

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 24th October 2016 at 7:00pm

Present:

Committee Members

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

Also in attendance:

Town Clerk

Assistant Town Clerk

2 Members of the public

PUBLIC QUESTION TIME

None

290 **REQUESTS FOR DISPENSATIONS**

None received.

291 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non pecuniary interest in the following item:

(5) Consultations, Sevenoaks District Council Draft Local List

292 **DECLARATIONS OF LOBBYING**

Cllr Raikes declared he had been lobbied in respect of the following application:

[2] 16/02001/HOUSE – Fleetwith, 51A Mount Harry Road

293 **MINUTES**

It was **RESOLVED that** the minutes of the Planning Committee meeting held on the 10th October 2016 be received and signed.

294 **CONSULTATIONS**

The Committee received and noted that the Sevenoaks District Council Draft Local List consultation had been launched and would conclude on the 21st November 2016.

It was **RESOLVED that** a direct link to the consultation document be forwarded to Town Councillors.

295 **COMMUNICATIONS**

The Committee received and noted a letter from the Campaign to Protect Rural England.

It was **RESOLVED that** this letter be considered at a future Finance and General Purposes meeting.

296 APPEALS

(a) The Committee received and noted the following appeal submission:

- 6 St Botolphs Road
- 83-107 Bradbourne Vale Road

(b) The Committee noted that the Planning Inspector had dismissed the following appeal:

- Site of 21 Bethel Road

297 PLANNING APPLICATIONS

(a) The Committee received and noted comments forwarded to Sevenoaks District Council under Chairman's Action.

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

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

(c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 20th October 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

298 PRESS RELEASES

None

The meeting become inquorate and was closed at 7:51pm

CHAIRMAN

Planning Applications Considered

Applications considered on 24-10-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01110/HOUSE	R Fellows 03-11-2016	Cllr Mrs Parry	Mr C Toms 01892 616008
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Toms			10 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/16
Erection of a single storey extension to front entrance hall (porch) and single storey extension to kitchen at rear.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02001/HOUSE	P Dadswell 03-11-2016	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>
				17/10/16

Enlargement of rear dormer windows and reduction in ridge height.

SE/16/02001/HOUSE - Amended plan

The overhanging soffits on the dormers have been show correctly in amended plan.

SE/16/02001/HOUSE - Amended plan

Plans have been amended to reflect the development that has been built.

Sevenoaks Town Council expressed frustration with the applicant's failure to comply with previous grants and the volume of subsequent applications and amendments which appear to be an attempt to circumvent the planning process.

The Town Council recommended refusal on the following grounds:

The proposals do not accord with the specific conditions laid down by the inspector

The increase in the habitable space towards the rear of the property overlooking neighbours including Hawthorns

The dormers as constructed are overly bulky and out of keeping with the existing house

Informative: The Town Council remains concerned at claims the revised quoted dimensions still fail to reflect the dormer windows as constructed. If the Planning Officer is minded to approve the Town Council would request conditions requiring the full retention of existing planting to protect the amenities of neighbouring properties, and a condition requiring all rear facing dormer windows to be non coloured level 5 obscure glazed to protect the amenities of neighbouring properties which have been compromised due to the failure to adhere to the approved scheme.

Planning Applications Considered

Applications considered on 24-10-16

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02156/LBCALT	P Dadswell 04-11-2016	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs W Boustead (KCC)		Historic Gas Lamp North East	1 Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/16
Replacement lamp column and lantern.				
Amendment (for information only) : Case Officer changed from H Weston to P Dadswell 14-10-2016				

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

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02291/FUL	R Fellows 26-10-2016	Cllr Chakowa	Mr Sweeney 0781712568
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Nicholas		The Acorns	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/16
Replace all timber framed windows with new uPVC framed double glazed windows.				
SE/16/02291/FUL - Amended plan				
Incorrect ownership certificate signed				
Amended plans (received by Sevenoaks District Council 03-10-2016)				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02575/HOUSE	P Dadswell 02-11-2016	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>
				14/10/16
Single storey wrap around ground floor extension. Loft conversion incorporating rear dormer and front elevational rooflights.				
SE/16/02575/HOUSE - Amended plan				
Amended Certificate B received on 6 October 2016.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-10-16

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02751/HOUSE	J Russell 04-11-2016	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Murdoch		Hollym	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/16
Demolish existing two double garages and workshop. Erection of new 2 storey garage with basement and games room/gym on 1st floor. Replacement of vehicular entrance gates.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02774/LBCALT	Mr M Holmes 28-10-2016	Cllr Busvine	Ms Christ 02074812182
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Knole Second Trust Fund		The Laundry Flat, Knole House	Knole Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/16
The project entails the conservation-led repair and refurbishment of the interior and exterior of the Old Laundry to create a modern family home.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer and Historic England being satisfied with the proposals.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02818/FUL	S Mitchell 08-11-2016	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Clare			37 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/10/16
Change of use from A1 (retail) to A3 (Cafe).				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02999/FUL	J Russell 04-11-2016	Cllr Piper	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Toalster		Fig Street Farm	Fig Street	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/16
Proposed change of use and conversion to dwelling of two redundant agricultural barns.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-10-16

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03011/LDCEX	S Mitchell 07-11-2016	Cllr Arnold	Mr R Ranson 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Hogh		Meads	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/16
To establish lawfulness of basement.				

//Chairman's Action//

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03027/HOUSE	H Pockett 31-10-2016	Cllr Piper	Mr Taylor 01622 861408
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Stone			17 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/16
Canopy roof to the front elevation.				

Sevenoaks Town Council recommended approval.