

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Tuesday 20th July 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	7:07pm
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Apologies	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Waite	Apologies
Cllr Hogarth – Vice Chairman	Present	Cllr Towell	Apologies
Cllr Mrs Parry	Present	Cllr Walshe	Apologies

Also in attendance:

Town Clerk
Assistant Town Clerk
2 Members of the public

PUBLIC QUESTION TIME

None

100 **REQUESTS FOR DISPENSATIONS**

None

101 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non-pecuniary interest in the following planning application:

[10] 15/01883/HOUSE – High Trees, Wildernesse Avenue

Cllr Raikes declared a pecuniary interest in the following item and abstained from voting and discussion:

(4) Public Rights of Way

102 **DECLARATIONS OF LOBBYING**

Cllrs Eyre, Parry, and Piper declared they had been lobbied in respect of planning application [2] 15/1232/FUL – 38 The Rise

103 **MINUTES**

It was **RESOLVED that** the minutes of the Planning Committee meeting held on 6th July 2015 be received and signed as a true record of the meeting.

104 **PUBLIC RIGHTS OF WAY**

The Committee received and considered a consultation from Kent County Council regarding applications to list the following routes as public rights of way:

- i. *Bradbourne Park Road to Mount Harry Road, along Linden Chase*
- ii. *Linden Chase to Bradbourne Road*

It was **RESOLVED that** the consultation be forwarded to the Sevenoaks Society with a request that any historic information on the use of the stated routes as public footpaths be forwarded to the Town Council. The item be deferred to a future meeting of the Planning Committee.

105 ORBITAL BUS SERVICE

The Committee received and considered a report on a potential orbital bus service for Sevenoaks.

It was **RESOLVED that** the Planning Committee recommend to the Finance and General Purposes Committee that the project proceeds with a preference to include the evening services outlined.

106 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 16th July 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

107 PRESS RELEASE

None

The meeting closed at 8:16pm

CHAIRMAN

Planning Applications Considered

Applications considered on 20-7-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01172/HOUSE	P Dadswell 22-07-2015	Cllr Arnold	Mr Breach 01474 852781
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Norris		Little Hollow	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/15
Demolition of existing conservatory and existing porch. Erection of a two storey rear extension and a part two storey part ground floor front extension.				

Sevenoaks Town Council recommended refusal due to insufficient information being provided to reach an informed recommendation.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01232/FUL	H Weston 24-07-2015	Cllr Parry	Mr Batchelor0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Harris			38 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
Demolition of existing dwelling and the erection of a replacement detached house with integral garage and roof level accommodation.				
SE/15/01232/FUL - Amended plan				
Plans amended to remove first floor element to garage.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01363/HOUSE	P Dadswell 21-07-2015	Cllr Mrs Parry	Mr Tyler 07917713603
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Stroud			31 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/15
Proposed first floor side extension and single storey rear extension.				

Sevenoaks Town Council recommended refusal as the proposed 1st storey extension falls within 1m of the boundary line, contrary to guidance set out in the residential extensions SPD.

Planning Applications Considered

Applications considered on 20-7-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01484/ADV	M Besant 21-07-2015	Cllr Busvine	Mr Karim 01484 429429
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Proctor			53-55 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/15
<p>To display and erect a trough lit sign tray with Your Move branding with an illuminated projecting sign affixed to the building.</p> <p>SE/15/01484/ADV - Amended plan</p> <p>Details of hanging sign submitted.</p>				

Sevenoaks Town Council recommended refusal due to the detrimental impact the internally illuminated signage would have on the street scene and character of the area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01488/HOUSE	M Besant 24-07-2015	Cllr Clayton	Mr Russell 07813757871
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hogg			4 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
<p>Erection of a rear and side single storey extension. Demolition of existing rear conservatory.</p> <p>SE/15/01488/HOUSE - Amended plan</p> <p>Amended drawings submitted.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the materials will be in keeping with the existing dwelling.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01608/LDCEX	R Fellows 31-07-2015	Cllr Eyre	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Haigh		Longmeadow	32 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/15
<p>Installation of Jacuzzi in the garden.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-7-15

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01871/HOUSE	M Besant 27-07-2015	Cllr Raikes	Mr John 01622 715588
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			61 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
Proposed side extension garage along with dropped kerb to front.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01874/HOUSE	P Dadswell 21-07-2015	Cllr Towell	Mr Cartwright0794447933
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Davies			12 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/15
Demolition of single storey rear extension, side dormer and outbuilding. Erection of a single storey rear and two storey side extension. Erection of a porch and change of entrance to the front elevation. Internal alterations and alterations to fenestration.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- Loss of car parking
- The extension would have an overbearing effect upon 14 Hillcrest which is already much lower and would be dwarfed
- The proposed western brick flank would be monolithic in appearance, out of keeping with the character of the road
- The raised rear decking would overlook no 14 Hillcrest resulting in a loss of amenity and privacy.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01879/HOUSE	M Besant 23-07-2015	Cllr Waite	Mr P French 669094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Webb			61A Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
Single storey extension to rear of property consisting of an open plan dining/family space with doors to the garden plus a playroom. Internal reorganization of the layout and opening up the existing structure to the extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-7-15

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01883/HOUSE	Mr A Byrne 30-07-2015	Cllr Arnold	OPEN Architecture77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Williams		High Trees	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/15
Erection of single storey side and rear extension. External alterations including the addition of new dormer windows to the front and rear and roof lights. Conversion of loft into habitable space. Internal alterations and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01897/HOUSE	H Weston 22-07-2015	Cllr Arnold	Offset Architects 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>
				02/07/15
Demolition of rear conservatory and front porch. Erection of a part single storey, part two storey rear extension and a first floor rear extension both with a half hip gable roof. Erection of two storey double height front extension with a half hip gable roof. Alterations to fenestration, internal alterations and the installation of seven roof lights.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01911/HOUSE	H Weston 23-07-2015	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Coxon		Crossgates	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
Erection of a single storey extension to ground floor. Conversion of roof space to additional accommodation with dormer to the rear of the property along with new roof lights. Alteration to rear garden terracing. Replacement of existing garage window with two smaller ones to provide light to new utility space.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01945/FUL	J Russell 24-07-2015	Cllr Eyre	Ms J Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Gotts		Land South East Of	4 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
Erection of single storey dwelling (accommodation set over two levels) with car parking and associated works.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-7-15

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01956/HOUSE	M Besant 24-07-2015	Cllr Arnold	Browitt & Smith 451261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N May		Rivendell	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
Demolition of existing side extension. Erection of a single storey side extension with the installation of five roof lights. Internal alterations.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01957/FUL	H Weston 27-07-2015	Cllr Piper	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mackenzie			11 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/07/15
Demolition of the existing dwelling and the erection of a replacement 5 bedroom detached dwelling with associated parking.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal does not relate to the size of the site contrary to EN1
- There will be insufficient external amenity space for future occupants
- Contrary to guidance set out in the residential character area assessment spd
- Excessive bulk
- Detrimental impact on the street scene.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01965/MMA	Mr A Byrne 29-07-2015	Cllr Arnold	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Hampton		Land Rear Of High Trees	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/15
Minor material amendment to application SE/13/02393/FUL for the erection of two dwelling houses to show amendments to the internal layouts and elevational changes and remove the deed of unilateral undertaking affordable housing contribution.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-7-15

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01980/HOUSE	M Besant 22-07-2015	Cllr Clayton	Mr Hutchinson 424047
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Swift			1 Mill Pond Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
The erection of a single storey side extension, continuation of the front single storey roof line and loft conversion with rear dormer.				

Sevenoaks Town Council recommended approval provided that the planning officer is satisfied that sufficient space remains between the house and the A25 footpath to keep the existing hedge planting. The Town Council requested a condition requiring the retention the planning along the roadside to preserve the street scene.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01992/FUL	M Besant 23-07-2015	Cllr Schneider	Mr Gooch 01424 846670
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Williams			109 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/07/15
Replacement timber shop window, door and stallriser to match existing.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01997/HOUSE	M Besant 24-07-2015	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Charysz			35 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/15
New opening to front (north side) of house creating new door opening and erection of an oak frame porch with double glazed panels and matching existing roof tiles. Install new Hardwood front doors and paint them grey. Alterations to rear and front fenestration by blocking up of existing front door and install of 2 new windows (1 for bathroom, 1 for staircase giving more natural light), and install new rear wooden double glazed French door and double glazed folding door. Removing all walls to the downstairs floor and create new bathroom. Removing existing downstairs floor and lay new concrete, insulation and under floor heating (water system). Replace all old single glazed and moulded metal frame windows to new wooden double glazed windows, and paint them grey colour. Remove old staircase and install new floating staircase (metal construction attached to wall with wooden threads).				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-7-15

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02045/HOUSE	M Besant 29-07-2015	Cllr Raikes	Mr Wilson 01892 654033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cates			84 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/15
Two storey side and single storey rear extension and adjusted position of access from road.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no unacceptable loss of amenity to neighbouring properties and that Kent highways is satisfied that moving the drive entrance south up the hill towards Camden road does not create an unacceptable safety risk.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02048/HOUSE	Mr M Holmes 29-07-2015	Cllr Raikes	Mr Harman01622 679190
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Zijendenbos			5 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/15
Demolition of garage and outbuildings. The erection of a two storey extension to west elevation, the erection of a first floor extension to east, two storey bay extension to south elevation, the erection of an orangery to north and conversion of loft area into habitable space.				

Sevenoaks Town Council recommended refusal as the new application does not overcome the previous grounds for refusal.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02058/HOUSE	H Weston 03-08-2015	Cllr Arnold	Mr Bradbury02084671892
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McDonagh		Farthings	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/15
Demolition of existing conservatory, single storey link, and 2 storey spiral staircase structure. Erection of a 2 storey link extension with rooms in the roof and associated loft conversion with new rear facing dormer window, single storey rear extension with roof terrace and alterations to fenestration, new rear external balcony structure at first floor level, change of existing external wall facing materials to render.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-7-15

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02104/HOUSE	H Weston 03-08-2015	Cllr Canet	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Batchelor			129 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/15
Part garage extension with porch canopy.				

Sevenoaks Town Council recommended approval.