

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 30th January 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Arrived 7:05pm
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Arrived 7:32pm

Also in attendance:

Town Clerk
Assistant Town Clerk
No members of the public

PUBLIC QUESTION TIME

None

400 **REQUESTS FOR DISPENSATIONS**

None received.

401 **DECLARATIONS OF INTEREST**

Cllr Parry declared a pecuniary interest in the following agenda item:
5(b) Hopgarden Lane Parking Restrictions.

402 **MINUTES**

(a) The Committee received and considered the minutes of the Planning Committee meeting which took place on the 16th January 2017.

It was noted that a member of the public had questioned the resolution as drafted for application [12] 16/03896/FUL - Summerhill, Seal Hollow Road, and had requested a copy of the Town Clerk's hand written notes.

It was **RESOLVED that** the minutes as drafted be adopted and signed as an accurate record of the meeting, and that officers' handwritten notes would not be shared with members of the public as a matter of course.

(b) The Committee received and considered minutes of the Neighbourhood Development Plan Steering Committee Meeting which took place on the 16th January 2017.

It was **RESOLVED that** these be received and adopted.

403 **CONSULTATIONS**

The Committee received and considered the following consultations documents:

a) **Draft Kent Freight Action Plan**

It was **RESOLVED that** the comments made at the meeting be incorporated

into a draft response to be brought back to a future Planning Committee meeting for consideration.

b) Hopgarden Lane Parking Restrictions

It was **RESOLVED** that the proposals be noted.

404 PLANNING APPLICATIONS

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

It was noted that there appeared to be an issue with the recommendations in the schedule of comments, and that this be clarified and brought back to a future meeting for noting. _

(b) The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 26th January 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

405 PRESS RELEASES

None

There being no further business the meeting was closed at 8:05pm

CHAIRMAN

Planning Applications Considered

Applications considered on 30-1-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02951/LBCALT	S Mitchell 10-02-2017	Clr Schneider	Mr Carter 02034172622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
WP Ltd		Technique Hair Studio	130A High Street	Tow n
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/17
<p>Refurbishment of existing Hair Studio unit at 1st and 2nd floor with repairs to be carried out to external façade.</p> <p>SE/16/02951/LBCALT - Amended plan</p> <p>Amended plans received.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03374/HOUSE	N Armour 13-02-2017	Clr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Lewis			54A Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/17
<p>Replace the current glazed / white gloss painted wooden door and side panel on the front porch with UPVC doors.</p> <p>SE/16/03374/HOUSE - Amended plan</p> <p>The existing and proposed elevations are now correctly drawn to scale.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03679/FUL	S Mitchell 08-02-2017	Clr Waite	Mr Angeletta 01474 7464
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Young		Koala Furnishings	13-15 Seal Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/17
<p>The conversion from existing shop (A1) into three office units (B1).</p> <p>SE/16/03679/FUL - Amended plan</p> <p>The ownership Certificate B now received.</p>				

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to:

- 1) The planning officer being satisfied that there is sufficient parking for the proposed change to offices, and**
- 2) that there will be no safety issues in relation to cars getting into and out of the parking spaces and onto Seal Road**
- 3) Removal of permitted development rights to prevent future conversion to C3.**

Planning Applications Considered

Applications considered on 30-1-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03868/FUL	S Mitchell 09-02-2017	Clr Canet	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs New land			38 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/17
Demolition of existing dwelling and erection of a new energy efficient dwelling. Driveway enlarged at front.				

Sevenoaks Town Council recommended approval subject to the raised area of the rear being considered by the planning officer to safeguard the amenities and privacy of neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03883/MMA	Mr M Holmes 02-02-2017	Clr Arnold	Mr A Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Masters and Fernham		Land Rear Of High Trees	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/17
Minor material amendment to application SE/15/03719/FUL for the Erection of two new build detached dwellings. In order to erect triple garages instead of double garages.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03891/HOUSE	P Dadsw ell 07-02-2017	Clr Piper	Mrs A Bakunow icz 2405
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Bakunow icz		Chatsw orth	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/17
Erection of a two storey extension to the northern and southern elevations with new gable roofs on both new extensions and a gable roof over the existing southern part of the house. Erection of a rear single storey extension to the eastern elevation. New roof over the main house with ridge level being 1.5 m higher than the existing. Conversion of loft into a habitable space.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no overlooking of Clenches Farm.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03900/HOUSE	N Armour 01-02-2017	Clr Piper (OOW)	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Martmann & Mr McGow an			5 Britains Lane	Riverhead (Adjoining Pari
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/17
Demolition of car port. Erection of a garage and a single storey side extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 30-1-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03959/FUL	H Pockett 06-02-2017	Clr Parson	Mrs Gregory 01892 8241
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Stephanie Cotterill (Rockdale H		Beatrice Wilson Flats	Rockdale Road	Tow n
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/17
<p>Replacement of existing stained softwood windows, doors, fascias and soffits with new in uPVC.</p> <p>Amended Plan (information only) received from SDC 30-01-2017:</p> <p>Amended drawing 2957/03B and Additional drawing 2957/09 for the addition of rooflights.</p>				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03962/HOUSE	R Fellow s 07-02-2017	Clr Parry	Mr Aldridge 02037718595
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Gal		Lyndhurst	4 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/17
<p>Enlargement of the existing ground floor outshoot with new roof over. Addition of lead cheeked dormer window to front elevation.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 30-1-17

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03972/HOUSE	R Fellow s 31-01-2017	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gemmell			1 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/17
Demolition of rear conservatory and erection of a replacement single-storey rear extension with roof windows together with the construction of a double-storey side extension with obscure glass windows to the first floor.				

Sevenoaks Town Council recommend approval provided that:				
- the planning officer is satisfied that there is at least 1 metre gap to the nearest boundary with no 1 Littlewood				
- a condition is imposed for obscure glazing on the upstairs windows overlooking the front gardens of Littlewood				
- matching bricks and windows to the existing are used to maintain consistency with other houses in this 'gateway' to Hillingdon estate.				
Informative; No 1 Littlewood has an existing permission for a two storey extension towards 1 Hillingdon Rise, which the owner intends to implement. We ask the planning officer to check that the gap remaining between the two will be sufficient to avoid damaging the street scene.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00026/HOUSE	P Dadsw ell 13-02-2017	Cllr Arnold	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Lingard		Cranes End	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/17
Construction of a first floor rear extension with roof lights over existing sun lounge.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00033/CONVAR	Mr M Holmes 02-02-2017	Cllr Hogarth	Ms Shannon 0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tranquil Homes Ltd			121 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/17
Removal of condition 4 (the development does not provide any parking spaces) of SE/16/02998/FUL to alterations, extensions and the conversion of the lower ground floor to form 1 two bedroom flat; internal and external alterations of the ground floor flat to add a bedroom to existing studio flat, conversion and extension to existing first floor to form 1 one bedroom flat and 1 two bedroom flat; together with refuse and bicycle stores.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 30-1-17

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00033/CONVAR	Mr M Holmes 09-02-2017	Cllr Hogarth	Ms Shannon 0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tranquil Homes Ltd			121 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/17
<p>Removal of condition 4 (the development does not provide any parking spaces) of SE/16/02998/FUL to alterations, extensions and the conversion of the lower ground floor to form 1 two bedroom flat; internal and external alterations of the ground floor flat to add a bedroom to existing studio flat, conversion and extension to existing first floor to form 1 one bedroom flat and 1 two bedroom flat; together with refuse and bicycle stores.</p> <p>SE/17/00033/CONVAR - Amended plan</p> <p>Proposal has been amended:</p> <p>Removal of condition 4 (tree protection method statement) of SE/16/02998/FUL for alterations, extensions and the conversion of the lower ground floor to form 1 two bedroom flat; internal and external alterations of the ground floor flat to add a bedroom to existing studio flat, conversion and extension to existing first floor to form 1 one bedroom flat and 1 two bedroom flat; together with refuse and bicycle stores.</p>				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00043/HOUSE	N Armour 03-02-2017	Cllr Parry	Mr Badley 01962 864545
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown		Medlars	30 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/17
<p>Alterations to the fenestration to include re-cladding part of the south and part of west elevation, new windows/doors, new roof light on rear, the erection of a side infill extension. And alterations to outbuilding on the west elevation.</p>				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00069/HOUSE	N Armour 03-02-2017	Cllr Mrs Parry	Mrs Morris 07903356558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Garner			5 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/17
<p>To re-design an existing single storey wrap around extension. Demolish existing rear conservatory and continue with single storey extension around. Add pitched roof to front bay window.</p>				

Sevenoaks Town Council recommended approval.