

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 27<sup>th</sup> April 2015 at 7pm

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**Present:**

**Committee Members**

Cllr S Arnold	<b>Present</b>	Cllr A Eyre	<b>Present</b>
Cllr C L L Baker	<b>Present</b>	Cllr R M C Hogarth - <b>Chairman</b>	<b>Present</b>
Cllr N J L Busvine OBE	<b>Present</b>	Cllr Mrs M A London	<b>Present</b>
Cllr J M Canet	<b>Present</b>	Cllr R J Parry	<b>Left: 7:15pm</b>
Cllr G R S Clack	<b>Arrived 7:07pm</b>	Cllr R L Piper	<b>Present</b>
Cllr A S Clayton	<b>Present</b>	Cllr S G Raikes	<b>Present</b>
Cllr Mrs M E Crabtree	<b>Present</b>	Cllr P E Towell - <b>Vice Chairman</b>	<b>Present</b>
Cllr Mrs A E Dawson	<b>Apologies</b>	Cllr Mrs P C Walshe	<b>Present</b>

**Also in attendance:**

Town Clerk  
Assistant Town Clerk

**PUBLIC QUESTION TIME**

None

461 **REQUESTS FOR DISPENSATIONS**

None

462 **DECLARATIONS OF INTEREST**

None

463 **DECLARATIONS OF LOBBYING**

Cllr Raikes declared he had been lobbied in respect of planning application:  
[10] 15/00874/FUL – 123 St Johns Hill

464 **MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on 13<sup>th</sup> April 2015 be approved and signed subject to the following amendments  
i) Note that both Cllrs Mrs Crabtree and Raikes were present for the duration of the meeting.

465 **COMMUNICATIONS**

The Committee received and noted the invitation to KCC's 7<sup>th</sup> Annual Rail Summit on the 18<sup>th</sup> May 2015.

It was noted that as this meeting clashed with the Town Council's Annual Meeting following the election no representative would be available.

It was further noted that representatives of the Sevenoaks Rail Traveller's Association would be present to represent the Town's interests, and it was requested that they press for a response to a series of queries the Town Council had made in respect of Bat and Ball station.

It was **RESOLVED** that the Clerk forward a list of the queries made with regards to Bat and Ball station to the Chairman of the Association, and requests a written report from the SRTA representatives attending the summit.

466 PLANNING APPEALS

The Committee noted the inspector had allowed the following appeal.

- i. 14/3001312 –Land w/o 9 Mount Harry

467 HIGHWAYS

The Committee receive and noted the following start of works notice

- i. Gracious Lane

468 REPRESENTATION ON PLANNING APPLICATIONS DURING THE ELECTION PERIOD

It was **RESOLVED** that delegated authority be granted to the Clerk, in liaison with the Mayor and a ward Councillor, to make representation in respect of Planning Applications and associated matters with a comment deadline prior to the 27<sup>th</sup> May 2015.

469 PLANNING APPLICATIONS

(a) The Committee received and noted the schedule of comments forwarded to Sevenoaks District Council under Chairman's Action.

(b) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 23<sup>rd</sup> April 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

470 PRESS RELEASE

None

It was noted that this was the final meeting of the Planning Committee prior to the election. The Chairman extended his gratitude to Councillors and Officers for their work and support throughout the preceding year.

The meeting closed at 7:54pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 27-4-15

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/01869/HOUSE</b>	H Broughton 06-05-2015	Cllr Mrs London	Mr Watt 01892 614881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Martin			25 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/15

**Erection of a single storey rear extension.**

**SE/14/01869/HOUSE - Amended plan**

**Amended Application Form and Plans, details of re-building of wall.**

**Amended proposal description:**

**Erection of a single storey rear extension and re-building of boundary wall.**

**28-04-15: Replacement drawings received from SDC. Treated as Information Only.**

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/03781/FUL</b>	H Weston 28-04-2015	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>
				09/04/15

**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.**

**SE/14/03781/HOUSE - Amended plan**

**Notice (Certificate B) was re-issued.**

**Amended Consultation (Information Only) - Received from SDC 16-04-15:**

**The suffix of the application number has changed from HOUSE to FUL**

**Sevenoaks Town Council recommended approval subject to no windows being placed on the south side of the extension to protect the amenities of neighbouring properties.**

# Planning Applications Considered

Applications considered on 27-4-15

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00236/HOUSE	H Weston 28-04-2015	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Legon			55 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/15
<b>Proposed extension &amp; internal alterations and alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00485/HOUSE	H Weston 01-05-2015	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>
				14/04/15
<b>Conversion of existing garage into habitable accommodation including new window positions and construction of new detached double garage</b>				
<b>SE/15/00485/HOUSE - Amended plan</b>				
<b>Amended drawings.</b>				

**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.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00641/HOUSE	P Dadswell 04-05-2015	Cllr Eyre	Mr Lanham 01892785184
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Van de Putte		The Haven	33A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/15
<b>Erection of double storey side and rear extensions including orangery. Erection of outbuilding to accommodate double garage and habitable space. Alterations of roof and fenestration. Addition of rooflights. New landscaping.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 27-4-15

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00858/FUL	Mr M Holmes 07-05-2015	Cllr Baker	Mr Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Stewart			18-20 Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/15
<b>Change of use from office to single family dwelling; conversion to dwelling including extending first floor by raising ridge level by 1.0m with 12 roof lights, rear windows, internal alterations and alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval subject to there being satisfied there will be no loss of amenity to nos 16 – 22 Greatness Road and there being no conflict with advice set out in the residential extensions SPD.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00859/FUL	Mr M Holmes 07-05-2015	Cllr Baker	Mr Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Stewart			18-20 Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/15
<b>Change of use from office to single family dwelling; conversion to dwelling including extending first floor by raising ridge level by 1.55m with 12 roof lights, rear windows, internal alterations and alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval subject to there being satisfied there will be no loss of amenity to nos 16 – 22 Greatness Road and there being no conflict with advice set out in the residential extensions SPD.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00872/FUL	H Weston 04-05-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Porritt			86A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/15
<b>Change of use of offices on first and second floors to form 1 number 3 bedroom apartment. Construction of enclosed walkway at first floor. Formation of covered open parking space at ground floor. (RETROSPECTIVE).</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 27-4-15

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00873/LBCALT	H Weston 04-05-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Porritt			86A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/15
<b>Change of use of offices on first and second floors to form 1 number 3 bedroom apartment. Construction of enclosed walkway at first floor. Formation of covered open parking space at ground floor. (RETROSPECTIVE).</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00874/FUL	Mr M Holmes 28-04-2015	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Terry			123 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/15
<b>Change of Use from A1 (shops) to A3/A5 use for restaurant and/or takeaway. Internal alterations.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- 1.The loss of a retail unit within a defined neighbourhood centre is contrary to policy TLC4 of the Allocations and Development Management DPD**
- 2.This application would further the proliferation of fast food services in the local area at the detriment of available retail space, negatively impacting the long term vitality of the area within the plan period**
- 3.The Town Council had concerns with regards to temporary stopping of cars on the road outside the unit for food collection**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00937/HOUSE	H Weston 01-05-2015	Cllr Canet	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Fleming			19 Filmer Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/15
<b>Demolition of existing utility room and conservatory. Erection of a single storey rear and side extension with rooflights. Internal modifications.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 27-4-15

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/00943/HOUSE</b>	Mr A Byrne 28-04-2015	Cllr Piper	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Winkett		Three Elms	142 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/15
<b>Conversion of plant room in roof to habitable space.</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/00944/LBCALT</b>	Mr A Byrne 28-04-2015	Cllr Piper	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Winkett		Three Elms	142 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/15
<b>Conversion of plant room in roof to habitable space.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/00946/MMA</b>	H Weston 28-04-2015	Cllr Mrs Crabtree	Mrs C Iqbal 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Iqbal		Winsford	10 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/15

**Minor material amendment to application SE/14/02157/MMA for the demolition of Little Winsford & detached garage, demolition of part of Winsford including rear garden wall. Proposed single & two storey additions, & remodelling porch of Winsford. Erection of replacement detached dwelling & attached garage on the site of Little Winsford to show remodelling of front porch, removal of 1st floor rear extension to bedrooms 2 and 3 and continuation of rear ground floor bay.**

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied the design and materials are in keeping with the original grant of permission.**

# Planning Applications Considered

Applications considered on 27-4-15

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00946/MMA	H Weston 30-04-2015	Cllr Mrs Crabtree	Mrs C Iqbal 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Iqbal		Winsford	10 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/15
<p><b>Minor material amendment to application SE/14/02157/MMA for the demolition of Little Winsford &amp; detached garage, demolition of part of Winsford including rear garden wall. Proposed single &amp; two storey additions, &amp; remodelling porch of Winsford. Erection of replacement detached dwelling &amp; attached garage on the site of Little Winsford to show remodelling of front porch, removal of 1st floor rear extension to bedroom 2 and 3 and continuation of rear ground floor bay.</b></p> <p><b>SE/15/00946/MMA - Amended plan</b></p> <p><b>The address has been amended to Winsford instead of Fairmount. House number now also included.</b></p>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied the design and materials are in keeping with the original grant of permission.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00973/HOUSE	P Dadswell 04-05-2015	Cllr Eyre	Mr Wilson 01892654033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Cox		Hardres Lodge	56 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/15
<b>Erection of a two storey rear extension and single storey side extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00983/HOUSE	P Dadswell 08-05-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bouverie			13 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/15
<b>Two storey extension to the rear of the dwelling, along with the replacement of the roof to the existing property. New windows are proposed to the Pound Lane elevation. New boundary wall and new roof light to porch.</b>				

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 27-4-15

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00991/HOUSE	P Dadswell 07-05-2015	Cllr Eyre	Mr Alderman 0168983633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Burr			32 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/15
<b>Conversion of garage into living accommodation, the erection of first floor rear extension, raising of the roof height and front porch (approved). Loft conversion including rear dormer extension with Juliette balcony, raising of roof height, two rooflights in front roof slope (retrospective).</b>				

**Sevenoaks Town Council recommended refusal on the grounds of loss of amenity and privacy to neighboring properties.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01006/HOUSE	P Dadswell 08-05-2015	Cllr Piper	Mr Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wallace			3 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/15
<b>Conversion of garage to living accommodation and extending driveway with retaining wall.</b>				

**Sevenoaks Town Council recommended approval.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01035/FUL	P Dadswell 07-05-2015	Cllr Mrs London	G Doughty 01959562723
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Shefik		6 Station Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/15
<b>Extraction system and flue details.</b>				

**Sevenoaks Town Council recommended approval subject to the environmental health officer being satisfied adequate noise attenuation measures will be put in place.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01078/FUL	H Weston 11-05-2015	Cllr Eyre	Ms J Bye 01932411022
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CTIL and Vodafone Ltd		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/15
<b>Installation of 17m pole supporting two sets of antennas, to replace pole approved under SE/14/01704/TELNOT.</b>				

**Sevenoaks Town Council recommended approval.**