

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Tuesday 29th March 2016 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Arrived 7:05pm	Cllr Parson	Present
Cllr Canet	Arrived 7:44pm	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Arrived 7:01pm	Cllr Walshe	Present

Also in attendance:

Assistant Town Clerk

3 members of the public

PUBLIC QUESTION TIME

None

443 REQUESTS FOR DISPENSATIONS

None

444 DECLARATIONS OF INTEREST

Cllr Raikes declared a pecuniary interest in the following planning application, and abstained from discussion or voting:

[2] 15/03912/FUL – Entrance Gates at, Wildernesse Avenue

Cllr Hogarth was in the chair for the duration of debate on the above plan.

445 MINUTES

It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 14th March 2016 be approved and signed.

446 CONSULTATIONS

(a) The Committee received and considered the draft response to the DCLG Technical Consultation on implementation of planning changes.

It was **RESOLVED that** subject to amendments requested at the meeting the document be approved and forwarded as the Town Council's response.

(b) The Committee received and noted the KCC consultation on funded bus routes.

It was **RESOLVED that** no comment be made.

447 PETITION FROM RESIDENTS OF THE RISE

The Committee received and considered a petition from residents of the Rise calling for new parking restrictions to alleviate commuter parking in the road.

It was **UNANIMOUSLY RESOLVED that** the Town Council supports the proposal set out by residents in the paper.

448 RAIL SUMMIT

The Committee received and noted the date of the next KCC rail summit.

It was **RESOLVED that** Cllrs Canet, Clayton, and Parry attend as the Town Council's representatives if available.

449 PLANNING APPLICATIONS

(a) The Committee received and approved the schedules of comments made under Chairman's Action.

(b)The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 24th March 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

450 PRESS RELEASE

None

The meeting closed at 7:54pm

CHAIRMAN

Planning Applications Considered

Applications considered on 29-3-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0007/20	Miss Mary Green 31-03-2016	Cllr Raikes	DPP Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bowmer Kirkland/Education Fu		Sevenoaks Primary School	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/16
<p>Demolition of the existing main school building and construction of a replacement school building.</p> <p>PAG/KCC/SE/0007/2016 - Amended plan</p> <p>Amended details submitted (date filed 15-02-2016 on KCC website)</p> <p>PAG/KCC/SE/0007/2016 - Amended plan</p> <p>Additional supporting information submitted (date filed 17-03-2016 on KCC website)</p>				

Sevenoaks Town Council made no comment on the amendment.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03912/FUL	H Weston 05-04-2016	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>
				17/03/16
<p>Provision of oak vehicular & pedestrian gates junctions of Wildernesse Avenue with Seal Hollow Road, Park Lane & A25.</p> <p>SE/15/03912/FUL - Amended plan</p> <p>Amended site location plan.</p> <p>SE/15/03912/FUL Amended Consultation (Information Only) received from SDC 23-02-16:</p> <p>Amended plan received to show a reduced height for the proposed gates.</p> <p>SE/15/03912/FUL - Amended plan</p> <p>Amended plans.</p>				

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 is satisfied that suitable arrangements have been put in place for emergency vehicles.

//Informative: Sevenoaks Town Council noted that the most recent amendment conflicted with previous dimensions, and did not adequately address previous concerns//

Planning Applications Considered

Applications considered on 29-3-16

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00150/HOUSE	H Weston 30-03-2016	Cllr Chakowa	Mr Brunning07921211647
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Styles			26 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/16
<p>Demolition of existing rear single storey extension, construction of new rear and side single storey extension. 2 storey side garage extension and garage conversion, attic conversion and construction of stairway to front of dwelling.</p> <p>SE/16/00150/HOUSE - Amended plan</p> <p>Amended drawing demonstrating the original roof on western side elevation received on 02/03/16.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no unacceptable loss of amenity or light to neighbouring property, and the two storey extension being more than 1m from the boundary.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00336/MMA	H Weston 11-04-2016	Cllr Towell	Anderson North Ltd 5224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Williams			12 Weavers Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/16
<p>Minor material amendment to SE/15/00727/HOUSE for part single/part two storey side extension, single storey front extension and first floor rear extension. To show the increase of floor level at first floor.</p>				

Sevenoaks Town Council recommended approvals subject to there being no change in the external dimensions from the previously approved scheme.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00339/HOUSE	J Overall 30-03-2016	Cllr Parry	Mr Miller07530266479
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Pop			26 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/16
<p>New rear and 2 storey side extension, demolition of garage. Part single storey rear extension. Addition of roof light. Creation of new dropped curb.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-3-16

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00400/FUL	J Russell 05-04-2016	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Nicholson (Kent Wildlife T		Tadorna, Sevenoaks Wildlife R	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/16
Change of use of redundant warden's cottage to provide wildlife education facilities.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00457/ADV	Mr A Byrne 29-03-2016	Cllr Parson	Mr Christou07985171997
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Glinn (Marks and Spencer			66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/16
Partial changes to signage on all elevations & addition of graphic sign at ground floor level on east elevation.				
SE/16/00457/ADV - Amended plan				
Revised plans				

//Awaiting Chairman's Action//

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00489/HOUSE	P Dadswell 01-04-2016	Cllr Parry	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>
				14/03/16
The erection of a two storey rear, front and side extension and double garage.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00498/HOUSE	R Fellows 06-04-2016	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Smart			8 Beech Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/16
Replacement windows.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-3-16

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00503/HOUSE	Mr M Holmes 08-04-2016	Cllr Raikes	Mr Bish 01243 771166
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs E Zijdenbos			5 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/16
<p>Demolition of a single storey east elevation extension, garages and outbuildings. The erection of single and two storey extensions to the east and west elevations, new porch, the erection of a single storey rear orangery extension, the conversion of the loft area into habitable space, the erection of a new single storey garage and bicycle store, new gates to the front entrance.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighbouring properties.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00548/FUL	H Weston 11-04-2016	Cllr Busvine	Mr Bunce01622691169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kitson			6C Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/16
<p>Demolition of existing building containing two 2-bedroom flats and a double garage. Replace with two semi-detached 5 bedroom houses and an additional drive for 2 cars.</p>				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposed design and materials are in keeping with the conservation area.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00575/HOUSE	J Overall 08-04-2016	Cllr Eyre	Mr Maxted 01217471943
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gough-Cooper			22 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/16
<p>Conversion of existing garage/lounge into playroom, the erection of new garage with room above, two storey extension to East elevation part single and part two storey extension to West elevation, conversion of loft space into habitable and replacement of a pool enclosure.</p>				

Sevenoaks Town Council recommended refusal as the proposal garage would be a substantial and overbearing addition to the front of the plot.

//Informative: Sevenoaks Town Council would not object to an application for the proposed changes to the house and pool//

Planning Applications Considered

Applications considered on 29-3-16

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00582/HOUSE	P Dadswell 05-04-2016	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Wenlock	16 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/16
Erection of a detached double garage.				

Sevenoaks Town Council recommended refusal as the proposal would:
-Be contrary to guidance set out in the Residential Character Area assessment SPD
-Result in an unacceptable increase in built form
-Have a negative impact on the street scene due to the garage being sited in front of the build line.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00589/HOUSE	H Weston 05-04-2016	Cllr Hogarth	Ms Hem02087640703
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Valentine House			18 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/16
The erection of a single storey side/rear extension and installation of two rooflights.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00611/HOUSE	H Weston 05-04-2016	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Wakefield			139 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/16
Erection of a wooden shed.				

Amended plan (for information only) received from SDC 22.03.2016:

The postcode of the application site has been corrected along with the neighbour address postcodes.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-3-16

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00615/HOUSE	H Weston 08-04-2016	Cllr Towell	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Winstanley			157 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/16
Ground floor rear extension, garage & shed removal, new workshop at the rear, alterations to fenestration, new driveway at the front .				

Sevenoaks Town Council recommended approval subject to the side window being obscure glazed.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00640/FUL	Mr M Holmes 12-04-2016	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Rummey			48A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/16
Change of use B1 (professional offices) to A1 (art gallery).				
SE/16/00640/FUL - Amended plan				
Revised drawings.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00649/HOUSE	J Overall 11-04-2016	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Scott		Arkendale	14 Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/16
Erection of a first floor side extension. Part conversion of existing garage. Internal alterations and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00692/HOUSE	H Broughton 04-04-2016	Cllr Mrs Parry	Mr A Rigby 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bruyns			51 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/16
Demolition of garage & erection of 2 storey side & rear and single storey rear extensions. Changes to fenestration.				

Sevenoaks Town Council recommend approval subject to the drive surface being permeable.

Planning Applications Considered

Applications considered on 29-3-16

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00720/FUL	Mr M Holmes 11-04-2016	Cllr Busvine	Mrs Tasker01689836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks)		Land South Of Woodseaves, 5	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/16
Erection of a detached dwelling with integrated garage.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00723/LBCALT	J Overall 07-04-2016	Cllr Busvine	Mr Simpkin01474703705
<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>
				21/03/16
Replacement doors with oak finish and replacement moulded skirting boards.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the applicant's claim that changes have not resulted in the loss of significant heritage assets and all replacements are of a higher and more authentic quality are accurate.