

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 27th October 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Apologies
Cllr C L L Baker	Apologies	Cllr R M C Hogarth - Chairman	Present
Cllr N J L Busvine OBE	Arrived: 7:04pm	Cllr Mrs M A London	Present
Cllr J M Canet	Apologies	Cllr R J Parry	Arrived: 7:03pm
Cllr G R S Clack	Arrived: 7:06pm	Cllr R L Piper	Apologies
Cllr A S Clayton	Arrived: 7:18pm	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Present	Cllr P E Towell - Vice Chairman	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
2 Members of the public

PUBLIC QUESTION TIME

None

228 **REQUESTS FOR DISPENSATIONS**

No requests had been received or granted.

229 **DECLARATIONS OF INTEREST**

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

[6] 14/03118/HOUSE – 12 Knole Road

Cllr Parry declared a non pecuniary interest in the following planning application and left the room during discussion and voting:

[11] 13/03156/FUL – 25 Burntwood Road

230 **DECLARATIONS OF LOBBYING**

Cllr Mrs Walshe declared she had been lobbied in respect of planning application:

[6] 14/03118/HOUSE – 12 Knole Road

231 **MINUTES**

It was **RESOLVED that** the minutes of the meeting held on the on the 13th October 2014 be received and signed.

232 **TREE WORK**

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 23rd October 2014 and it was **RESOLVED that** the following comments be forwarded to Sevenoaks District Council:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/03240/WTPO	1 Hollybush Close	Fell 1 Twin stemmed sycamore tree and replace with 1 oak tree and 1 red maple	Clayton
Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied enough screening remains while new trees grow, and that there is no impact on the specimen Wellingtonia nearby.				
ii.	14/03213/WTCA	20 Vine Court Road	Prune to reduce the height by approx. 2-2.5m retaining a natural domed appearance is retained prune to reduce the remaining sides by approx. 1-1.5m to shape and balance prune to lightly lift the crown evenly by approx. 0.5m of a Holm Oak (CA)	Walshe
Sevenoaks Town Council recommended approval.				
iii.	14/03254/WTPO	Midhurst 79A Kippington Road	Works to 6 Lime trees and 1 Beech tree	Piper
Sevenoaks Town Council recommended approval.				
iv.	14/03215/WTPO	Sevenoaks School, Oak Lane	Trees on perimeter boundary of main school sports fields overhanging Oak Lane (when viewed from Oakfields to Glebe Lane) need to be reduced to stop future encroachment over road, single stem Sycamore, twin stemmed Sycamore, triple stemmed Sycamore, single stem ivy-covered Ash- Multi stemmed mature Norway Maple. (TPO)	London
Sevenoaks Town Council recommended approval.				
v.	14/03248/WTCA	Coachmans Clenches Farm Road	Fell 1 noble fir tree	Parry
Sevenoaks Town Council recommended approval.				
vi.	14/03277/WTCA	14 Granville Road	Fell 1 Fir Tree	Arnold
//Awaiting chairman's action//				
vii.	14/03193/WTCA	39 St Botolphs Road	Various works	Busvine
It was noted SDC had already approved the application.				
viii.	14/03214/WTCA	Sevenoaks School High Street	Various works to trees	London
Sevenoaks Town Council recommended approval.				
ix.	14/03217/WTPO	Sevenoaks School, School House, Oak Lane	Various works to trees	London
Sevenoaks Town Council recommended approval.				
x.	14/03147/WTCA	Outside Dorothy perkins Blighs Road	Reduce crowns of 4 cherry trees	Arnold
//Awaiting chairman's action//				
xi.	14/03128/WTCA	Scotsgrove South Park	Various works to trees	Arnold
//Awaiting chairman's action//				
xii.	14/03141/WTPO	10 Yeomans Meadows	Various works to trees	Parry
Sevenoaks Town Council recommended refusal.				
xiii.	14/03126/WTCA	118 Kippington Road	Fell Larch to ground level	Piper
It was noted that SDC had already approved the application.				
xiv.	14/03140/WTPO	Lidlow Cottage, Ashgrove Road	Various works to trees	Parry
Sevenoaks Town Council recommended approval.				
xv.	14/03116/WTCA	38 St Botolphs Road	Various works to trees	Busvine
Sevenoaks Town Council recommended approval.				
xvi.	14/03302/WTCA	2 Sandly Lane	Various works to trees	Clayton
Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied the works will not have a detrimental impact on the long term health of the tree.				

233 HIGHWAYS

The Committee received and noted the following road closure notice:

- i. Cobden Road, 9 Days, 8th December..

It was **RESOLVED that** it be highlighted that the proposed diversion is via Holly Bush Lane which is a one way system, and that the notification be forwarded onto retail contacts in the Hollybush area.

234 APPEALS

The Committee received and noted the inspector has allowed the following appeal:

- i. 14/2221886– Land se 4 Hawkes Place

235 PLANNING APPLICATIONS

(a) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 23rd October 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

(b) It was noted that the following representations had been received directly by the Town Council and circulated to Councillors in advance of the meeting:

- i. 14/03118/HOUSE – 12 Knole Road – 2 Objections

236 PRESS RELEASE

None

The meeting closed 7:45pm

CHAIRMAN

Planning Applications Considered

Applications considered between 27-10-14 and 27-11-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0342/2014	Miss Mary Green 14-11-2014	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Brenham (VAWK)		Knole Academy	Bradbourne Vale Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/10/14	
Application for a further 10 year retention of the temporary building used as office space by Voluntary Action Within Kent.				

//Awaiting chairman's action//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02885/HOUSE	Mr M Holmes 28-10-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Jellet			43 Robyns Way	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/10/14	
Demolition of attached garage to incorporate a two storey side extension. Erection of a new porch.				

Sevenoaks Town Council recommended refusal due to overdevelopment of the site.

//Informative: no site plan was supplied with the documentation//

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03106/FUL	J Russell 31-10-2014	Cllr Clayton	Mr M Kilgour 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Campbell			6 Dartford Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/10/14	
Erection of a single storey extension to form a new decontamination room, practice managers office and additional office.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the impact on the adjoining conservation area will be minimal.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03107/LBCALT	J Russell 31-10-2014	Cllr Clayton	Mr M Kilgour 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Campbell			6 Dartford Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/10/14	
Demolition of existing garage and erection of a single storey extension to form a new decontamination room, practice managers office and additional office.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the impact on the adjoining conservation area will be minimal.

Planning Applications Considered

Applications considered between 27-10-14 and 27-11-14

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03113/HOUSE	H Broughton 05-11-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Collini			13 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/14
Demolition of an existing chimney, enlargement of existing loft area with a new dormer to front elevation, alterations of position of existing dormer to side and installation velux windows.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03118/HOUSE	H Weston 04-11-2014	Cllr Mrs Walshe	Mr A Rigby 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Manning			12 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/14
Demolition of existing garage and conservatory and the erection of two storey front and side extensions and single storey rear extension.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.The proposed 2 storey side extension would create an unacceptably overbearing impact on the residential amenities of no.13, increased by its proximity on a very steep gradient. Most of the 2 storey side extension would be less than 1 metre from the boundary.**
- 2.The proposed 2 storey side extension would be too close to no.13 and would thus eliminate the clear gaps between houses noted as distinctive positive features in the Residential Character Area Assessment SPD.**
- 3.The 2 storey front extension would protrude beyond the building line which is emphasised in the Residential Character Area Assessment SPD.**

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03124/FUL	Mr M Holmes 06-11-2014	Cllr Mrs Dawson	Mr M Gibbs 01622 83211
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Barrett			129 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/14

Erection of a single storey rear and side extension to commercial premises and erection of a two storey side and second floor rear extension to residential first floor flat.

SE/14/03124/FUL: Amended Consultation (Information Only) - Received from SDC 23-10-14

Bollards adjacent to property included on floor plans.

//Chairman's Action//

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered between 27-10-14 and 27-11-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03125/HOUSE	H Broughton 28-10-2014	Cllr Clayton	Mr M Ripley 01634 30088
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Margo			54 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/14
Loft conversion with a conservation area roof window to the front roof slope and pitched roof dormers to the front and rear.				

The Town Council would not wish to see a proliferation of second floor dormers along Bethel Road, as this would alter its character. However no 55 which is joined to 54 already has a small front dormer, and this proposal would make a matching pair. Sevenoaks Town Council therefore recommended approval subject to the planning and conservation officers being satisfied that there will be no overlooking of homes across the street, and minimal impact on the street scene

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03129/HOUSE	H Weston 28-10-2014	Cllr Hogarth	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hall			101 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/14
Erection of a rear single storey extension.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03146/HOUSE	H Weston 03-11-2014	Cllr Parry	Peter Bodman Design 01 899 799519
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Leach			8 Buckwell Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/14
Loft conversion with roof lights.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03156/FUL	Mr M Holmes 06-11-2014	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Beckett			25 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/14
Demolition of the existing detached garage and the erection of a replacement garage to 25 and the erection of a new detached chalet bungalow to the rear of no. 25 and a new access driveway to the side of the existing property.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered between 27-10-14 and 27-11-14

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03159/HOUSE	Mr M Holmes 29-10-2014	Cllr Mrs Dawson	Mr K Lau 01892 524579
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Lane			49 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/14
Elevational changes to existing rear single storey extension including installation of a roof light, and change in roof material from glazed conservatory roof to slate roof.				

//Chairman's Action//
Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03160/HOUSE	Mr M Holmes 29-10-2014	Cllr Mrs Crabtree	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/14
Removal and replacement of entrance porch.				

Sevenoaks Town Council recommended refusal unless the Conservation officer is satisfied the design and materials are in keeping with the main house which is a listed building.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03161/LBCALT	Mr M Holmes 29-10-2014	Cllr Mrs Crabtree	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/14
Removal and replacement of entrance porch.				

Sevenoaks Town Council recommended refusal unless the Conservation officer is satisfied the design and materials are in keeping with the main house which is a listed building.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03163/HOUSE	H Weston 30-10-2014	Cllr Raikes	Mr S Bradbury 02084 671 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Aldridge			47 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/14
Single storey front bay window and porch extension and two storey rear / side extension and replacement of windows with door on the rear elevation.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighbouring properties.

Planning Applications Considered

Applications considered between 27-10-14 and 27-11-14

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03204/HOUSE	H Weston 31-10-2014	Cllr Hogarth	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Owen			50 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/14
<p>Rear single storey extension with roof light, new window replacing existing garage door to front elevation and alterations to fenestration on east elevation.</p> <p>SE/14/03204/HOUSE: Amended Consultation (Information Only) - Received from SDC 27-10-14</p> <p>Plans corrected to show existing window at first floor level on west elevation.</p>				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03236/MMA	H Broughton 05-11-2014	Cllr Mrs London	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ashby			27 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/14
<p>Minor material amendment to application 13/03410/HOUSE for the demolition of existing side/rear family room and the erection of a part two storey side/rear and single storey side extension with glazed roof to rear, loft conversion with front facing dormer, six velux windows and new window to rear elevation - to show reconfiguration of the internal layouts, change of the new rear window, reduction of the number of velux windows and provision of a flat roof at second floor level to create a more useable space.</p>				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03237/HOUSE	H Weston 04-11-2014	Cllr Clack	Mr J Osher 700476
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Powell			7 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/14
<p>Demolition of existing double garage and workshop. Erection of two storey side extension and loft conversion.</p> <p>SE/14/03237/HOUSE - Amended Consultation (Information Only) received from SDC 20-10-14</p> <p>Proposal description amended to include the words 'as granny annex':</p> <p>Demolition of existing double garage and workshop. Erection of two storey side extension as granny annex and loft conversion.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered between 27-10-14 and 27-11-14

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03260/ADV	H Weston 06-11-2014	Cllr Busvine	Mr C Saunders 01580 24 4000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Green		Railway And Bicycle Apartment	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/14
Reduction of signs on external brick piers revised scheme of SE/14/02382/ADV for Sew Perfect (Retrospective).				

Sevenoaks Town Council recommended approval for the horizontal lintel advertisement on the condition that:

- 1.No advertising be displayed on the pillars due to the detrimental impact on the street scene**
- 2.A consistent approach be taken for future applications given that the site is an important gateway into the town**
- 3.The advertising is in line with recommendations set out in the Blighs design guide.**

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03288/FUL	Mr A Byrne 07-11-2014	Cllr Busvine	Mr R Fender 07713 1577 55
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Epicurus House Ltd		Epicurus House	1-3 Akehurst Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/14
Extensions, external alterations and re-modelling of existing building.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03293/HOUSE	H Weston 07-11-2014	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gage			42 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/14
Erection of a two storey rear extension				

Sevenoaks Town Council recommended approval.

//Informative: despite the proposal description, plans show a single storey extension//