

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Tuesday 6th July 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Arrived: 7:01pm
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Arrived: 7:02pm	Cllr Schneider	Arrived: 7:04pm
Cllr Eyre	Present	Cllr Waite	Present
Cllr Hogarth – Vice Chairman	Apologies	Cllr Towell	Present
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
3 Members of the public

PUBLIC QUESTION TIME

None

93 **REQUESTS FOR DISPENSATIONS**

None

94 **DECLARATIONS OF INTEREST**

Cllr Parry declared a prejudicial interest in the following planning application and abstained from voting and discussion:

[1] KCC/SE/0184/2015 – Sevenoaks Quarry, Bat & Ball Road

95 **MINUTES**

It was **RESOLVED that** the minutes of the Planning Committee meeting held on 22nd June 2015 be received and signed as a true record of the meeting.

96 **COMMUNICATIONS**

The Committee received and considered an invitation from Kent County Council for a representative to attend a meeting of Kent Councils to discuss the recommendations of the Airports Commission.

It was **RESOLVED that** the Assistant Town Clerk attends the meeting.

97 **Neighbourhood Development Plan**

The Committee received and considered a report on the progress of the neighbourhood development plan, including proposed banners for a future public consultation event.

It was **RESOLVED that** the report be noted and the banners be approved for production subject to comments made at the meeting being incorporated.

98 **PLANNING APPLICATIONS**

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 2nd July 2015 and **it was**

RESOLVED that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

99 PRESS RELEASE
None

The meeting closed at 7:40pm

CHAIRMAN

Planning Applications Considered

Applications considered on 6-7-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0184/2015	Mr J Wooldridge (15-07-2015)	Cllr Canet	Mr E Bright 02036915810
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Treacy		Sevenoaks Quarry	Bat & Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/15
Non-material amendments to conditions attached to planning permission SE/08/675 (i.e. main quarry permission) and to the details approved pursuant to that permission				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00658/FUL	H Weston 06-07-2015	Cllr Eyre	Mr Loren 02077294878
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Ayres			11 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/15
The proposal is for a new residential dwelling: a four bedroom family house with a garden, parking and refuse store.				
SE/15/00658/FUL - Amended plan				
Certificate B correctly signed.				

Sevenoaks Town Council recommended refusal due to the detrimental impact on the character of the local area and the loss of amenity to houses in Shenden Close and the neighbour no.20 Stafford way

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01141/FUL	J Russell 14-07-2015	Cllr Hogarth	Mrs Gregson0780105519
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
BD Bradbourne Ltd		Northside	51 Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/15
Demolition of the existing dwelling and proposal for a 15 unit residential development.				
SE/15/01141/FUL - Amended plan				
Application re-validated because incorrect ownership certificate signed originally. New certificate received 19-06-15.				

Sevenoaks Town Council recommended approval subject to:

- The planning officer being satisfied the proposals do not constitute overdevelopment of the site
- Subject to a suitable s106 affordable housing payment being made
- Subject to KCC being satisfied with the access proposals and bus stop placement in relation to the entrance.

//Informative: Sevenoaks Town Council is an adjoining landowner to this property//

Planning Applications Considered

Applications considered on 6-7-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01621/HOUSE	R Fellows 01-07-2015	Cllr Mrs Walshe	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Barker			29 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/15
The erection of a single storey side and rear extension, internal alterations and part conversion of loft into bedroom with a dormer, circular window and a new window on south elevation.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the proposed dormer window will not adversely affect the amenities of neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01621/HOUSE	R Fellows 17-07-2015	Cllr Mrs Walshe	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Barker			29 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/15

The erection of a single storey side and rear extension, internal alterations and part conversion of loft into bedroom with a dormer, circular window and a new window on south elevation.

SE/15/01621/HOUSE - Amended plan

Copies of existing and proposed North elevations showing the new dormer have now been received.

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the proposed dormer window will not adversely affect the amenities of neighbouring properties.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01695/FUL	H Weston 13-07-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Preston		Unit 1	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/15

Change of use from A1 (Shops) / A2 (Financial & Professional Services) to B1 (Business).

Sevenoaks Town Council recommended approval subject to confirmation that the applicant's interpretation of TLC4 is correct and the district council being satisfied that the property has been marketed at a realistic market rate.

Planning Applications Considered

Applications considered on 6-7-15

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01780/CONVAR	J Russell 09-07-2015	Cllr Clayton	Mr Woodward 01959 565 065
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Ficken			121, 123 & 125 Wickenden Ro	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/15
Removal of condition 5 (Code for Sustainable Homes) of SE/14/03823/FUL for Demolition of 3 No existing retail units (converted garages) and erection of 1No new retail unit on the ground floor and a 2-bed residential unit on the first floor with parking to the front.				

Sevenoaks Town Council objected to the lowering of the energy efficiency standards for these dwellings and requested that Sevenoaks District Council work with the applicants to determine how the original standards can be best achieved.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01835/HOUSE	P Dadswell 20-07-2015	Cllr Parry	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Perkins		Brackenhurst	144 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/15
Demolition of existing garage to facilitate the erection of a three storey extension with basement. Erection of a detached single storey garage.				

Sevenoaks Town Council recommend approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01849/HOUSE	M Besant 14-07-2015	Cllr Waite	Mr Ransley-Hoare 75333 0
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Gwyther			8 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/15
Single storey side extension and 3no. bi-fold doors to rear.				

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