

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 6th June s2016 at 7pm

Present:

Committee Members

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

Also in attendance:

Assistant Town Clerk
Deputy Town Clerk

PUBLIC QUESTION TIME

None

73 REQUESTS FOR DISPENSATIONS

None

74 DECLARATIONS OF INTEREST

Cllrs Arnold and Raikes declared a non pecuniary interest in planning applications and abstained from discussion and voting:

[9] 16/01200/HOUSE – 6 Plymouth Drive

[24] 16/01496/HOUSE – 34 The Drive

75 MINUTES

(a) It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 23rd May 2016 be approved and signed.

(b) The minutes of the Neighbourhood Development Plan Steering Committee meeting held on the 23rd May 2016 were received and noted with the following amendments:

- i. Cllr Raikes had sent his apologies
- ii. The list of sites submitted under the District Council's call for sites will be published on the 13th June rather than the 11th June as stated in the minutes. This document will be considered at the next Neighbourhood Development Plan Meeting and Planning Committee meeting following release.

76 SEVENOAKS DISTRICT COUNCIL CALL FOR SITES

The Committee discussed the proposal to put forward land at Seal Road for consideration under Sevenoaks District Council's call for sites.

The Chairman read a statement sent by Cllr Towell outlining his objection to the proposal.

It was **RESOLVED** that the site be submitted to Sevenoaks District Council for consideration.

77 DEVELOPMENT CONTROL COMMITTEE

The Committee considered sending a representative to the Sevenoaks District Council Development Control Committee Meeting to be held on the 16th June 2016, at 7pm, to speak on the following item:

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

It was **RESOLVED** that Cllr Arnold attend subject to his holiday commitments, and if Cllr Arnold was unable to attend then the Clerk should liaise with members to arrange an alternative speaker.

78 PLANNING APPLICATIONS

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

(c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 2nd June 2016 and **it was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

79 PRESS RELEASE

None

The meeting closed at 7:52pm

CHAIRMAN

Planning Applications Considered

Applications considered on 6-6-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0143/2016	Miss Alice Beeken 23-06-2016	Cllr Schneider	Calford Seaden01689888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Governors of Lady Boswell's CE Primary School		Lady Boswell's CE Primary Sch	Plymouth Drive	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/05/16	

Reception Extension to main school building.

//Awaiting chairman's action//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00575/HOUSE	J Overall 15-06-2016	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>	
			26/05/16	

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.

SE/16/00575/HOUSE - Amended plan

The garage has been reduced in height and moved back. All other proposals are remaining the same.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00982/HOUSE	P Dadswell 10-06-2016	Cllr Towell	Ms Bayley07831189463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Northcroft			39 Lambarde Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/05/16	

Erection of two storey side and front extension including covered porch to ground floor. Single storey front and side extension. Installation of roof lights with alterations to fenestrations.

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal is contrary to guidance set out in the residential character area assessment and residential extensions spd.
- The proposal is out of keeping with the building line of Lambarde Drive
- The proposal would have excessive bulk
- The proposal would have a detrimental impact on the amenities of neighbouring properties.

Planning Applications Considered

Applications considered on 6-6-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00982/HOUSE	P Dadswell 15-06-2016	Cllr Towell	Ms Bayley07831189463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Northcroft			39 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/16
<p>Erection of two storey side and front extension including covered porch to ground floor. Single storey front and side extension. Installation of roof lights with alterations to fenestrations.</p> <p>SE/16/00982/HOUSE - Amended plan</p> <p>Correction of the direction of the North point on the Site Location and Block Plan.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal is contrary to guidance set out in the residential character area assessment and residential extensions spd.
- The proposal is out of keeping with the building line of Lambarde Drive
- The proposal would have excessive bulk
- The proposal would have a detrimental impact on the amenities of neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00998/LBCALT	Mr M Holmes 15-06-2016	Cllr Schneider	N Richards 07415638015
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Fat Face			128 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/16
<p>Decoration to shopfront & windows. Replace all existing signage to current brand standards.</p>				

//Awaiting chairman's action//

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00999/ADV	Mr M Holmes 15-06-2016	Cllr Schneider	N Richards 07415638015
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Fat Face			128 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/16
<p>Decoration to shopfront & windows. Replace all existing signage to current brand standards.</p>				

//Awaiting chairman's action//

Planning Applications Considered

Applications considered on 6-6-16

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01153/FUL	R Fellows 15-06-2016	Cllr Piper (Chairman OOW)	Mr G Ball 761629
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Larter		The Vine Pavilion	Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/05/16	
Provision of wheelchair access to the front entrance of the Pavilion.				

Sevenoaks Town Council declined to comment as it is the applicant.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01154/LBCALT	R Fellows 15-06-2016	Cllr Piper (Chairman OOW)	Mr G Ball 761629
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Larter		The Vine Pavilion	Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/05/16	
Provision of wheelchair access to the front entrance of the Pavilion.				

Sevenoaks Town Council declined to comment as it is the applicant.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01200/HOUSE	J Overall 09-06-2016	Cllr Parson	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Clare Harrington			6 Plymouth Drive	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/05/16	
Erection of a single storey side extension. Alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied the impact on the street scene of Warren Court will not be inappropriately impacted, and there being no detriment to the amenities of residents in Warren Court.

Planning Applications Considered

Applications considered on 6-6-16

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01222/HOUSE	H Weston 13-06-2016	Cllr Arnold	Mrs Stevens 01892 8545
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rose		Blackhall Bams	Woodland Rise	Wildemesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/05/16

Creation of mezzanine first floor with instillation of 4 velux roof lights to the western roofslope. With various internal alterations and instillation of a twin wall flue for wood burning stove.

SE/16/01222/HOUSE - Amended plan

Site address corrected and proposal description amended to clarify that works are proposed to annex.

Amended proposal description:

Creation of mezzanine first floor with installation of 4 velux roof lights to the western roofslope of the annex. Various internal alterations and installation of a twin wall flue for wood burning stove.

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01317/FUL	Mr M Holmes 15-06-2016	Cllr Mrs Walshe	Mr Bayley07831189463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Mudie			1 North View Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/16

Erection of pitch roof over previously extended flat roof extension and sub divide into 2 dwellings. Erection of a single storey front extension, new access routes and associated parking.

Sevenoaks Town Council recommended approval subject to Kent Highways being satisfied with the position of access, and the Planning Officer being satisfied with the parking arrangements.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01356/HOUSE	J Overall 13-06-2016	Cllr Parry	Mr Fisher 01245 326517
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cluley			118 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/16

The erection of a single storey rear extension.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-6-16

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01371/HOUSE	J Overall 13-06-2016	Cllr Schneider	Mr Knott 02088563881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Troughton			20 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/16
Demolition of existing conservatory to allow for the erection of a single storey rear extension, with rooflights and various internal and fenestration alterations.				

//Awaiting chairman's action//

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01387/HOUSE	Mr M Holmes 15-06-2016	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Coxon			9 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/16
Erection of a part single/part two storey front and side extension. Erection of a single storey rear extension. Conversion of loft into habitable space with two rear dormer windows and two sky lights to front.				

Sevenoaks Town Council recommended approval subject to the proposed extension being set sufficiently far away from the boundary line, and the Planning Officer being satisfied that the proposed dormer windows will not cause a loss of amenity to neighbouring properties through overlooking.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01388/CONVAR	J Russell 10-06-2016	Cllr Eyre	Mr Sparrow01322 286506
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Newman		Land North East To	96 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/16
Removal of condition 11 (code for sustainable homes) of SE/14/01518/FUL Erection of detached two bedroom dwelling with landscaping, parking and utilising existing improved access serving No. 96 Weald Road to remove this condition has been withdrawn.				

Sevenoaks Town Council recommended refusal, and noted that the proposal description was contradictory and misleading.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01390/FUL	Mr M Holmes 07-06-2016	Cllr Parson	Mr Shaw 01892 893854
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Hannah Kay (National Trust)		Main Lodge	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/16
Provision of off road parking to serve Main Lodge.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-6-16

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01394/HOUSE	R Fellows 13-06-2016	Cllr Chakowa	Mr Coleman 834874
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Marshall			37 St James Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/05/16	

Erection of a single storey rear extension. Internal alterations and alterations to fenestration.

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01396/MMA	P Dadswell 08-06-2016	Cllr Mrs Parry	Mr Lim 01489 567762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Badcock			65 Robyns Way	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/16	

Minor material amendment to application SE/15/02401/HOUSE for the Demolition and reconstruction of existing garage following subsidence damage to show that the drainage pipe has been re-sited.

Sevenoaks Town Council recommended approval

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01396/MMA	P Dadswell 13-06-2016	Cllr Mrs Parry	Mr Lim 01489 567762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Badcock			65 Robyns Way	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/05/16	

Minor material amendment to application SE/15/02401/HOUSE for the Demolition and reconstruction of existing garage following subsidence damage to show that the drainage pipe has been re-sited.

SE/16/01396/MMA - Amended plan

The proposal description has been amended:

Minor material amendment to application SE/15/02401/HOUSE for the demolition and reconstruction of existing garage following subsidence damage to show a reduction in the depth of the garage.

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 6-6-16

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01397/MMA	P Dadswell 08-06-2016	Cllr Mrs Parry	Mr Lim 01489 567762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms G Evans			67 Robyns Way	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/16	
Minor material amendment to application SE/15/02405/HOUSE for the Demolition and reconstruction of existing garage following subsidence damage to show that the drainage pipe has been re-sited.				

Sevenoaks Town Council recommended approval

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01397/MMA	P Dadswell 13-06-2016	Cllr Mrs Parry	Mr Lim 01489 567762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms G Evans			67 Robyns Way	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/05/16	
Minor material amendment to application SE/15/02405/HOUSE for the Demolition and reconstruction of existing garage following subsidence damage to show that the drainage pipe has been re-sited.				

SE/16/01397/MMA - Amended plan

The proposal description has been amended:

Minor material amendment to application SE/15/02405/HOUSE for the demolition and reconstruction of existing garage following subsidence damage to show a reduction in the depth of the garage.

Sevenoaks Town Council recommended approval

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01423/HOUSE	J Overall 15-06-2016	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Price			3 Garth Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/05/16	
Demolition of existing garage and utility room. Erection of a 2 storey side extension with 2 roof lights at front. Erection of a single storey rear extension with roof lantern. Erection of a front 2 storey extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-6-16

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01481/HOUSE	P Dadswell 13-06-2016	Cllr Arnold	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Phillips		Briarwood	Blackhall Lane	Wildemesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/05/16

Demolition of the existing side garage. The erection of a two storey side and front and rear extension with a single storey rear extension.

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01496/HOUSE	P Dadswell 15-06-2016	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Patrick			34 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/16

Erection of a two storey bay extension to rear. Erection of single storey side extension. External alterations to the landscaping along with internal alterations.

Sevenoaks Town Council recommended approval.