

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 2nd February 2015 at 7pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Present
Cllr C L L Baker	Present	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	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Present
Cllr A S Clayton	Arrived: 7:25pm	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Apologies	Cllr P E Towell - Vice Chairman	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

357 REQUESTS FOR DISPENSATIONS

None

358 DECLARATIONS OF INTEREST

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

[6] 15/00057/FUL – 22 Burntwood Road

Cllr Towell declared a non-pecuniary interest in the following application and abstained from discussion and voting:

[10] 15/00148/FUL – Land north of 226 Seal Road

359 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on the 19th January 2015 be received and signed subject to the following amendments:

- Updates to Councillor attendance table
- Note that Cllr Piper abstained from item (5) Car Parking Consultations

360 SETTLEMENT HIERARCHY

The Committee noted that a meeting would be taking place immediately following the Planning Meeting to review the draft list of facilities within Sevenoaks Town with the assistance of local members.

361 ENFORCEMENT ACTION

The Committee received and noted the following enforcement notices:

- i. 310/92/268 - Car Park at Marks and Spencer, 66 London Road
- ii. 310/15/010 - 53 The Drive, Sevenoaks

362 ROAD CLOSURE NOTICES

The Committee received and noted the following road closure:

- i. Gracious Lane, 25th March 2015 for 2 days

363 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 29th January 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

364 PRESS RELEASE

None

The meeting closed at 7:31pm

CHAIRMAN

Planning Applications Considered

Applications considered on 2-2-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03699/FUL	H Broughton 10-02-2015	Cllr Canet	Mr G Burn 07815 133732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Barker		Land To The South Of	109 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/15
<p>The erection of an end of terrace dwelling within the curtilage of 109 Cramptons Road.</p> <p>SE/14/03699/FUL - Amended plan</p> <p>East and West elevations now received and Site Location amended to include 109 Cramptons Road.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03822/FUL	H Weston 05-02-2015	Cllr Eyre	Mr A Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Kemp			103 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/15
<p>Demolition of a detached two storey house and the erection a new two and a half storey detached house.</p> <p>SE/14/03822/FUL - Amended plan</p> <p>Existing floor plans and elevations now received.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03990/LDCEX	H Weston 04-02-2015	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Moore-Fay			131 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/15
<p>Retrospective planning application for creation of an attached garage.</p> <p>SE/14/03990/LDCEX - Amended plan</p> <p>Amended proposal description:</p> <p>Retention of an attached garage.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-2-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04026/HOUSE	H Broughton 06-02-2015	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Abraham			17 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/15
The erection of a two storey side extension, single storey rear extension and conversion of loft space into habitable with dormer and velux rooflights. Removal of chimney stacks, alterations to fenestration with alterations to front steps and widening of driveway.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00002/HOUSE	H Broughton 04-02-2015	Cllr Parry	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs & Mrs Perkins		Brackenhurst	144 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/15
Demolition of existing garage and erection of a two storey side extension. Erection of a detached single storey garage.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00057/FUL	Mr A Byrne 04-02-2015	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/15
Extension and alteration of the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover from Burntwood Road. (Resubmission of approved application Ref:- SE/14/02381/FUL to formally request removal of the S106 Affordable Housing liability).				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00064/MMA	J Russell 06-02-2015	Cllr Baker	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Ltd		Land Adj To	8 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/15
Minor material amendment to application SE/14/02700/FUL - demolition of existing single-storey side extension to No. 8 and erection of attached new dwelling with separate garage and extension of existing crossover to remove the unilateral undertaking for the development to be undertaken without payment of a contribution towards affordable housing.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-2-15

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00084/CONVAR	Mr A Byrne 06-02-2015	Cllr Busvine	Mr Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Reef Estates			66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/15
<p>Variation of condition 16 (Lifetime Homes) of planning permission SE/13/01701/FUL - the erection of a four storey apartment block consisting of 17 one, two and three bedroom apartments, together with associated car parking, bin stores and cycle areas with amendment to have Lifetime Homes restricted to affordable units 4, 5, 10 and 11 and the ground floor private units 1, 2 and 3.</p>				

Sevenoaks Town Council recommended refusal as the proposed variation of condition would be contrary to guidance set out in the Sevenoaks Core Strategy, both affordable and non-affordable units should be built to the lifetime homes standard.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00086/HOUSE	H Weston 06-02-2015	Cllr Mrs London	Mr Thrower
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr De Pascalis		Linton	66 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/15
<p>Erection of a two storey side and rear extension. Increase the height of main roof, incorporating loft rooms with dormer windows, with front material elevation changes.</p>				

Sevenoaks Town Council recommended approval subject to the Planning Officer confirming the proposed works are in line with guidance set out in the Residential Extensions SPD, in particular the raising of the ridge height.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00148/FUL	Mr M Holmes 12-02-2015	Cllr Baker	Robinson Escott 0168983 2221
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Ltd		Land North Of	226 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/15
<p>The erection of a two storey five bedroom dwelling.</p>				

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