

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 28th September 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Apologies
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Present	Cllr Walshe	Left 7:40pm

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

205 **REQUESTS FOR DISPENSATIONS**

None

206 **DECLARATIONS OF INTEREST**

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

(6)(i) Development Control Committee

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

[12] 15/02639/HOUSE – 11 Woodside Road

It was noted that the speaker against planning application [15] was an employee of Sevenoaks Town Council.

207 **DECLARATIONS OF LOBBYING**

Cllr Parry declared he had been lobbied in respect of planning application:

[21] 15/02773/HOUSE – 3 Brattle Wood

Cllr Busvine declared he had been lobbied in respect of the following item:

(6)(i) Development Control Committee

208 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Tuesday 14th September 2015 be approved and signed.

209 **NEIGHBOURHOOD DEVELOPMENT PLAN**

The committee received and noted the minutes of the Sevenoaks Town Neighbourhood Plan meeting held on the 14th September 2015.

210 **CONSULTATION**

The Committee received and considered the call for sites from Sevenoaks District Council.

It was **RESOLVED that** Officers be given delegated authority to enter discussions with Sevenoaks District Council with the aim of ensuring a holistic approach is to development of key sites in the Town, such as the Bat & Ball area, and that the item be brought back to the next planning committee meeting for further debate.

211 DEVELOPMENT CONTROL COMMITTEE

The Committee received and noted the development control meeting on the 1st October 2015 and it was **RESOLVED that** no representation be made.

212 PLANNING APPLICATIONS

The meeting was adjourned twice to enable the following representations to be made by members of the public on planning applications:

- i. Against – 15/02686/FUL – Hendry House, 1 Oakhill Road
- ii. For (written) -15/02686/FUL – Hendry House, 1 Oakhill Road
- iii. Against – 15/02773/HOUSE – 3 Brattle Wood
- iv. For (written) – 15/02773/HOUSE – 3 Brattle Wood

The meeting was reconvened Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 24th September 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

213 PRESS RELEASE

It was **RESOLVED that** a press release be issued on Sevenoaks Town Council's continued objection to the enclosing of the loggia of 103 The High Street (15/02776/FUL)

The meeting closed at 8:17pm

CHAIRMAN

Planning Applications Considered

Applications considered on 28-9-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02161/FUL	J Russell 30-09-2015	Cllr Parson	Mrs Tasker01689836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin			20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/15
<p>Proposed conversion and change of use of first and second floor from a commercial use ancillary to the ground floor retail unit (Class A1) to a dwelling (Class C3a): including the addition of an external wrought iron staircase to the first floor and a dormer window within the roof of the front 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.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02388/HOUSE	P Dadswell 05-10-2015	Cllr Waite	Mr Draper07855426262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Saxby			9 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/15
<p>Demolition of ground floor extension, the erection of single storey Orangery at basement level and driveway to front garden with new crossover at ground floor. Replacement and proposed timber sash windows, alterations to front elevation dormer and proposed roof lights, new window to rear ground floor</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-9-15

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02402/FUL	Mr M Holmes 07-10-2015	Cllr Mrs Walshe	Mr Henham 01273411399
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Browning		Walthamstow Hall	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/15

Proposed four storey extension to the existing science block and compromises 165 sq.m of science facilities with laboratory and prep rooms, 319 sq.m of general teaching spaces, a 70 sq.m technology room and a 177 sq.m sixth form social centre. Minor internal alterations would be made to the existing science block to provide a connection to the extension. The area around the extension will be improved by hard landscaping to provide a new external circulation space.

SE/15/02402/FUL - Amended plan

Amended plans received.

Amended proposal description:

Proposed four storey extension to the existing science block and compromises 165 sq.m of science facilities with laboratory and prep rooms, 319 sq.m of general teaching spaces, a 70 sq.m technology room and a 177 sq.m sixth form social centre (internal measurements). Minor internal alterations would be made to the existing science block to provide a connection to the extension. The area around the extension will be improved by hard landscaping to provide a new external circulation space.

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02406/HOUSE	R Fellows 12-10-2015	Cllr Clayton	Mr Cornfield01424400333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Lakeman		Quarry Glen	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/09/15

Erection of a single storey side extension.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-9-15

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02472/REM	Mr M Holmes 01-10-2015	Cllr Hogarth	Mr Moore 01323 898480
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Culverden Developments Ltd		The New Inn	75 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
<p>Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) pursuant to conditions 1, 2 and 7 of SE/14/03413/CONVAR (Demolition of public house and erection of a block comprising 8 no. one-bed units) together with details of materials (condition 4), cycle parking (condition 8), bin location and refuse collection (condition 9), contamination (condition 10), noise (condition 12), air (condition 13), relocation of rearmost ground floor window on the southern elevation (serving bedroom 1 of Unit 1) (condition 14) and Code for Sustainable Homes (condition 15).</p>				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02499/HOUSE	M Besant 30-09-2015	Cllr Mrs Parry	Browitt & Smith451261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Palermo		2 Bottle Cottages	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
<p>Proposed double garage and new vehicular access.</p>				

Sevenoaks Town Council recommended approval subject to KCC being satisfied with the visibility splays.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02501/HOUSE	H Weston 02-10-2015	Cllr Busvine	Mr Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Hamadeh			1 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
<p>Alteration to basement by reforming external openings and extending terraced areas to let in more light and remove small sections of internal wall to create en-suite shower room and utility room. Reconfigure modern stair from ground floor to basement to improve access. On ground floor, replace modern stairs to conservatory with wider steps. Remove section of modern wall to enlarge existing kitchen into current utility room.</p>				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the advice given.

Planning Applications Considered

Applications considered on 28-9-15

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02502/LBCALT	H Weston 02-10-2015	Cllr Busvine	Mr Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Hamadeh			1 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
<p>Alteration to basement by reforming external openings and extending terraced areas to let in more light and remove small sections of internal wall to create en-suite shower room and utility room. Reconfigure modern stair from ground floor to basement to improve access. On ground floor, replace modern stairs to conservatory with wider steps. Remove section of modern wall to enlarge existing kitchen into current utility room.</p>				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the advice given.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02551/MMA	J Russell 09-10-2015	Cllr Eyre	Mr M Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hammond		New Beacon School	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/15
<p>Minor material amendment to application SE/14/02059/FUL for the demolition of Existing Changing Hut, Equipment Stores and Viewing Gallery, extension of existing Sports Hall and Changing Rooms, including new viewing gallery and IT Room, removal of 4 no. existing trees and planting of replacement trees. Scheme amended to omit external ramps & fire escape, amendments to fenestration, cladding & external door positions, changing rooms removed from undercroft and mezzanine floor added within consented building envelope.</p>				

Sevenoaks Town Council recommended approval for the minor material amendment.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02557/HOUSE	P Dadswell 06-10-2015	Cllr Parry	Mr Rushen 781053
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Birkett		The Old Stables	44 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/15
<p>Removal of dying conifer hedge. Replaced with brick wall and iron railings in between brick piers.</p>				

Sevenoaks Town Council recommended refusal on the grounds that the proposal will be detrimental to the street scene. Sevenoaks Town Council requested that the arboricultural officer liaise with the applicant to determine whether it can be saved, as its loss would have a detrimental impact on the character of the area.

Planning Applications Considered

Applications considered on 28-9-15

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02561/FUL	H Weston 30-09-2015	Cllr Chakowa	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Irvine			115A St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/15
To convert offices to a residential property.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02639/HOUSE	H Weston 01-10-2015	Cllr Hogarth	Mr Garland01892724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Hutton			11 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
Erection of a two storey rear, two single storey rear extensions and a first floor side/front extension.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02663/LBCALT	P Dadswell 30-09-2015	Cllr Schneider	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Holness			40 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
Removal of existing external brick staircase to facilitate the erection of a single storey rear extension at lower ground to ground floor.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02667/HOUSE	P Dadswell 30-09-2015	Cllr Schneider	Mr Clark 07880750825
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Jahn		Gordon Lodge	36 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/15
Proposed alteration to porch entrance, single storey rear and side extensions and new pitched dormer to existing loft floor. Existing 2 No flat roof dormers to receive new pitch roofs.				

Sevenoaks Town Council recommended refusal due to discrepancies in the application papers, for example the proposed window material.

Planning Applications Considered

Applications considered on 28-9-15

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02686/FUL	Mr M Holmes 02-10-2015	Cllr Eyre	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Hendry House	1 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/15
Demolition of existing office building and store/outbuilding. Erection of a new two storey office building to include rooflights and solar panels. Erection of a detached garage accessed from Oakhill Road. Landscaping and associated works.				

Sevenoaks Town Council recommended refusal due to the proposed roof finish resulting in an unacceptable loss of amenity to neighboring properties and detrimental impact on the street scene. If the District Council is minded to approve the application the Town Council requested that the roof be treated to ensure a low SRI value to protect the amenities of neighboring properties.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02701/FUL	H Weston 01-10-2015	Cllr Towell	Mrs Tasker01689836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Ltd			46 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
Demolition of existing dwelling and erection of a staggered terrace of 3 three-bedroom houses of 2.5 storeys in height including an altered access.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02725/FUL	P Dadswell 06-10-2015	Cllr Eyre	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kerr		Ferniehirst	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/15
Demolition of detached two storey, four bed house with integral double garage. Construction of new detached two storey, five bed house with basement, rear facing terraces and a detached double garage, reconfigured driveway with new access gates.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02748/FUL	Mr A Byrne 09-10-2015	Cllr Parson	Mr Chiswick01480423500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Barclays Bank Plc			80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/15
Relocation of air conditioning unit at roof level, incorporating acoustic screening.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-9-15

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02750/HOUSE	P Dadswell 08-10-2015	Cllr Mrs Parry	Mr Tyler07917713603
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Stroud			31 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/15
Proposed first floor side extension and single storey rear extension.				

Sevenoaks Town Council recommended refusal as it appears the extension lies within 1m of the boundary line, contrary to the residential extensions spd.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02761/HOUSE	H Weston 06-10-2015	Cllr Mrs Parry	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Needham			17 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/15
Conversion of garage to habitable space; new window to be inserted to front elevation of annexe; new brickwork below replacement lounge window; new entrance to annexe from hallway; insertion of 2 roof lights to flat roof; internal modifications; new parking space to be created.				

Sevenoaks Town Council recommended approval subject to the annex being enured to the main dwelling.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02773/HOUSE	H Weston 01-10-2015	Cllr Parry	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Butler			3 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
Demolition of the existing garage. Creation of a new basement and a new two storey extension. New roof structure, incorporating dormers and high level roof lights. Reconstruction of the chimney as well as landscaping works to the front and rear.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-9-15

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02775/MMA	Mr M Holmes 01-10-2015	Cllr Mrs Walshe	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Maplewood Homes Ltd		Dawning House	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
Minor material amendment to application 15/00936/CONVAR relating to demolition of existing dwelling and erection of 2 x detached 4/5 bedroom dwellings, with integral garages and associated works. Proposed amendments consist of location of approved tree protection fencing and parking area.				

Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with the proposals.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02776/FUL	Mr M Holmes 08-10-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Humphries		The Old Market House	103 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/15
Refurbishment of existing hair salon.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal would be detrimental to the street scene
- The present arcade enhances the appearance of the Town Centre
- The proposal would be detrimental to the appearance of the 18th Century listed building.
- The proposal would have a detrimental impact on pedestrian safety.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02809/HOUSE	P Dadswell 30-09-2015	Cllr Schneider	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Holness			40 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/15
Removal of existing external brick staircase to facilitate the erection of a single storey rear extension at lower ground to ground floor.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-9-15

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02842/HOUSE	P Dadswell 06-10-2015	Cllr Towell	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Shea			10 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/15
Rear double storey and single storey extension. New pitched roof to replace existing flat roof over existing side box dormers.				

Sevenoaks Town Council recommended approval subject to there being no loss of amenity or light to neighboring properties.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02854/HOUSE	M Besant 08-10-2015	Cllr Hogarth	Mr Woodhams077634637
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cooper			69 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/15
Proposed conversion of integral garage to habitable space and new external bike store to front drive. Conversion of loft space including a new roof construction with dormer window to the rear. New wood burner with external flue to side elevation.				

Sevenoaks Town Council recommended refusal due to the increase in ridge height and introduction of roof windows, contrary to the residential extensions SPD and resulting in a detrimental impact on the street scene.