

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 1st September 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 - Chairman	Present
Cllr N J L Busvine OBE	Apologies	Cllr Mrs M A London	Apologies
Cllr J M Canet	Present	Cllr R J Parry	Arr:7:07
Cllr G R S Clack	Arr:7:20	Cllr R L Piper	Arr:7:01
Cllr A S Clayton	Apologies	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Present	Cllr P E Towel - Vice Chairman	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Assistant Town Clerk
1 Member of the public

PUBLIC QUESTION TIME

None

137 **REQUESTS FOR DISPENSATIONS**

No requests had been received.

138 **DECLARATIONS OF INTEREST**

Cllr Mrs Crabtree declared an interest in the following planning application and left the room during voting and discussion:

[6] 14/02439/HOUSE – 9 Knole Road

Cllr Raikes declared a non-pecuniary interest in tree work application:

(iii) 14/02581/WTCA – Pennard House, 5 Eardley Road

139 **DECLARATIONS OF LOBBYING**

Cllr Clack declared he had been lobbied in respect of the following planning application:

[6] 14/02439/HOUSE – 9 Knole Road

Cllr Raikes declared he had been lobbied in respect of the following planning application:

[13] 14/02577/FUL – Ragstones, 1 The Vine

140 **MINUTES**

It was **RESOLVED that** the minutes of the meeting held on the on the 18th August 2014 be approved and signed subject to the following amendments:

- i. Cllr Canet sent her apologies for the meeting.

141 **TREE WORK**

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 28th August 2014 and it was **RESOLVED that** the following comments be forwarded to Sevenoaks District Council:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/02635/WTPO	Birchwood, Plymouth Drive	Various works to trees	Busvine
Sevenoaks Town Council recommended approval.				
ii.	14/02639/WTCA	114 Kippington Rod	Plum trees – Reduce in height to match the large conifer hedge adjacent. Trees will be reduced but retained as individual trees. Major dead and snapped branches will be removed	Eyre
Sevenoaks Town Council recommended approval.				
iii.	14/02581/WTCA	Pennard House, 5 Eardley Road	Various works to trees	Mrs London
Sevenoaks Town Council recommended approval for the removal of the leaning holly, but refusal to all other works unless the Arboricultural Officer considers the works to be necessary.				
iv.	14/02640/WTPO	25 St Botolphs Road	Lime tree: reduce the low laterals by approximately 2m cutting back to a suitable growing point. Low lateral is extended beyond the upper crown so work is to bring it back into line and also reduce the honey dew deposits on the cars parked beneath.	Arnold
Sevenoaks Town Council recommended approval.				
v.	14/02536/WTCA	34 Gordon Road	Ash tree- crown reduction as overhanging neighbouring properties and causing excessive shading (Conservation Area).	London
Sevenoaks Town Council had no comment.				
vi.	14/02624/WTPO	63 Bradbourne Vale Road	Various works to trees	Baker
Sevenoaks Town Council recommended approval for the felling of the two Oaks and the Sycamore, but refusal of the works to the Scots Pine and requested that the Arboricultural Office inspect the tree.				

- (b) The Committee received and noted the following tree preservation order:
i. HW/TPO/05/2014 – Land Adjacent to 84 Bradbourne Road

142 COMMUNICATIONS

The Committee received and considered an invitation to the Sevenoaks Rail Travellers Association AGM on 15th October 2014.

It was **RESOLVED** that a reminder be included on the agenda of the 13th October 2014 planning meeting.

143 NEIGHBOURHOOD DEVELOPMENT PLAN

The Committee received and noted the minutes of the Neighbourhood Development Plan Steering Committee meeting held on 12th August 2014.

144 CONSULTATIONS

The Committee received and noted the following Sevenoaks District Council consultations:

- i. Allocations and Development Management Main Modifications
- ii. Seal Neighbourhood Area Designation

145 LICENSING

The Committee received and considered the following licensing application submitted to Sevenoaks District Council during the two weeks ending 28th August 2014

- i. 14/02458/LAPRE – 2 St Botolphs Road – Cllr Mrs London

It was **RESOLVED that** representation on this application be processed under chairman's action.

146 APPEALS

(a) The Committee received and noted the inspector has allowed the following appeals:

- i. 14/2220209– Toni & Guy, The Old Market House, 103 High Street
- ii. 14/2214631 - New Beacon School, Brittain's Lane
- iii. 14/2214631 (costs) - New Beacon School, Brittain's Lane

It was **RESOLVED that** a letter be sent to the Secretary of State concerning the inspectors decision to overturn the refusal of 14/2220209 – Toni & Guy, The Old Market House, 103 High Street expressing disappointment at the loss of a key local heritage asset. Letter to be copied to Chief Executive and Leader of Sevenoaks District Council.

(b) The Committee received and considered supporting Sevenoaks District Council by written representation on the following appeal:

- i. 14/2222635 – Former site of the Farmers London Road

It was **RESOLVED that** Sevenoaks Town Council supports Sevenoaks District Council on this appeal by written representation.

147 REPRESENTATION AT DEVELOPMENT CONTROL COMMITTEES

The Committee considered sending a representative to the Sevenoaks District Council Development Control Committee on 4th September 2014, 7pm to speak on the following applications

- i. 14/01618/ADV – Marks and Spencer, 66 London Road

It was **RESOLVED that** Cllr Raikes represent Sevenoaks Town Council.

- ii. 14/01527/FUL – Tubs Hill House, London Road

No representation

- iii. 14/00642/FUL – 3 Holly Bush Lane

It was **RESOLVED that** Cllr Mrs Walshe represent Sevenoaks Town Council

148 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable a member of the public to speak on the following application for 3 minutes:

- i. [13] 14/02577/FUL – Ragstones, 1 The Vine - Against

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 28th August 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

149 PRESS RELEASE

It was **RESOLVED that** a combined press release be issued on Sevenoaks Town Council's resolution to write to the Secretary of State with regards to the approval of the Toni and Guy appeal and the Town Council's resolution to recommend refusal for 14/02577/FUL – Ragstones, 1 The Vine.

The meeting closed 8:10pm

CHAIRMAN

Planning Applications Considered

Applications considered on 1-9-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02222/HOUSE	H Broughton 01-09-2014	Cllr Arnold	Mr R Ford 02089 748694
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R White			41 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/14
<p>Erection of single storey rear extension.</p> <p>SE/14/02222/HOUSE - Amended plan</p> <p>Further drawings</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02382/ADV	H Weston 03-09-2014	Cllr Busvine	Mr C Saunders 01580 24 1000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Green		Railway & Bicycle Apartments	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/08/14
<p>Proposed Signs (non illuminated) to external brick piers and front of shop front.</p> <p>11-08-14: Amendment received (Information Only)</p> <p>The proposal has been amended for clarification:</p> <p>Retention of Signs (non illuminated) to external brick piers and front of shop front</p> <p>SE/14/02382/ADV - Amended plan</p> <p>New Drawing No 5 showing where the signs are positioned on the piers.</p> <p>22-08-14: Amendment received (Information Only):</p> <p>Amended Site Location Map showing the correct property received.</p>				

Sevenoaks Town Council recommended approval subject to a consistent approach being taken with any future application for other units.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02399/LBCALT	Mr M Holmes 01-09-2014	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>
				13/08/14
<p>New internal double doors.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02420/FUL	Mr M Holmes 05-09-2014	Cllr Arnold	Mr D Pickford 01237 5422
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cantham Investments Ltd		Smiths	47 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/14
Removal of shed and rear lean-to extension, renewal of roof over side extension and internal alterations.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02421/LBCALT	Mr M Holmes 05-09-2014	Cllr Arnold	Mr D Pickford 01237 4522
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cantham Investments Ltd		Smiths	47 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/14
Removal of shed and rear lean-to extension, renewal of roof over side extension and internal alterations				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02439/HOUSE	H Broughton 02-09-2014	Cllr Clack	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Bustrup			9 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/14
The raising of the roof to incorporate a new first floor over existing bungalow, new porch, demolition of existing garage and erection of a new garage and alteration to fenestration.				

Sevenoaks Town Council recommended refusal on the following grounds:

- I) The proposal would have a detrimental impact on the street scene
- II) The proposal represents overdevelopment of the site
- III) There would be insufficient amenity space for future occupants of the property
- IV) The proposal conflicts with advice set out in the Residential Character Area Assessment SPD

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02512/HOUSE	H Weston 02-09-2014	Cllr Hogarth	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Gontarek			38 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/14
Single storey extension to rear; conversion of loft to habitable room; insertion of dormer window to rear elevation; insertion of 1 roof light to rear elevation and 2 roof lights to front elevation; creation of parking area to front.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02514/HOUSE	H Broughton 05-09-2014	Cllr Raikes	Mr M Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Major		Willow Hall	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/14
First and Second floor extension, including rear dormer window.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to houses in Woodside Road.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02546/FUL	J Russell 05-09-2014	Cllr Eyre	Ms S Karat 02070 318235
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Waitrose Ltd		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/14
The retention of 1 condenser unit, 2 Searle A Units, 3 Extractor Fans with Security Bars.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02559/HOUSE	H Broughton 09-09-2014	Cllr Towell	Mr N Baldry 07858 15455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Borrows			19 Bosville Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/08/14
Domestic two storey side and rear extension.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02562/HOUSE	Mr M Holmes 09-09-2014	Cllr Mrs Crabtree	Miss G Smith 01245 3265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/08/14
Proposed single storey Orangery to rear elevation.				

Sevenoaks Town Council recommended refusal unless the Conservation Officer / Listed Building Officer is satisfied the objections to previous schemes have been addressed.

Planning Applications Considered

Applications considered on 1-9-14

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02563/LBCALT	Mr M Holmes 09-09-2014	Cllr Mrs Crabtree	Miss G Smith 01245 3265 07
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/08/14
Proposed single storey Orangery to rear elevation.				

Sevenoaks Town Council recommended refusal unless the Conservation Officer / Listed Building Officer is satisfied the objections to previous schemes have been addressed.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02577/FUL	J Russell 10-09-2014	Cllr Mrs London	Mr I Hudson 779580
<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>
				21/08/14
Demolition of existing dwelling to provide 5 new residential units with undercroft parking and associated landscaping and visitor parking.				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

- i. The proposal constitutes overdevelopment, and is larger than the previously withdrawn application for the site.**
- ii. The proposal is contrary to guidance set out in the conservation area appraisal, damaging to the area's feeling of spaciousness, and resulting in a terracing effect due to the use of the full width of the plot**
- iii. The proposal would necessitate the loss of a substantial holm oak tree contributing to the character of the conservation area**
- iv. The proposal is out of keeping with neighbouring properties due to being 4 storeys high**

//Informative: it has been reported to the Town Council that many of the "not to scale" drawings do not accurately show the relationship the proposal would have with neighbouring properties//

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02601/HOUSE	H Broughton 11-09-2014	Cllr Parry	Mr D Knott 02088 563881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Rudd			2 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/14
Erection of two double-storey side extensions and one single-storey front extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-14

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02613/HOUSE	H Broughton 11-09-2014	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			47 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/14
Removal of existing bungalow roof, and construction of a new first floor extension to form 4 bedrooms and 3 bathroom/shower rooms. Formation of 2 no. parking bays in front garden.				

Sevenoaks Town Council recommended approval.