

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 8th December 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	Apologies
Cllr N J L Busvine OBE	Arrived:7:10pm	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Arrived:7:05pm
Cllr G R S Clack	Present	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes	Apologies
Cllr Mrs M E Crabtree	Present	Cllr P E Towell - Vice Chairman (In the Chair)	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Also in attendance:

Town Clerk
Assistant Town Clerk
2 members of the public

PUBLIC QUESTION TIME

None

289 **REQUESTS FOR DISPENSATIONS**

No requests had been received or granted.

290 **DECLARATIONS OF INTEREST**

None

291 **MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on the 24th November 2014, previously approved at Council on 1st December 2014, be received and signed.

292 **COMMUNICATIONS**

The Committee received and noted a letter from Sevenoaks District Council confirming that Sevenoaks Town Council's application to list the Stag Community Arts Centre as an asset of community value has been successful.

It was **RESOLVED** that the following possible assets be considered for nomination:

- i. Bradbourne Lakes
- ii. Land neighbouring Bradbourne Vale Allotments

293 **CONSULTATIONS**

(a) The Committee received and considered a consultation on new parking restrictions within Sevenoaks

It was noted that no map had been supplied for the proposed works around Hollybush, Sevenoaks Town Council would be generally in support of the proposals subject to the District Council considering parking in the area holistically.

(b) The Committee received and noted that the following documents are being consulted on by Sevenoaks District Council

- i. Gypsy and Traveller Supplementary Site Options
- ii. Swanley Neighbourhood Plan Area
- iii. Otford Village Design Statement

It was noted that documents could be viewed on Sevenoaks District Council's website: <http://planningconsult.sevenoaks.gov.uk/consult.ti>

294 PLANNING APPLICATIONS

(a) The Committee received and noted the list of planning applications processed under Chairman's action

(b) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 4th December 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

295 PRESS RELEASE

None

The meeting closed 7:50pm

CHAIRMAN

Planning Applications Considered

Applications considered on 8-12-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03283/HOUSE	H Broughton 23-12-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Bower			240 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/14
<p>Partial demolition of the rear of the building in order to facilitate erection of a single storey extension. Internal alterations.</p> <p>SE/14/03283/HOUSE - Amended plan</p> <p>The rooflights do not show as projecting above the flat roof parapet. Drawings need amending.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03396/HOUSE	A. Thatcher 25-11-2014	Cllr Mrs Crabtree	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Williams		High Trees	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/14
<p>Erection of single storey side and rear extension. External alterations including the addition of new dormer windows and roof lights, together with a loft conversion and internal alterations.</p>				

Sevenoaks Town Council no design and access statement had been provided with the application and therefore recommended refusal due to insufficient information being supplied.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03510/LBCALT	Mr M Holmes 28-11-2014	Cllr Mrs London	Mr J Barron 02088 52255
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Dedman		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/14
<p>1. Internal Alterations to the Bookshop/Cafe. The main works include: stripping out existing fixtures and fittings. New perimeter floor to ceiling bookcases in painted finish, extension of existing tiled floor into additional space. Creation of new storeroom, Reorganization of kitchen space and redecoration throughout. 2. Conversion of Shop into Visitor Welcome. The works: stripping out existing fixtures and fittings. New flooring, additional heating, new doors, new lighting and decoration.</p>				

Sevenoaks Town Council recommended approval subject to disabled access being facilitated.

Planning Applications Considered

Applications considered on 8-12-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03510/LBCALT	Mr M Holmes 09-12-2014	Cllr Mrs London	Mr J Barron 02088 52255
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Dedman		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/11/14

1. Internal Alterations to the Bookshop/Cafe. The main works include: stripping out existing fixtures and fittings. New perimeter floor to ceiling bookcases in painted finish, extension of existing tiled floor into additional space. Creation of new storeroom, Reorganization of kitchen space and redecoration throughout. 2. Conversion of Shop into Visitor Welcome. The works: stripping out existing fixtures and fittings. New flooring, additional heating, new doors, new lighting and decoration.

SE/14/03510/LBCALT - Amended plan

Red line of Site Location Plan is incorrect and must be resubmitted

Sevenoaks Town Council recommended approval subject to disabled access being facilitated.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03542/HOUSE	H Broughton 02-12-2014	Cllr Clack	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Fitchett			41 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/11/14

Demolition of side extension and outbuildings and the construction of a two storey side extension and single storey rear extensions with roof lights and lantern light.

Sevenoaks Town Council recommended approval subject to the same conditions as the previous grant.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03561/FUL	Mr A Byrne 16-12-2014	Cllr Baker	Mr M Brooker 01634 281
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Courtney		Sevenoaks Gasholder Station	Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/14

Replacement of existing gas installation; proposal is for two new permanent regulators and one temporary regulator to be housed in above ground GRP kiosks. Provision of a new vehicle crossover and gated access from Cramptons Road.

Sevenoaks Town Council recommended approval subject to the new proposed access being temporary for the duration of construction and the replacement of removed trees.

Planning Applications Considered

Applications considered on 8-12-14

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03592/HOUSE	H Weston 08-12-2014	Cllr Raikes	Mr A Rigby 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Buttle		Wellingtonia	24 St George's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/14
Erection of rear single storey conservatory and internal alterations.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03607/CONVAR	Mr M Holmes 11-12-2014	Cllr Piper	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
DB Design		Highbanks	60 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/11/14
Removal of condition 9 (privacy screening) of SE/13/03555/FUL to demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway.				

Sevenoaks Town Council recommended refusal as insufficient justification had been provided for the removal of the condition.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03620/MMA	Mr M Holmes 23-12-2014	Cllr Clayton	M Lowman 02073 321449
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Y Li		Site Of Upper St Johns Public	St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/14
Minor material amendment to application SE/11/02692/FUL for the demolition of existing public convenience and construction of a 3 storey one bedroom house - to show reduction in size of the house.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03632/LBCALT	J Russell 17-12-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Porritt			86A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/14
Change of use of first and second floors to one two bedroom apartment. Amendments consist of changes to window and door arrangements and erection of covered area. Listed front section to remain unchanged.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-12-14

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03643/HOUSE	S Cottingham 17-12-2014	Cllr Eyre	Mr B Ypma 07973 22779
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Glennie		Ridgewood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/14
Erection of porch to the front door. Removal of chimney and alterations to roof with the addition of velux rooflight to North elevation.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03704/HOUSE	H Weston 22-12-2014	Cllr Busvine	Mr D Kaye 01323 769770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Towers		Oak End	1A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/14
Replacement roofs to greenhouses.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03705/LBCALT	H Weston 23-12-2014	Cllr Busvine	Mr D Kaye 01323 769770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Towers		Oak End	1A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/14
Replacement roofs to greenhouses				

Sevenoaks Town Council recommended approval.