

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 18th January 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Arrived: 7:27pm	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Arrived: 7:32pm
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Present

Also in attendance:

Town Clerk
 Assistant Town Clerk
 1 member of the public

PUBLIC QUESTION TIME

None

351 **REQUESTS FOR DISPENSATIONS**

None

352 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a pecuniary interest in the following planning application and abstained from voting and discussion, debate was led by the Vice Chairman:
 [17] 15/03912/FUL – Entrance Gates at Wildernesse Avenue

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

[12] 15/03872/FUL – Conyers, 18 Woodside Road.

[23] 15/03033/ADV – Specsavers, 93 High Street

Cllr Parry declared a non pecuniary interest in the following item and abstained from voting:

(3a) Kent Minerals and Waste Local Plan

353 **MINUTES**

It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 21st December 2015 previously approved at Council be received and signed.

It was noted that there was a spelling error in recommendation 327 Tonbridge Road - Street Lighting, 'trail' should read as 'trial'

354 **CONSULTATIONS**

(a) The Committee received and noted the consultation on the modifications to the Kent Minerals and Waste Local Plan 2013 – 2030.

It was **RESOLVED that** Sevenoaks Town Council supports the inspector's recommended amendment to policies MM3/1A and MM3/1AA.

(b) The Committee received and considered the consultation on proposed modifications to national planning policy.

It was **RESOLVED that** a meeting be convened at **6pm on the 1st February 2016** open to all councillors to consider the consultation document in more detail and draft a response.

(c) The Committee received and considered a letter from the Kent Association of Local Councils regarding the economic benefit study of J5 slips.

It was **RESOLVED that** Sevenoaks Town Council respond noting that the Council is supportive of the construction of east facing slips, however there are very particular and immediate issues around congestion and air quality which must be overcome, any review or survey must take these into account. In particular Sevenoaks Town Council was concerned about exacerbating congestion and worsening air quality at Worships Hill and Bat & Ball Junction.

(d) The Committee received and considered the following parking consultations from Sevenoaks District Council.

i. Cedar Terrace Road

It was **RESOLVED that** Sevenoaks Town Council supports this proposal.

ii. Hollybush Recreation Ground & Hollybush Close

It was **RESOLVED that** Sevenoaks Town Council supports this proposal subject to sufficient parking being retained from those visiting local retailers and the recreation ground. In addition, requesting that the impact on the surrounding areas of eastern ward is assessed 6 months after implementation to ascertain whether parking issues have been displaced. It was noted that congestion was caused by both commuter parking and from parents dropping of children to Walthamstow Hall School.

355 RALEYS DEVELOPMENT / MCCULLOCH PLANNING APPLICATION

The Committee received and noted the current status of the planning application.

356 APPEALS

(a) The Committee noted that the inspector has allowed the following appeals:

i. 12 Knole Road

ii. 156 High Street

iii. 156 High Street (costs) (partial)

(b) The Committee noted that the inspector has dismissed the following appeal:

i. 53 Oakhill Road

357 PLANNING APPLICATIONS

(a) the Committee receive the schedules of comments forwarded to Sevenoaks District Council under Chairman's Action on the following dates:

- i. 6th January 2016
- ii. 11th January 2016

(b)The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 14th January 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

358 PRESS RELEASE

It was **RESOLVED that** a press release be issued on Sevenoaks Town Council's support for proposed modifications to parking restrictions in Cedar Terrace Road and Hollybush.

The meeting closed at 8:16pm

CHAIRMAN

Planning Applications Considered

Applications considered on 18-1-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02385/HOUSE	M Besant 25-01-2016	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R White			41 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/16
Insertion of a bay window to the front.				

//Awaiting Chairman's action//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02388/HOUSE	P Dadswell 25-01-2016	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>
				05/01/16
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				
SE/15/02388/HOUSE - Amended plan				
Correct certificate was signed.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03409/HOUSE	P Dadswell 06-01-2016	Cllr Eyre	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Morley		Oakdene	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/15
Erection of a two storey side extension incorporating existing garage, with a link to the main house. Erection of single storey rear extension. Loft conversion including dormers and rooflights. Associated landscaping.				

//Awaiting Chairman's action//

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03470/HOUSE	P Dadswell 06-01-2016	Cllr Chakowa	Mr Bowditch01342 60438
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Moore			55 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/15
Erection of a two storey side extension and new porch. Internal alterations and changes to external fenestration				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-1-16

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03751/HOUSE	P Dadswell 01-02-2016	Cllr Eyre	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Glyde			47 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/16
Erection of a two storey rear and side extension, and raised roof to accommodate two bedrooms in roof.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03776/FUL	H Weston 06-01-2016	Cllr Schneider	Mr Powell 02088 666999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs N Holmes		Estate House	2 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/15
Installation of french doors, a handrail and a screen to facilitate the creation of a roof terrace.				

//Awaiting Chairman's action//

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03817/FUL	J Russell 12-01-2016	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Bailey Tennis Centre	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/15
Extension to the sports centre to create a bag store.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03820/ADV	J Russell 06-01-2016	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Warren		Michael Whitcombe Jewellers	68A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/15
Change of fascia sign, with added swing sign and 4 lamps above.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-1-16

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03822/FUL	J Russell 06-01-2016	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Warren		Michael Whitcombe Jewellers	68A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/15
Change of use from A1 (jewellery shop) to A3 (Restaurants & Cafes).				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03827/HOUSE	P Dadswell 07-01-2016	Cllr Arnold	Miss Ryding02031762770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Bunt		Deanswood House	Seal Hollow Road	Wildernessse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/15
Removal of existing single storey flat roof garage. Erection of a pitched roof two storey side extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with access to the glazed skylight.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03849/HOUSE	J Overall 25-01-2016	Cllr Chakowa	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Stigant			31 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/16
Conversion of loft into habitable space.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03872/FUL	P Dadswell 26-01-2016	Cllr Hogarth	Mr Dowle 02037734884
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs B Jones		Conyers	18 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/16
Demolition of existing house and the erection of a replacement 5 bedroom house with integrated garage.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-1-16

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03885/LBCALT	J Overall 11-01-2016	Cllr Schneider	Mr Simpkin01474 703705
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Newman		Six Bells House	46 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/15
Alterations to fenestration to rear elevation. Internal alterations.				

//Awaiting Chairman's action//

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03885/LBCALT	J Overall 13-01-2016	Cllr Schneider	Mr Simpkin01474 703705
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Newman		Six Bells House	46 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/12/15
Alterations to fenestration to rear elevation. Internal alterations.				
SE/15/03885/LBCALT - Amended plan				
Proposal description amended to clarify works:				
Internal alterations including replacement of internal doors, replacement of secondary double glazing, external replacement window on rear elevation.				

//Awaiting Chairman's action//

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03910/MMA	H Weston 20-01-2016	Cllr Towell	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Sargeant			24 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/16
Minor material amendment to application SE/15/01125/HOUSE for the demolition of rear single storey study/lobby extension (leaving the raised floor area) garage and a chimney stack and erection of a single storey side extension, first floor front extension and a roof extension with half hipped ends, two dormer windows to the front elevation and two dormer windows to the rear elevation. To install two rooflights to the front and one rooflight to the rear.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the minor amendment.

Planning Applications Considered

Applications considered on 18-1-16

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03911/HOUSE	R Fellows 27-01-2016	Cllr Arnold	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Sparrow		Rojkik	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/16
Removal of existing wooden entry gate and posts and replacement with new ornamental wrought iron entrance gates supported by brick piers. Replacement of existing black tarmac driveway and concrete edgings with Bound Gravel driveway with Granite Sett edgings.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03912/FUL	H Weston 27-01-2016	Cllr Arnold	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Trustees of Wildernesse Avenue Roads Committee		Entrance Gates At	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/16
Provision of oak vehicular & pedestrian gates junctions of Wildernesse Avenue with Seal Hollow Road, Park Lane & A25.				

Sevenoaks Town Council recommended refusal due to the insufficient detail of the planning application resulting in it failing to address planning concerns and concerns regarding the proposal's impact on the conservation area.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03990/HOUSE	H Weston 25-01-2016	Cllr Parry	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G De Sisto			51 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/16
Single storey rear and side extensions. Loft conversion to habitable space with roof alterations, new dormer and rooflights. New porch to north and south. Fenestration alterations.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03991/HOUSE	P Dadswell 26-01-2016	Cllr Raikes	Mr Bowditch 01342 60438
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Gulley			38 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/16
Changes to windows/doors, new roof lights and sun tunnels, raising of existing roof to rear.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-1-16

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/04005/CONVAR	H Weston 02-02-2016	Cllr Arnold	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Sparrow		Rojkik	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/16
Removal of condition 4 (code for sustainable homes level 3) from planning permission SE/13/02734/FUL.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/04007/HOUSE	P Dadswell 21-01-2016	Cllr Busvine	Mr J Bacon 455831
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Griffiths			22 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/16
Demolition of rear lobby and front garage and erection of two storey extensions at front & rear and variations to fenestration and internal layout. Drive to be re-laid.				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/04021/HOUSE	R Fellows 27-01-2016	Cllr Mrs Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Butterworth			1 Meadow Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/16
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/04044/ADV	P Dadswell 28-01-2016	Cllr Parson	Miss Lowe 01604 640644
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Harris		Specsavers	93 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/16
Sign 1) Specsavers fascia. Aluminium back panel with aluminium POD with vinyl Specsavers logo and aluminium Audiologists and Opticians letters applied to back panel on stand-off locators. Externally illuminated. Sign 2) Built up aluminium Specsavers projection sign with applied vinyl Specsavers text.				

Sevenoaks Town Council recommended approval subject to the signage incorporating the number of the premises to aid navigation in the Town Centre.

Planning Applications Considered

Applications considered on 18-1-16

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00004/HOUSE	J Overall 01-02-2016	Cllr Clayton	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Patton			92 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/16
Erection of a single storey side extension and new front porch.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the proposal will not have a detrimental impact on the street scene.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00023/ADV	P Dadswell 01-02-2016	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Calvert			87 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/16
Installation of 46" tv depicting various Santander Advertisements.				

Sevenoaks Town Council recommended approval subject to a condition setting an appropriate limit for the hours of illumination.