

Sevenoaks Town Council
Minutes of the Planning Committee held on 17th August 2015
At the Council Chamber starting 7.00 p.m.

Committee Members attendance

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present (7.06 p.m.)	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Cllr Raikes, Chairman	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Apologies	Cllr Waite	Apologies
Cllr Hogarth, Vice Chairman	Present	Cllr Towell	Present
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in Attendance: Town Clerk and 4 members of the public.

Public Question Time: There were no questions from the public.

143 Requests for Dispensations

There were no requests for dispensation.

144 Declaration of Interest

Cllr Parry and Cllr Towell abstained from discussion and voting in relation to Planning Application No PAG/KCC/SE/0249/20 – Knole (East) Academy.

145 Minutes of the Planning Committee Meeting held on 3rd August 2015.

It was noted that Cllr Towell had provided apologies for the meeting.

It was noted that Cllr Waite had been present.

It was noted that planning application 1 was an error and not discussed.

RESOLVED: That the Minutes be accepted and signed as a true record subject to the above amendments.

146. Consultation

The Committee received and considered a Kent County Council consultation document relating to the Kent Environment Strategy. It was noted that the consultation period closed on 25th September 2015.

Councillors provided comments to be integrated into a draft response.

RESOLVED: To consider a draft response at the next Planning Committee meeting.

147. Planning Enforcement

Communication had been received from Sevenoaks District Council on the following enforcements:-

- i) 97 St John's Hill
- ii) 166 High Street

RESOLVED: To note the information.

148. Planning Appeals

It was noted that the Planning Inspector had dismissed the following appeals:-

- i) 3 Holly Bush Lane
- ii) 3 Holly Bush Lane (costs)

RESOLVED: To note the information.

149. Planning applications

The meeting was adjourned to enable a member of the public to speak in favour of planning application SE/15/02253/FUL 1 The Vine.

The meeting was reconvened and the Committee considered planning applications received from Sevenoaks District Council for the two weeks ending 13th August 2015 – details attached.

150. Press Release

It was agreed that there were no matters requiring a press release.

There being no further business the Chairman closed the meeting at 7.55 p.m.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 17-8-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0249/20	Miss Mary Green 27-08-2015	Cllr Arnold	Resolution01604 621051
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
KCC Property & Infrastructure		Knole (east) Academy	Seal Hollow Road	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/15

Section 73 application to vary six planning conditions from planning permission reference SE/14/13 (conditions 23, 27, 28, 29, 30 and 31) to enable the development to be built and completed in two phases.

Sevenoaks Town Council recommended approval.

It was noted that Cllr Parry and Cllr Towell abstained from participating in the discussion and voting.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02044/FUL	P Dadswell 26-08-2015	Cllr Parson	Mr Thomas01892 852935
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Creasey Son & Wickenden		Hearts Of Oak House	4 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/15

Remove all existing timber frame windows and replace with white aluminium double glazed units; remove rear doors and replace with white aluminium double glazed units; remove existing guttering, timber fascia and cladding and replace with PVC fascia and cladding, plastic guttering and downpipes.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02101/FUL	Mr M Holmes 24-08-2015	Cllr Busvine	Mr Marsden02074098024
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Savills (UK) Ltd			98 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/15

Alterations to existing shopfronts.

SE/15/02101/FUL - Amended plan

Proposed addition of 5 air condenser units to rear elevation.

Amended proposal description:

Alterations to existing shopfronts and the installation of five external air conditioning condenser units to the rear of the building.

Sevenoaks Town Council recommended approval subject to the Planning Officers being satisfied that suitable noise attenuation would be provided.

Planning Applications Considered

Applications considered on 17-8-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02195/FUL	Mr A Byrne 26-08-2015	Cllr Arnold	Mrs Tasker01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks)		Brackens, Plot 1	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/15

Erection of one detached dwelling plus garaging and closure of existing access and creation of a new access.

Sevenoaks Town Council recommended approval, subject to the provision of a suitable affordable housing contribution and confirmation that there would be no adverse impact on the Green Belt.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02207/FUL	Mr A Byrne 26-08-2015	Cllr Arnold	Mrs Tasker01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Roberts		Brackens, Plot 2	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/15

Erection of one detached dwelling plus garaging: including the closure of the existing access and the creation of a new access.

Sevenoaks Town Council recommended approval, subject to the provision of a suitable affordable housing contribution and confirmation that there would be no adverse impact on the Green Belt.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02215/FUL	P Dadswell 01-09-2015	Cllr Schneider	Mr Packer 01264 781838
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pople		Sevenoaks School	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/15

Installation modular welfare building to provide facilities of WCs for girls, boys, staff & visitors, one disabled WC and kitchenette/store.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-8-15

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02253/FUL	J Russell 24-08-2015	Cllr Busvine	Mrs Gregson0162229660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Beckingham		Ragstones	1 The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/15

Demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking.

Sevenoaks Town Council recommended approval, subject to:

- i) The Planning Officer being satisfied that the extension to the rear elevation and increase in car parking would not have an adverse impact on neighbouring properties**
- ii) The Conservation Officer being satisfied that the materials specified would be in keeping with the Conservation Area**
- iii) The Arboriculturalist being satisfied with the treatment of the Holm Oak TPO.**

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02280/FUL	M Besant 27-08-2015	Cllr Schneider	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Moon			124 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/15

New signage above shopfront to replace existing signage. Shopfront to be replaced with window and door flat which will be perpendicular with the building and pavement unlike the proposed which is at an angle beneath the shopfront signage. (Sic).

Sevenoaks Town Council recommended approval for the shop front only, as no information was provided in relation to signage.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02281/LBCALT	M Besant 27-08-2015	Cllr Schneider	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Moon			124 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/15

New signage above shopfront to replace existing signage. Shopfront to be replaced with window and door flat which will be perpendicular with the building and pavement unlike the proposed which is at an angle beneath the shopfront signage. (Sic).

Sevenoaks Town Council recommended approval for the shop front only, as no information was provided in relation to signage.

Planning Applications Considered

Applications considered on 17-8-15

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02305/HOUSE	M Besant 24-08-2015	Cllr Clayton	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ball			22B Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/15

Demolition of existing porch and shed. Erection of a two storey front extension and a single storey side extension. Removal of existing dormer and replace with new roof extension. Erection of a first floor extension. Alteration to fenestration.

//Awaiting Chairman's Action//

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02316/HOUSE	M Besant 24-08-2015	Cllr Canet	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Kevan			4 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/15

Demolition of existing garage and shed. Erection of a single storey front and rear extension and a two storey side extension.

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment and impact on neighbours.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02364/HOUSE	P Dadswell 01-09-2015	Cllr Parson	Mr C Liversidge 669131
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wright			6 Bouchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/15

Demolition of existing conservatory and erection of a single storey extension to the rear and a single storey extension to the front of the property. Alterations to fenestration.

Sevenoaks Town Council recommended approval subject to a new permeable surface being laid on the current grassed area.