

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

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	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Arr:7:48pm
Cllr G R S Clack	Apologies	Cllr R L Piper	Apologies
Cllr A S Clayton	Arr:7:01pm	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	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

6 Members of the public

PUBLIC QUESTION TIME

The recent appeal decision for the redevelopment of the former farmers public house site on London Road was discussed, it was noted it would be reported to the next planning meeting.

400 REQUESTS FOR DISPENSATIONS

None

401 DECLARATIONS OF INTEREST

Cllr Raikes declared an interest in the following planning application and abstained from voting and discussion:

[1] 14/01562/OUT – Wildernesse House, Wildernesse Avenue

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

[21] 15/00343/FUL – The New School at West Heath, Ashgrove Road

402 DECLARATIONS OF INTEREST

Cllrs Arnold and Hogarth declared they had been lobbied in respect of planning application:

[1] 14/01562/OUT – Wildernesse House, Wildernesse Avenue

403 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on 16th February 2015 previously approved at Council on 23rd February 2015 be received and signed.

404 ROAD CLOSURE NOTICES

The Committee received and noted the following road closures notices:

- i. Park Lane, 8th June 2015, 5 days
- ii. Bradbourne Road, 16th February 2015, 12 days

405 SEVENOAKS DISTRICT COUNCIL PLANNING FORUM

The Committee considered representation at Sevenoaks District Council's Town and Parish forum on 18th March 2015

It was **RESOLVED that** one space be allocated to an officer, and that if any other Councillor wished to fill the remaining space they should contact the clerk directly.

406 PLANNING ENFORCEMENT

The Committee received and noted that Section 215 notices have been issued in respect of the following properties:

- i. 95 St Johns Hill
- ii. 97 St Johns Hill

407 PLANNING APPEALS

The Committee noted the inspector has dismissed the following planning appeal:

- i. 14/3001877 – Little Foxes, Solefields Road

408 PLANNING APPLICATIONS

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

- i. [1] 14/01562/OUT – Wildernesse House, Wildernesse Avenue – For
- ii. [16] 15/00322/FUL – Land to the east of Jade Cottage, Wildernesse Mount - Against

(a) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 26th February 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

409 PRESS RELEASE

None

The meeting closed at 8:39pm

CHAIRMAN

Planning Applications Considered

Applications considered on 2-3-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01562/OUT	M Holmes 27-02-2015	Cllr Towell	Jennifer Ross
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Life		Wilderness House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/15

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (class C2). Conversion of the existing grade II listed Wilderness House to provide extra care accommodation (class C2) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 128 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/14/01562/OUT - Amended plan

Deferred from Planning Committee Meeting 23/06/14

SE/14/01562/OUT - Amended plan

Please see letter dated 8th December 2014 for full details of amendments proposed.

Amended proposal description:

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wilderness House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/14/01562/OUT - Amended Plan

New access into Park Lane proposed as well as access driveway within the site.

Amended proposal description:

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wilderness House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. The creation of a new vehicular access onto Park Lane and an access driveway. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the

Planning Applications Considered

Applications considered on 2-3-15

proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3). Description amended 12th Dec 2014 and 6th Feb 2015.

Item deferred to planning committee meeting 16th March 2015

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03746/HOUSE	H Weston 05-03-2015	Cllr Hogarth	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Gilmartin			109 Bradbourne Park Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/02/15	

Loft extension and replacement of garage door with a window. New clay hung peg tiles. Installation of three velux windows. New dormers with decorative barge boards to rear elevation. Roof alterations.

SE/14/03746/HOUSE - Amended plan

Amended drawings resubmitted.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03781/HOUSE	H Weston 05-03-2015	Cllr Mrs London	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Crawley		10 Sackville Place	5 Dartford Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/02/15	

Extension to roof terrace.

SE/14/03781/HOUSE - Amended plan

Certificate B and site plan have been amended.

Amended proposal description:

Erection of an extension to glazed family room on roof terrace to create sun room.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-3-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04029/HOUSE	P Dadswell 13-03-2015	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Morgan			18 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/15

New garage.

SE/14/04029/HOUSE - Amended plan

Drawings of new gates were submitted.

Amended proposal description:

Erection of new garage and addition of new gates.

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00054/HOUSE	P Dadswell 16-03-2015	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Crack			83 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/15

Demolition of conservatory. Erection of two storey rear extension. Roof alterations.

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00064/FUL	J Russell 03-03-2015	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>
				12/02/15

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.

SE/15/00064/MMA - Amended plan. Reference number changed to: SE/15/00064/FUL

Application re-validated as a full planning application to be considered without the requirement for affordable housing contribution.

Amended proposal description:

Demolition of existing single-storey side extension to No. 8 and erection of attached new dwelling with separate garage and extension of existing crossover.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-3-15

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00181/FUL	Mr M Holmes 16-03-2015	Cllr Hogarth	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Esposito			43-45 & 43A Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/15
<p>Change of use of 43 - 45 Dartford Road from hairdressers to residential dwelling excluding ground floor of 45 Dartford Road which will remain a hairdressers. First floor rear extension and installation of rooflights to rear at ground floor level. Internal alterations to ground floor of 45 Dartford Road.</p>				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00272/FUL	H Broughton 13-03-2015	Cllr Busvine	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin		Williamsons	20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/15
<p>Change of use from commercial shop to residential.</p> <p>SE/15/00272/FUL - Amended plan</p> <p>Amended proposal description, amended drawings for the window to front dormer shown and the projection of the front seen from rear.</p> <p>Amended proposal description:</p> <p>Change of use from commercial shop (A1) to residential (C3). Remove shopfront glazing to involve the bricking-up of the front (west) and flank (east) elevations and installation of ground floor windows to the front (west) elevation. Installation of an internal staircase. Removal of internal walls to first and second floors and the installation of new partition walls. New dormer window to south elevation.</p>				

Sevenoaks Town Council recommended refusal due to the proposal resulting in the loss of prime retail floor space within the town centre and the unwelcome precedent this development would set.

Planning Applications Considered

Applications considered on 2-3-15

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00273/LBCALT	H Broughton 13-03-2015	Cllr Busvine	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin		Williamsons	20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/15

Change of use from commercial shop to residential.

SE/15/00273/LBCALT - Amended plan

Amended proposal description, amended drawings for windows to front dormer shown and the projection of the front seen from rear.

Amended proposal description:

Change of use from commercial shop (A1) to residential (C3). Remove shopfront glazing to involve the bricking-up of the front (west) and flank (east) elevations and installation of ground floor windows to the front (west) elevation. Installation of an internal staircase. Removal of internal walls to first and second floors and the installation of new partition walls. New dormer window to south elevation.

Sevenoaks Town Council recommended refusal due to the proposal resulting in the loss of prime retail floor space within the town centre and the unwelcome precedent this development would set.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00288/HOUSE	P Dadswell 03-03-2015	Cllr Baker	Mrs K Morris 0790335655
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McLoughlin			23 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/15

Demolish 2 single storey side and rear conservatories. Replace with a single storey rear extension, single storey front porch and double storey side extension.

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that materials will be in keeping with the existing house and surrounding area.

Planning Applications Considered

Applications considered on 2-3-15

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00288/HOUSE	P Dadswell 16-03-2015	Cllr Baker	Mrs K Morris 0790335655
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McLoughlin			23 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/15
<p>Demolish 2 single storey side and rear conservatories. Replace with a single storey rear extension, single storey front porch and double storey side extension.</p> <p>SE/15/00288/HOUSE - Amended plan</p> <p>Certificate B signed instead of A.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that materials will be in keeping with the existing house and surrounding area.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00289/HOUSE	R Fellows 27-02-2015	Cllr Canet	Mr S Riaz 01707 877354
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss M Barrett			5 Silk Mills Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/15
<p>New single storey conservatory on the rear elevation.</p>				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00291/HOUSE	H Weston 03-03-2015	Cllr Towell	Mr J Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Spencer			9 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/15
<p>Two storey side/rear extension with roof extension over.</p>				

Sevenoaks Town Council recommended refusal as the 2 storey extension is within 1m of the boundary.

Planning Applications Considered

Applications considered on 2-3-15

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00298/HOUSE	P Dadswell 05-03-2015	Cllr Clack	Mr Shreeve 01892 89111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs van der Plas			12 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/15
<p>a) Erection of attached garage including drive and new crossover with dropped kerb and removal of existing large shed. b) Single storey extension to north c) Re-building of original chimney stack d) Removal of existing external metal staircase e) Extension of existing brick boundary wall, metal railings, gates and external landscaping f) Re-positioning of shed including reduction in size</p>				

Sevenoaks Town Council recommended approval subject to satisfactory landscaping and tree protection, the conservation officer being satisfied with proposed materials, and the District Council being satisfied with the dropping of the pavement in particular in relation to the loss of a parking space.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00320/HOUSE	P Dadswell 02-03-2015	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Oversby			14 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/15

The erection of a 1.8 metre high closed board garden fence to surround back garden.

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00322/FUL	J Russell 11-03-2015	Cllr Clayton	Mr Mineham 01634 2265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecomb Investments LLP		Land To The East of Jade Cott	Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/02/15

The erection of a new dwelling, garage and access drive.

Sevenoaks Town Council recommended refusal of this proposal on the grounds that it is substantially larger in built form than either of its neighbours, constituting overdevelopment of the site and will result in insufficient amenity space for future occupants of the property. It faces neighbouring properties rather than facing the road as they do. It is therefore contrary to guidance set out in the Sevenoaks Residential Character Area Assessment, out of character with adjoining houses, and because of the five bay entrance and garden frontages facing both Cleve and Keilour will detract from their residential amenity. The proposed dwelling is not in sympathy with either of the neighbouring Bailey Scott houses, Keilour in red brick Georgian style, and Cleve in Kent vernacular style. Both Keilour and Cleve reflect the predominant style of the Wilderness conservation area opposite. Although the section plans included with the application show the height of the roof to be comparable to Cleve and Keilour there are three second floor dormers overlooking Cleve, four rooflights looking towards Keilour and two looking up to Jade Cottage itself.

Planning Applications Considered

Applications considered on 2-3-15

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00325/HOUSE	P Dadswell 27-02-2015	Cllr Canet	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jenkinson			11 Heathfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/15
Single storey rear extension; Loft conversion with rear dormer and front rooflights; alterations to fenestration on side elevation.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00328/HOUSE	H Broughton 09-03-2015	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			53 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/15
3 bay Parking area (Retrospective).				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00331/HOUSE	P Dadswell 02-03-2015	Cllr Hogarth	Mr L Lowden 505336
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			60 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/15
The erection of an attached double garage.				

Application no longer valid

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00338/FUL	Mr A Byrne 03-03-2015	Cllr Busvine	Mr Fender 07713157755
<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>
				12/02/15
Proposed change of use of existing office building, to six residential apartments including external alterations and remodelling.				

//Awaiting chairman's action//

Planning Applications Considered

Applications considered on 2-3-15

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00343/FUL	H Broughton 13-03-2015	Cllr Eyre	Lydia Parsons 079771185
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Faulkner		The New School At West Heath	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/15
To retain a temporary Portakabin Limited modular building currently being used as additional classroom accommodation. To be hired from Portakabin Limited for a further 3 year period. (Retrospective).				

Sevenoaks Town Council recommended refusal as the proposals do not improve or enhance the green belt.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00356/HOUSE	H Weston 13-03-2015	Cllr Parry	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Yu			5 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/15
Erection of two storey front and rear extension, and two roof extensions along the sides together with a new entrance porch and internal re-modelling.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00365/FUL	H Broughton 16-03-2015	Cllr Busvine	Mr Newton 01449 741600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Z Peake			143C High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/15
Change of use to an Insurance Brokers office.				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00387/MMA	J Russell 05-03-2015	Cllr Piper	Mr A Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriott		Winter Ride	2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/15
Minor material amendment to application SE/14/02735 for the demolition of existing house and erection of detached dwelling - to show elevation changes to the house to incorporate additional dormer window to garage, dormer window to eastern elevation, sky light to main roof and addition of a chimney stack.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 2-3-15

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00397/MMA	J Russell 09-03-2015	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Bay Tree Cottage	37 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/15
Minor material amendment to application 14/03664/FUL for the demolition of the existing detached property and the erection of a replacement detached dwelling, and the sub-division of the plot and the construction of a new adjacent detached property to show a simplified roof structure and improved internal layout and erect a detached garage.				

//Awaiting Chairman's Action//

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00429/CONVAR	H Broughton 09-03-2015	Cllr Piper	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Glen			3 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/15
Variation of condition 2 (materials) and 4 (approved plan) of SE/14/01414/HOUSE to 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. With amendment to render finishing to the external first floor elevation and part of the side elevation.				

//Awaiting Chairman's Action//

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00452/HOUSE	H Weston 12-03-2015	Cllr Canet	Mr Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wilde			44 And 46 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/15
Erection of a single storey rear extension with four velux windows to 44 and 46 Cramptons road.				
SE/15/00452/HOUSE: Amended Consultation (For Information Only) - Received by STC 25.02.15				
Site address amended and no. 46 added.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-3-15

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00467/FUL	Mr A Byrne 12-03-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shalford Pears Ltd		Burford House	44 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/15
Redevelopment of the existing office building, including the re-cladding of the principal London Road elevation, the construction of a new refuse store with minor landscaping and internal alterations.				

Sevenoaks Town Council recommended approval subject to materials being sympathetic to the nearby listed building.

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00483/FUL	Mr A Byrne 16-03-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shalford Pears Ltd		Burford House	44 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/15
Redevelopment of the existing office building, including the recladding of the principal London Road elevation, the construction of a new recessed top floor extension, the construction of a new refuse store with minor landscaping and internal alterations.				

Sevenoaks Town Council recommended approval subject to materials being sympathetic to the nearby listed building.

30	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00485/HOUSE	H Weston 13-03-2015	Cllr Raikes	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tarasheva		Wellingtonia	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/15
Conversion of existing garage into habitable accommodation including new window positions and construction of new detached double garage				

Sevenoaks Town Council had no objection to the proposed conversion of the internal garage to living space, but recommended refusal to the external garage on the following grounds:

- Detrimental to the street scene
- Contrary to guidance set out in the residential character area assessment

The Town Council requested that Arboricultural officer be consulted to ensure the retention of the tree.

Planning Applications Considered

Applications considered on 2-3-15

31	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00489/FUL	Mr M Holmes 13-03-2015	Mrs London	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Development Securities Ltd		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/15
Modifications to the existing facade including associated landscaping works.				

Sevenoaks Town Council recommended approval of the recladding.