

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 12<sup>th</sup> September 2016 at 7:00pm

---

**Present:**

**Committee Members**

Cllr Arnold – Vice Chairman	Apologies	Cllr Parry	Left 7:19pm
Cllr Busvine OBE	Arrived 7:03pm	Cllr Parson	Arrived 7:10pm
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Left 7:19pm	Cllr Walshe	Apologies

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
2 Members of the public

**PUBLIC QUESTION TIME**

None

218 **REQUESTS FOR DISPENSATIONS**

None received.

219 **DECLARATIONS OF INTEREST**

None.

220 **DECLARATIONS OF INTEREST**

Cllr Raikes declared he had been lobbied in respect of the following application:  
[2] 16/02001/HOUSE – Fleetwith, 51A Mount Harry Road

221 **MINUTES**

(a) It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 30<sup>th</sup> August 2016 be approved and signed.

(b) The minutes of the Neighbourhood Development Plan Steering Committee meeting held on the 30<sup>th</sup> August 2016, subject to an amendment at the next meeting, were received and noted.

222 **NORTHERN SEVENOAKS MASTERPLAN**

(a) The Committee received and considered the brief supplied to consultants with the invitation to tender. It was suggested that the Town Council remain open minded with respect to public private partnerships.

(b) The considered the tender assessment process and **RESOLVED** that the following Councillors will take part in the selection process: Canet, Eyre, Mrs Parry, Piper, Raikes.

223 CONSULTATIONS

The Committee considered sending a representative to the Sevenoaks District Council landscape Character Assessment Workshop on the 29<sup>th</sup> September 2016.

It was **RESOLVED that** Cllrs Raikes and Schneider attend as the Town Council's representatives.

224 HIGHWAYS

(a) The Committee received and noted the following start of works notice:

I. St Johns Hill – 14<sup>th</sup> September 2016

(b) The Committee received and noted the following road closure notice:

I. Bosvile Road – 12<sup>th</sup> September 2016

225 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable a member of the public to speak for 3 minutes on the following application:

i. [2] 16/02001/HOUSE – Fleetwith, 51A Mount Harry Road - Against

(b) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 8<sup>th</sup> September 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

226 PRESS RELEASE

None.

The meeting closed at 7:56pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 12-9-16

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01693/FUL	Mr M Holmes 15-09-2016	Cllr Mrs Walshe	Mr Coleman 0772598811
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Ali (West Kent Housing A			60 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/16
<p><b>Demolition of existing bungalow and the erection of 2. no 2 bedroom houses.</b></p> <p><b>SE/16/01693/FUL - Amended plan</b></p> <p><b>Red line of the application site was incorrect and has now been corrected.</b></p>				

## //Chairman's Action//

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no detrimental impact on neighboring properties, and the conservation officer being satisfied with the proposed materials.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02001/HOUSE	J Overall 16-09-2016	Cllr Raikes	Mr Antoniou 01403 25223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Edwards		Fleetwith	51A Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/16
<p><b>Enlargement of rear dormer windows and reduction in ridge height.</b></p> <p><b>SE/16/02001/HOUSE - Amended plan</b></p> <p><b>The overhanging soffits on the dormers have been show correctly in amended plan.</b></p>				

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

- The proposals do not accord with the specific conditions laid down by the inspector
- Increase in the habitable space towards the rear of the property overlooking neighbours including Hawthorns
- Uncertainty regarding the quoted dimensions

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02274/HOUSE	R Fellows 22-09-2016	Cllr Busvine	Mr Ford 02089748694
<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>
				05/09/16
<p><b>Single storey rear extension.</b></p>				

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the materials.**

# Planning Applications Considered

Applications considered on 12-9-16

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02294/HOUSE	H Weston 16-09-2016	Cllr Busvine	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Towers		Oak End	1A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/16
<b>Changes to existing fenestration and Annexe upgraded with Solar panels. Internals upgraded to current building regulations.</b>				

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02416/HOUSE	Mr M Holmes 16-09-2016	Cllr Parry	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bourne			82 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/16
<b>Erection of single storey garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02443/HOUSE	J Overall 16-09-2016	Cllr Piper	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Obrien			19 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/16
<b>Erection of ground floor: front and rear extension with rooflights on side and rear; Erection of first floor front and side extension; Loft conversion with rear new dormer and rooflights on sides and front.</b>				

**Sevenoaks Town Council recommended approval subject to there being no loss of amenity to number 17 and 21 Braeside Avenue due to substantial rear development.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02447/FUL	H Weston 23-09-2016	Cllr Schneider	Ms Brown 01612 346683
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Jeffery			4 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/16
<b>Proposals include to paint the existing shop front, fit a new swing sign and bracket and install a mosaic to the porch.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-9-16

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02448/ADV	H Weston 23-09-2016	Cllr Schneider	Ms Brown 01612 346683
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Jeffery			4 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/16
<b>New hand painted fascia sign applied to newly decorated existing timber shop front. New timber swing sign with hand painted logos and letter writing, affixed to a new black painted metal bracket. New porch tiled mosaics to the existing recessed shop front entrance.</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/16/02449/HOUSE	R Fellows 20-09-2016	Cllr Canet	Mr Stuart 01223 576916
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hewett		1 Jubilee Cottage	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/16
<b>Demolition of shed. Erection of part single part double storey side extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02455/HOUSE	Mr M Holmes 20-09-2016	Cllr Piper	Mr Reedman 0776226014
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Willems		Parkstone	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/16
<b>Erection of a part single storey and part two storey extension to 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>
	SE/16/02505/HOUSE	R Fellows 20-09-2016	Cllr Arnold	Mr Shaw 01903 734381
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Wiltshire		Ashton House	Seal Hollow Road	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/16
<b>Erection of single storey orangery to rear.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-9-16

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02533/HOUSE	R Fellows 22-09-2016	Cllr Eyre	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Smith		Beaconhurst	18 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/16
<b>New vehicular access onto Brittains Lane. Proposed gates and supporting piers. Proposed dropped curb (subject to approval from Kent County Council).</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02534/FUL	P Dadswell 23-09-2016	Cllr Eyre	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Roberts			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/16
<b>Demolition of existing dwelling and replacement with two detached dwellings including a detached garage and a new access.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02575/HOUSE	P Dadswell 16-09-2016	Cllr Parson	Mr Knott 02088563881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss E Rudd			21 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/16
<b>Single storey wrap around ground floor extension. Loft conversion incorporating rear dormer and front elevational rooflights.</b>				

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposals.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02577/FUL	R Fellows 26-09-2016	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dennington			84A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/09/16
<b>The removal of the existing reinforced concrete staircase and installation of new metal staircase and balustrading on to existing flat roof to provide improved access to the existing first floor flat.</b>				

**Sevenoaks Town Council recommended approval.**