A3 to D1 use for teaching purposes. Provide additional two car parking spaces to rear of property.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that relevant conditions will be placed on the grant of permission to protect the historic fabric of the building.**

# Planning Applications Considered

Applications considered on 27-5-14

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01247/LBCALT	H Broughton 28-05-2014	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Z Ashfield		Gavin Gregg Restaurant	28-30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/14
<b>Basement - installation of sound insulation works and change from A3 to B2 use to be used as recording studio. Ground floor - to be retained as A3 use incorporating sound insulation works. First floor - installation of sound insulating partitions and change from A3 to D1 use for teaching purposes. Provide additional two car parking spaces to rear of property.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that relevant conditions will be placed on the grant of permission to protect the historic fabric of the building.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01249/HOUSE	Mr M Holmes 27-05-2014	Cllr Canet	Glyn Doughty 01959 5627
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr R Coe			120 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/14
<b>Erection of part single storey &amp; part two storey side extension, new porch and construction of retaining wall on boundary.</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01253/FUL	H Broughton 29-05-2014	Cllr Mrs Walshe	Mr R Baron 01227 76206
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Browning		Walthamstow Hall	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/14
<b>Erection of a new school sports hall and support facilities.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01315/FUL	Mr M Holmes 03-06-2014	Cllr Mrs Crabtree	Mr R Pearson 772530
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Madden		Little Blackhall Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/14
<b>Demolition of existing and erection of a replacement 3 bedroom house.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the proposals.**

# Planning Applications Considered

Applications considered on 27-5-14

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01365/FUL	J Russell 06-06-2014	Cllr Mrs Crabtree	C Westwell 01622 77622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Solbakke		Blackhall Spinney Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/14
<b>Demolition of existing dwelling 'The Cottage' and construction of a replacement dwelling.</b>				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties, and the Conservation Officer being satisfied that the design and materials will be in keeping with the conservation area.

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01371/HOUSE	Mr M Holmes 04-06-2014	Cllr Mrs London	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Watson			9 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/14
<b>Proposed infill of rear extension beneath the existing roof.</b>				

Sevenoaks Town Council recommended approval.

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01372/LBCALT	Mr M Holmes 04-06-2014	Cllr Mrs London	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Watson			9 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/14
<b>Proposed infill of rear extension beneath the existing roof.</b>				

Sevenoaks Town Council recommended approval.

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01373/HOUSE	H Tribe 03-06-2014	Cllr Clack	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Clayton			75 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/14
<b>Rear, single storey, kitchen extension.</b>				

Sevenoaks Town Council recommended approval.



# Planning Applications Considered

Applications considered on 27-5-14

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01374/CONVAR	Mr M Holmes 04-06-2014	Cllr Parry	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Elston			70 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/14
<b>Removal of condition 5 (archaeological watching brief) of SE/14/00563/HOUSE Erection of a part double/part single extension to front (north) elevation to remove the condition.</b>				

**Sevenoaks Town Council recommended refusal as no justification for the removal of the condition has been provided.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01411/HOUSE	H Broughton 04-06-2014	Cllr Eyre	Mr N Richardson 01622 6
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Massey		Penderlee	3A Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/14
<b>Construction of a detached double car port.</b>				

**Sevenoaks Town Council recommended refusal on the grounds that the proposals are not in keeping the guidance set out in the Residential Character Area Assessment SPD and would result in a significant and detrimental impact on the street scene.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01414/HOUSE	H Broughton 05-06-2014	Cllr Eyre	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Gen			3 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/14
<b>Demolition of existing garage and construction of single storey and two storey front, side and rear extensions (including new garage). Alterations and extensions to drive, paths and patio areas.</b>				

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01435/HOUSE	H Broughton 06-06-2014	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dobson		Evenlode	Quarry Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/14
<b>Extension of dormer window to south west elevation.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no overlooking of No.1 Quarry Hill or gardens.**

## Planning Applications Considered

Applications considered on 27-5-14

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/01438/HOUSE</b>	H Broughton 06-06-2014	Cllr Piper	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Paul McMenemy			130 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/14
<b>Extension of garage with room over and two dormer windows.</b>				

**Sevenoaks Town Council recommended approval.**