

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 15<sup>th</sup> February 2016 at 7pm

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**Present:**

**Committee Members**

Cllr Arnold	<b>Present</b>	Cllr Parry	<b>Left 7:21pm</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Parson	<b>Present</b>
Cllr Canet	<b>Present</b>	Cllr Piper	<b>Apologies</b>
Cllr Chakowa	<b>Apologies</b>	<b>Chairman - Cllr Raikes</b>	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Schneider	<b>Apologies</b>
Cllr Eyre	<b>Apologies</b>	Cllr Towell	<b>Present</b>
Cllr Hogarth – <b>Vice Chairman</b>	<b>Present</b>	Cllr Waite	<b>Arrived 7:12pm</b>
Cllr Mrs Parry	<b>Left 7:21pm</b>	Cllr Walshe	<b>Present</b>

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
3 members of the public

**PUBLIC QUESTION TIME**

None

**382 REQUESTS FOR DISPENSATIONS**

None

**383 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:  
[4] 15/03912/FUL – Entrance Gates at Wildernesse Avenue

Cllr Parry declared an interest in any matters related to Kent County Council.

Cllr Hogarth noted that he was the District Council ward member for Seal & Weald.

Cllr Hogarth declared a non pecuniary interest in the following application:  
[12] 16/00163/HOUSE – 71 Dartford Road

**384 MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 1<sup>st</sup> February 2016 be approved and signed.

**385 CONSULTATIONS**

(a) The Committee received and noted the local government boundary commission's final recommendations for Kent County Council ward boundaries.

(b) The Committee received and noted a petition calling on the Government to give Town and Parish Councils the right to appeal planning decisions.

It was **RESOLVED** that members respond on an individual basis.

(c) The Committee received and considered the draft response to the DCLG consultation on modifications to national planning policy.

It was **RESOLVED that** the draft comments be endorsed subject to the following amendments:

- i. Q8 – Any proposed development must take into account the holistic infrastructure requirements of the local settlement, to ensure that piecemeal development does not lead to a deficiency in key infrastructure e.g. School places
- ii. Q11(a) – Modify the last sentence to read ‘This could be **staged...**’

386 STREET LIGHTING IN TONBRIDGE ROAD

The Committee received and noted the email from Cllr Balfour regarding the street lights in Tonbridge Road.

387 APPEALS

(a) The Committee received and noted that the inspector had allowed the following appeals:

- i 98 – 116 London Road

(b) The Committee received and noted that the following appeals had been submitted:

- i) 4 Vine Avenue
- ii) 35A St Botolphs Road

388 ENFORCEMENT ACTION

The Committee noted that an enforcement notice had been issued in respective the following site:

- i) 23 White Hart Wood

389 DEVELOPMENT CONTROL

The Committee received and noted that the following items would be considered at the Sevenoaks District Council Development Control meeting on the 18<sup>th</sup> February 2016.

- i) 4 Little Court

390 PLANNING APPLICATIONS

(a) The meeting was adjourned twice to allow members of the public to speak on the following applications for 3 minutes:

- i) [4] 15/03912/FUL – Entrance Gates at Wildernesse Avenue
- ii) [12] 16/00163/HOUSE – 71 Dartford Road

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 11<sup>th</sup> February 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

391 PRESS RELEASE  
None

The meeting closed at 8pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 15-2-16

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03630/OUT	P Dadswell 23-02-2016	Cllr Piper	Mrs Tasker01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes			1 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/16
<p><b>Outline application for demolition of existing detached dwelling and an attached garage and replacement with two detached dwellings, including altered access with some matters reserved.</b></p> <p><b>SE/15/03630/OUT - Amended plan</b></p> <p><b>Proposed dwelling on plot 1 has been reduced slightly - front gable reduced in depth by approximately 1m.</b></p>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- This is a prominent and steeply rising site, it is not appropriate for an outline planning application
- Overdevelopment of the site, with little residential amenity space for the future occupants.

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03851/FUL	Mr M Holmes 26-02-2016	Cllr Parson	Mr R Hill 07808889553
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hill		Shop At Knole, Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/16
<p><b>Outdoor temporary catering facilities to provide refreshments for National Trust visitors during the 18 month period until January 2016 that the Brewhouse Café is closed for restoration and repair. The facilities consist of a circular cleft chestnut fence with cleft rails and posts in a traditional Kent style with seating within the fence and a scaffold structure 4m high with a "tarpaulin" cover to provide shelter from sun, rain and wind. The fence is to prevent the entry of deer and maintain hygiene and safety. Also included are a mobile catering unit with access ramp for disabled visitors which serves the refreshments and an adjacent portacabin where the food is prepared. To make the circular chestnut fence with cleft rails and posts in a traditional Kent style with seating within the fence a permanent picnic area.</b></p> <p><b>SE/15/03851/FUL - Amended plan</b></p> <p><b>Amended proposal description:</b></p> <p><b>Outdoor temporary catering facilities to provide refreshments for National Trust visitors during the 24 month period until July 2016 that the Brewhouse Café is closed for restoration and repair. The facilities consist of a circular cleft chestnut fence with cleft rails and posts in a traditional Kent style with seating within the fence and a scaffold structure 4m high with a "tarpaulin" cover to provide shelter from sun, rain and wind. The fence is to prevent the entry of deer and maintain hygiene and safety. Also included are a mobile catering unit with access ramp for disabled visitors which serves the refreshments and an adjacent portacabin where the food is prepared. To make the circular chestnut fence with cleft rails and posts in a traditional Kent style with seating within the fence a permanent picnic area.</b></p>				

**Sevenoaks Town Council recommended approval for the extension until July 2016, but would not support the retention of the tarpaulin over the seating area in perpetuity.**

# Planning Applications Considered

Applications considered on 15-2-16

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03851/FUL	Mr M Holmes 26-02-2016	Cllr Parson	Mr R Hill 07808889553
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hill		Shop At Knole, Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/16

**Outdoor temporary catering facilities to provide refreshments for National Trust visitors during the 18 month period until January 2016 that the Brewhouse Café is closed for restoration and repair. The facilities consist of a circular cleft chestnut fence with cleft rails and posts in a traditional Kent style with seating within the fence and a scaffold structure 4m high with a "tarpaulin" cover to provide shelter from sun, rain and wind. The fence is to prevent the entry of deer and maintain hygiene and safety. Also included are a mobile catering unit with access ramp for disabled visitors which serves the refreshments and an adjacent portacabin where the food is prepared. To make the circular chestnut fence with cleft rails and posts in a traditional Kent style with seating within the fence a permanent picnic area.**

**Sevenoaks Town Council recommended approval for the extension until July 2016, but would not support the retention of the tarpaulin over the seating area in perpetuity.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03912/FUL	H Weston 22-02-2016	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>
				02/02/16

**Provision of oak vehicular & pedestrian gates junctions of Wildernesse Avenue with Seal Hollow Road, Park Lane & A25.**

**SE/15/03912/FUL - Amended plan**

**Amended site location plan.**

**Sevenoaks Town Council recommended refusal unless:**

- The planning officer is satisfied that the gates will be no higher than the existing barrier, and the design will be in keeping with the character of the area
- A condition is included in the grant of permission requiring unrestricted access for cyclists and pedestrians to be retained in perpetuity
- The planning officer being satisfied that suitable arrangements have been put in place for emergency vehicles.

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/04014/HOUSE	J Overall 29-02-2016	Cllr Mrs Parry	Mr Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Collins			9 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/16

**Erection of a replacement rear extension.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 15-2-16

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00054/ADV	M Besant 26-02-2016	Cllr Parson	N Long 01923 811999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Mareri		Zizzis, Alexander House	35-37 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/16
<b>Erection of 3 externally illuminated fascia signs and 1 externally illuminated projection sign (to replace existing).</b>				
<b>SE/16/00054/ADV - Amended plan</b>				
<b>Addition of 4 lighting units, externally illuminating painted signs.</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00109/FUL	H Weston 26-02-2016	Cllr Towell	Mrs Tasker01689836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks)			46 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/16
<b>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.</b>				

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00127/HOUSE	J Overall 19-02-2016	Cllr Arnold	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Nelson		The Farmhouse, Blackhall Plac	Blackhall Lane	Wildernessse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/16
<b>Conversion of part existing integral garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00133/HOUSE	J Overall 25-02-2016	Cllr Eyre	Mr Bhatti07796173762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Patel			47A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/16
<b>Demolition of rear single storey and construction of new single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 15-2-16

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00161/HOUSE	P Dadswell 22-02-2016	Cllr Parson	Mr Norman02077396122
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Clark			34 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/16
<b>To create a rear side return extension and to increase the size of existing openings on the ground floor overlooking the garden. To replace 1st floor UPVC windows with new slim frame metal windows. To add two roof lights to the rear of the property.</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/16/00163/FUL	Mr M Holmes 26-02-2016	Cllr Hogarth	Mrs Gregson 666446
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Beckingham			71 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/16
<b>Change of use from B1 (Dental laboratory) and ancillary offices to a single dwellinghouse.</b>				

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00199/FUL	P Dadswell 23-02-2016	Cllr Piper	Mr Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Murphy			67 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/16
<b>Demolition of existing dwelling and replace with 2 new dwellings with integral garages, new site access.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- Lack of a s106 affordable housing contribution
- Only a single garage is shown in the plans, and there is no indication that the front garden is suitable to accommodate additional parking
- There are privacy concerns which have not been addressed. Plot 1 has 9 ground Floor side facing windows, and 5 first floor site windows; Plot 2 has 6 ground floor side facing windows, and 4 first floor side facing windows.

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00227/HOUSE	J Overall 24-02-2016	Cllr Towell	Mr Hardwick07964840560
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A J Moylan			250 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/16
<b>Erection of a single storey front extension.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 15-2-16

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/00270/HOUSE</b>	R Fellows 29-02-2016	Cllr Parry	Mr Elvidge07986763274
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Hands		The Lodge	88 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/16
<b>Erection of a single storey oak framed garden room to rear elevation.</b>				

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/00271/LBCALT</b>	R Fellows 29-02-2016	Cllr Parry	Mr Elvidge07986763274
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Hands		The Lodge	88 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/16
<b>Erection of a single storey oak framed garden room to rear elevation.</b>				

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/00276/HOUSE</b>	J Overall 26-02-2016	Cllr Mrs Walshe	Mr Cartwright0189253758
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Ashworth			3 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/16
<b>Formation of parapet wall above roof on line of boundary.</b>				

**Sevenoaks Town Council recommended approval.**