

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 26<sup>th</sup> October 2015 at 7pm

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**Present:**

**Committee Members**

Cllr Arnold	Left 7:30pm	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Apologies	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:15pm	Cllr Walshe	Present

**Also in attendance:**

Town Clerk

Assistant Town Clerk

No members of the public

**PUBLIC QUESTION TIME**

None

242 **REQUESTS FOR DISPENSATIONS**

None

243 **DECLARATIONS OF INTEREST**

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

[10] 15/03080/FUL – Town Medical Centre, 25 London Road

[11] 15/03081/LBCALT – Town Medical Centre, 25 London Road

244 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 12<sup>th</sup> October 2015 be approved and signed.

245 **CONSULTATIONS**

(a) The Committee received and discussed the District Council call for sites.

It was **RESOLVED** that delegated authority be given to the Clerk and Chairman to formulate and issue a response to the consultation.

(b) The Committee received and considered a draft response to the KCC consultation on street lighting.

It was **RESOLVED** that subject to additional points raised at the meeting the draft response be endorsed and forwarded to Kent County Council.

246 **JOINT TRANSPORTATION BOARD CYCLING WORKING GROUP**

The Committee received and considered a letter from the Chairman of the JTB inviting a representative of Sevenoaks Town Council to sit as a member of the Cycling Working Group.

It was **RESOLVED that** Cllr Eyre act as the Town Council's representative at such meetings, and that Cllr Clayton acts as reserve.

247 PLANNING APPEALS

The Committee received and noted the following planning appeals:

- i. 15/3132303 – 98 – 116 London Road

248 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 22<sup>nd</sup> October 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

249 PRESS RELEASE

None

The meeting closed at 7:50pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 26-10-15

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02820/HOUSE	H Weston 04-11-2015	Cllr Arnold	Mr Smythe02035824273
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Rodgers		Glenwood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Erection of a single storey front porch extension, two storey rear extension, single storey Orangery rear extension. Conversion of loft with two small rear dormers and rooflights to the front and two first floor front gable extension.</b>				

**Sevenoaks Town Council recommended approval subject to planning officer being satisfied with the east flank windows, and the arboricultural officer being satisfied with the proximity of the silver birch to the proposed orangery.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02909/FUL	H Weston 02-11-2015	Cllr Piper	Mr Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Popely			4A & 4B Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/15
<b>Conversion of existing building from two self contained flats into one family dwelling, including a two storey rear extension with room within roof space and a single storey side extension. Recessed balcony to rear. Alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02967/MMA	J Russell 27-10-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lewis		The Old School Mews	Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/15
<b>Minor material amendment to SE/13/01633/FUL for (Demolition of ancillary buildings and erection of 9 No. two and three bedroom apartments with associated parking and amenity space with new build additions in the form of single storey extensions plus dormers and conservation rooflights to the main buildings) to show alterations to main entrance to include additional landscaping, parking arrangements and bin stores.</b>				

**Sevenoaks Town Council recommended approval of the positive changes which have been implemented to planting in and around the car park. However Sevenoaks Town Council recommended refusal of the complete loss of planting along the Cedar Terrace Road boundary which has left the bin store open to view with loss of visual amenity in the conservation area. Alternative planting or screening to the original plan for trees should be required.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03010/HOUSE	M Besant 02-11-2015	Cllr Parson	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			53 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Three bay parking and paving as existing with facebrick wall and hedge.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the proposed plans are in keeping with the character of the conservation area.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03014/HOUSE	P Dadswell 06-11-2015	Cllr Piper	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Venza			11 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Erection of a two storey rear, front and side extension. Double garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03029/HOUSE	H Weston 09-11-2015	Cllr Raikes	Mr W Glass 830430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Politzer			1 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Erection of a single storey side extension.</b>				

**Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with the tree protection measures proposed.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03038/FUL	Mr M Holmes 02-11-2015	Cllr Parson	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>
				16/10/15
<b>Installation of four external air conditioning units.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03053/FUL	Mr A Byrne 02-11-2015	Cllr Arnold	Mr Garland01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Potter		Land South Of Blackhall Spinn	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/15
<b>Erection of detached five bedroom house and garaging.</b>				

**Sevenoaks Town Council recommended approval subject to a suitable affordable housing contribution and the arboricultural officer being satisfied with the access to the plot.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03059/HOUSE	P Dadswell 05-11-2015	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sweeting		Highcroft	3 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Demolition of existing garage. Construction of new garage with room over. Two storey side extension. Alterations to fenestration including Juliet balcony to front elevation.</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/15/03080/FUL	P Dadswell 04-11-2015	Cllr Schneider	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Proposed first floor rear infill extension, incorporating position of proposed external air conditioning unit.</b>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03081/LBCALT	P Dadswell 04-11-2015	Cllr Schneider	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Proposed first floor rear infill extension, incorporating position of proposed external air conditioning unit.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03083/HOUSE	H Weston 28-10-2015	Cllr Raikes	Anderson North 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Snell			66 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/15
<b>Proposed part single/part two storey side extension &amp; increased hardstanding for 2 no. parking spaces.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the impact on no.7 St James's Road has been mitigated against.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03102/FUL	P Dadswell 10-11-2015	Cllr Canet	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			8 Watercress Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Remove and replace existing windows with white PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03104/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			17 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Remove and replace existing windows with white PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03105/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			15 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Removal of existing and replacement with white PVCU windows.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03106/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			18 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Remove and replace existing windows with white PVCU.</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/15/03107/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 824999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			16 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Removal and replacement of existing windows with white PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03139/FUL	Mr M Holmes 09-11-2015	Cllr Parry	Mr Mckay07738003049
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd			53 & 55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Installation of new access and erection of a single detached dwelling to the rear. Associated hard and soft landscaping improvements.</b>				

//Chairman's action//

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03165/FUL	H Weston 02-11-2015	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Rear Of	12 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Minor alterations and infill of archway.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03172/HOUSE	P Dadswell 04-11-2015	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Leigh		Mount House	5 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Erection of a two storey front extension, single storey front extension and change of cladding from tile hanging to render.</b>				

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03173/HOUSE	M Besant 09-11-2015	Cllr Waite	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Glavin		Park Lodge, 2 Vine Lodge Cour	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>The erection of a single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied that there is no risk to the mature pine.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03178/HOUSE	H Weston 09-11-2015	Cllr Mrs Walshe	Ms Ledger07967048613
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Rutherford		Hall Lane House	76 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Erection of a single storey rear extension with flat roof and glazed roof lantern.</b>				

**Sevenoaks Town Council recommended approval.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03219/HOUSE	M Besant 09-11-2015	Cllr Parry	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cleaver		Tanz	40 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Erection of a single storey side extension.</b>				

**Sevenoaks Town Council recommended approval.**