

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 11<sup>th</sup> April 2016 at 7pm

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**Present:**

**Committee Members**

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

**Also in attendance:**

Town Clerk

Assistant Town Clerk

45 members of the public

**PUBLIC QUESTION TIME**

None

**451 REQUESTS FOR DISPENSATIONS**

It was noted that the following Councillors had requested a dispensation in accordance with Sevenoaks Town Council Standing Order 7(d) and under section 33 of the Localism Act 2011 to allow them to take part in discussion and voting on 16/00918/FUL - Bradbourne Car Park at the meeting:

- Cllr Canet
- Cllr Eyre
- Cllr Hogarth
- Cllr Parson
- Cllr Piper
- Cllr Raikes

It was **RESOLVED that** the requested dispensations be granted in line with advice received from the Sevenoaks District Council Monitoring Officer.

**452 DECLARATIONS OF INTEREST**

Cllrs Canet, Eyre, Hogarth, Parson, Piper, and Raikes being Members of Sevenoaks District Council, stated they would reconsider matters to be discussed at this meeting at district level, taking into account all relevant evidence.

**453 DECLARATIONS OF LOBBYING**

All Councillors present declared they had been lobbied in respect of the following planning application:

16/00918/FUL - Bradbourne Car Park, Bradbourne Park Road

**454 MINUTES**

It was **RESOLVED that** the minutes of the Planning Committee meeting held on Tuesday 29<sup>th</sup> March 2016 be approved and signed.

455 PLANNING APPLICATIONS

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

(b) It was agreed that item [12] 16/00918/FUL - Bradbourne Car Park, Bradbourne Park Road would be brought forward for consideration. The meeting was adjourned to enable representatives to speak for 5 minutes on the following application:

- i. 16/00918/FUL - Bradbourne Car Park, Bradbourne Park Road – Against
- ii. 16/00918/FUL - Bradbourne Car Park, Bradbourne Park Road - For

(c) The meeting was reconvened and the Committee considered planning application [12]. It was **RESOLVED that** the comment listed on the attached schedule be forwarded to Sevenoaks District Council. The meeting was adjourned to enable members of the public to exit the chamber.

(d) The meeting was reconvened and the Committee considered the remaining planning applications received from the Sevenoaks District Council during the two weeks ending 7<sup>th</sup> April 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

456 PRESS RELEASE

None

The meeting closed at 7:59pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 11-4-16

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0007/20	Miss Mary Green 05-04-2016	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>
				24/03/16
<p><b>Demolition of the existing main school building and construction of a replacement school building.</b></p> <p><b>PAG/KCC/SE/0007/2016 - Amended plan</b></p> <p><b>Amended details submitted (date filed 15-02-2016 on KCC website)</b></p> <p><b>PAG/KCC/SE/0007/2016 - Amended plan</b></p> <p><b>Additional supporting information submitted (date filed 17-03-2016 on KCC website)</b></p> <p><b>PAG/KCC/SE/0007/2016 - Amended plan</b></p> <p><b>Additional supporting information and amended Transport Statement (date filed 22-03-2016 on KCC website)</b></p>				

**Sevenoaks Town Council made no comment on this amendment.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00178/HOUSE	J Overall 26-04-2016	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Weller			49 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/16
<b>Drop kerb for parking access.</b>				

**Sevenoaks Town Council recommend approval provided:**

- The Highway authority is content there will be no detrimental impact on road safety
- The Conservation Officer is satisfied with impact on the garden and road frontage in the Hartslands Conservation Area
- The Planning Officer is satisfied there will be no adverse impact on neighbouring gardens, including Mint Cottage in Prospect Road

# Planning Applications Considered

Applications considered on 11-4-16

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00548/FUL	H Weston 19-04-2016	Cllr Busvine	Mr Bunce01622691169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kitson			6C & 6D Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/16
<p><b>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.</b></p> <p><b>SE/16/00548/FUL - Amended plan</b></p> <p><b>The address for this application has been amended to also include 6D Gordon Road.</b></p>				

**Sevenoaks Town Council recommended approval**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00597/HOUSE	J Overall 13-04-2016	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Buckland			6 Carrick Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/16
<p><b>Proposal is to convert part of the existing open porch, into the main dwelling, allowing for an extra cupboard and floorspace inside the house it also includes obscured glass to the side elevation.</b></p>				

**Sevenoaks Town Council recommended approval**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00615/HOUSE	H Weston 19-04-2016	Cllr Mrs Parry	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>
				30/03/16
<p><b>Ground floor rear extension, garage &amp; shed removal, new workshop at the rear, alterations to fenestration, new driveway at the front .</b></p> <p><b>SE/16/00615/HOUSE - Amended plan</b></p> <p><b>Amended description and amended plan received</b></p> <p><b>Amended proposal description:</b></p> <p><b>Ground floor rear extension, garage and shed removal, new workshop at the rear, alterations to fenestration, new driveway and access at the front.</b></p>				

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

# Planning Applications Considered

Applications considered on 11-4-16

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00728/HOUSE	H Weston 21-04-2016	Cllr Canet	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Spencer			9 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/04/16
<b>Demolition of garage, and creation of a two storey side and rear extension with alterations to fenestrations.</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/16/00743/HOUSE	J Russell 13-04-2016	Cllr Clayton	Mr Knight 01642 712670
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Knight			23 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/16
<b>Erection of front boundary wall/fence/panels and gates.</b>				
<b>Amended Plan (for information only) received from SDC 31-03-2016:</b>				
<b>The suffix has been altered from FUL to HOUSE.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the impact on the street scene and conservation area.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00754/ADV	H Broughton 25-04-2016	Cllr Parson	Mr Gooch 01424 846670
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Williams			109 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/04/16
<b>1 No. Fascia and 1No. projecting sign.</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/16/00795/HOUSE	H Broughton 21-04-2016	Cllr Piper	Level Architecture016228
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Reaud		Tall Chimneys	49 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/04/16
<b>Erection of a single storey front/side extension, a two storey rear extension and a single storey front extension. Erection of a single storey front infill with the relocation of front entrance. Internal alterations, alterations to fenestration and the installation of rooflights.</b>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 11-4-16

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/00797/HOUSE</b>	J Overall 26-04-2016	Cllr Mrs Parry	Mr Gay 07748778563
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Stevens			25 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/04/16
<b>2 storey rear extension to existing dwelling.</b>				

**Sevenoaks Town Council recommended approval**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/00825/MMA</b>	H Weston 19-04-2016	Cllr Arnold	Mr Bradbury02084671892
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McDonnagh		Farthings	Parkfield	Wildernessse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/16
<b>Minor material amendment to SE/15/02058/HOUSE for the erection of a 2 storey link extension with rooms in the roof and associated loft conversion with new rear facing dormer window, single storey rear extension with roof terrace and alterations to fenestration, new rear external balcony structure at first floor level, change of existing external wall facing materials to render to show removal of proposed balconies, changes of facing materials and fenestration, increase in depth of part of the single storey rear extension, reduction in projection of the 2 storey link extension at the front, amended design for the front porch and roof of the front bay window extension.</b>				

**Sevenoaks Town Council recommended approval**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/00918/FUL</b>	Mr A Byrne 20-04-2016	Cllr Chakowa	Mr Blythin 01622776226
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council		Bradbourne Car Park	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/16
<b>Construction of a multi storey car park on surface of existing car park to provide three levels (ground, first &amp; second) of decked parking.</b>				

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

- 1.The proposal would have a detrimental impact on the street scene, character of the area, and on the residential amenities of surrounding properties.**
- 2.The proposal will result in increased congestion in the surrounding roads, in particular at the already congested Bradbourne Park Road / Mount Harry Road Junction. In addition, it will draw traffic through the residential Bradbourne Lakes area.**
- 3.The proposal will have a detrimental impact on the schools in Bradbourne Park Road.**
- 4.There is no assessment of the proposal's impact on air quality over an adequate area.**