

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 27th February 2017 at 7:05pm

Present:

Committee Members

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

Also in attendance:

Town Clerk
Assistant Town Clerk
6 members of the public

PUBLIC QUESTION TIME

None

450 **REQUESTS FOR DISPENSATIONS**

None received.

451 **DECLARATIONS OF LOBBYING**

All Councillors present except Cllrs Parry and Piper declared they had been lobbied in respect of application [12] Summerhill, Seal Hollow Road.

452 **MINUTES**

It was **RESOLVED** that the Minutes of the Sevenoaks Town Council Planning Committee meeting held on the 13th February 2017 be approved and signed as an accurate record.

453 **NEIGHBOURHOOD DEVELOPMENT PLAN**

(a) The Committee noted that the next Northern Sevenoaks stakeholder consultation session with consultants will be taking place at the Town Council Offices on the 15th March 2017 at 3pm and 7pm (duplicate sessions). A further presentation will be made at the Annual Town Meeting on the 20th March 2017 at 7pm at the Sevenoaks Community Centre.

(b) The Committee received and considered emerging draft policies of the neighbourhood plan, noting that items up to the Former Famers site had been considered by the Steering Committee.

454 **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 on the following application for 3 minutes, it was noted that another member of the

public had registered to speak in favour of the application but was not present at the meeting:

i. Summerhill, Seal Hollow 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 22nd February 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

456 PRESS RELEASES

It was **RESOLVED that** a press release be issued on the Northern Sevenoaks Masterplan consultation events.

There being no further business the meeting was closed at 8:13pm

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CHAIRMAN

Planning Applications Considered

Applications considered on 27-2-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02562/ADV	S Mitchell 08/03/17	Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Daley		Weald Heights	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/17
1 illuminated sign, 5 totem style sign and 2 fence mounted signs.				

//Awaiting Chairman's Action//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03971/MMA	M Holmes 0/03/17	Canet	Robinson Escott 0168983
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Hollie Hampton and Micha			224 Seal Hollow Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Minor material amendment to SE/16/02101/CONVAR relating to demolition of existing dwelling and erection of 2 detached dwellinghouses with integral garages to show changing the location of garages, internal changes to the layout to Plot 1, the siting of Plot 2.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00025/ADV	P Dadswell 02/03/17	Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lambert 07895883741		Alan Streek Menswear	14 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/17
Wall mounted vinyl banner attached to short poles top and bottom, protruding out from end wall of building.				

//Awaiting Chairman's Action//

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00150/ADV	R Fellows 01/03/17	Canet	Mrs Robinson 011792543
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsburys Supermarkets		Sainsbury's	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/17
1 no. illuminated fascia sign, 4 no. non-illuminated concession wall signs, 1 no. amended non-illuminated night pay hatch wall sign and 1 no. amended non-illuminated night pay hatch directional sign.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-2-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00249/HOUSE	R Fellows 06/03/17	Waite	Mr Gaggerty 758337
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Hillman			42 Hillingdon Rise	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Single storey rear extension				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00263/HOUSE	N Armour 13/02/17	Cllr Piper	Mr Knight 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Demolition of existing chimneys. Erection of a two storey side extension. Erection of a first floor side extension. Erection of a single storey rear extension with two roof lanterns. External steps to side elevations.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00286/HOUSE	N Armour	Cllr Parry	Mr McKay 03301228903
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd		Aldington	53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/17
Erection of a two storey front extension, a first floor rear extension and a two storey rear extension. Raising the roof height to facilitate a loft conversion with dormers and roof lights. Creation of a chimney stack. Internal and external alterations. Associated hard and soft landscaping.				

Sevenoaks Town Council recommended refusal as the proposal is unneighbourly, over development of the site, and would be injurious to the street scene.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00294/FUL	S Mitchell 02/03/17	Schneider	Mr Moore 897642
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Whiddett		St Thomas RC Primary School	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Conversion of a classroom to office space, and the creation of a new main entrance and reception area.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 27-2-17

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00320/FUL	P Dadswell 07/03/17	Cllr Piper OOW	Mr Sharpe 01892518094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Network Rail		Bat and Ball Station	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/17
Conversion of an existing disused grade II listed station into a new cafe and community facilities. New doorways to be formed between cafe, kitchen and WCs. Existing external courtyard to be covered to form new plant room and external wc.				

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

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00321/LBCALT	P Dadswell 07/03/17	Piper OOW	Theis and Khan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Network Rail		Bat and Ball Railway Station	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/17
Conversion of an existing disused grade II listed station into a new cafe and community facilities. New doorways to be formed between cafe, kitchen and WCs. Existing external courtyard to be covered to form new plant room and external wc.				

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

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00328/FUL	M Holmes 03/03/17	Chakowa	Mr Batchelor 0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tranquill Homes			121 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Erection of a part 2, part 3 storey building to contain 3 two bedroom and 2 one bedroom flats together with refuse and cycle storage and hard and soft landscaping.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-2-17

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00330/FUL	M Holmes 02/03/17	Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Demolition of dwelling and garage. Erection of a replacement dwelling and garage.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.This proposal represents a gross overdevelopment of this modest site. The proposal is for a house 45% bigger than the previously approved plan SE/14/01632/FUL
- 2.The impact of the size, bulk and height of the proposed development on this exposed hillside site would have a seriously overbearing effect on adjacent properties, especially down the hill to the west
- 3.The proposed large garage building would fall within the Root Protection Area of an important listed oak tree.
- 4.Concern the property does not comply with guidance set out in the Residential Character Area Assessment
- 5.Loss of privacy to neighbouring properties, in particular the Spinney in Wildernesse Mount

//Informative: The Town Council expressed concern at the lack of topographical plans in a previous application for this site. This application also fails to include sufficient information on the topography of the site making it difficult to fully assess the impact on neighbouring properties.//

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00332/CONVAR	M Holme16/02/17	Eyre	Miss Harris 01227261453
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Carpenter		Cross Keys Lodge	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/17
Variation of condition 4 of application SE/16/01728/FUL to demolition of existing dwelling. Erection of two detached dwellings with attached garages and associated parking and landscaping with amendment to amend wording 'and second floor flank dormer windows' to 'and second floor flank dormer windows up to a minimum height of 1.7m from the second internal floor level'.				

Sevenoaks Town Council recommended approval subject to a condition requiring the windows in question being fixed shut below 1.7m.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00367/FUL	S Mitchell 06/03/17	Walshe	Darren Maddison
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		The Sevenoaks Vine Club All	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Relocation of section of existing perimeter fence adding side returns and creating a pitch side niche on the half way line.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-2-17

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00369/HOUSE	H Pockett 03/03/17	Canet	Mr Harman 0130323776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Spencer			19 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Ground floor rear extension. Ground floor front porch with W/C.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00373/HOUSE	P Dadswell 03/03/17	Arnold	Mr Cartright 07944479332
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gormley		Green Acre	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Proposed detached single storey garage to top of driveway				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00379/HOUSE	P Dadswell 13/03/16	Busvine	Mr Hampton 0207613507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hogan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/17
Demolition of the existing garage, refurbishment of the existing house, erection of a side extension with en-suite within its roof space and landscaping of the garden.				

Sevenoaks Town Council recommended approval subject to both the planning and conservation officers being satisfied that the proposed works are suitable and appropriate for a Grade II listed building within a conservation area.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00380/LBCALT	P Dadswell 13/03/16	Busvine	Mr Hampton 0207613507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/17
Demolition of the existing garage, refurbishment of the existing house, erection of a side extension with en-suite within its roof space and landscaping of the garden.				

Sevenoaks Town Council recommended approval subject to both the planning and conservation officers being satisfied that the proposed works are suitable and appropriate for a Grade II listed building within a conservation area.

Planning Applications Considered

Applications considered on 27-2-17

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00382/HOUSE	N Armour 21/02/17	Cllr Parry	Mr Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Williams		Keyworth	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/17
Garage to be demolished and rebuild on footprint of existing garage, with side extension and new habitable area at the first floor. New porch between existing house and new garage, with rooflights.				

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00423/HOUSE	N Armour 10/03/17	Parry	Mr Love 01892.510.111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr & Mrs Garnett			33 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/17
Proposed new car port.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00431/HOUSE	Holly Pocket 13/03/17	Raikes	Carmen Austin 07866622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bruce			101 Bradbourne Vale Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/17
Demolition of rear conservatory. Erection of single storey rear extension.				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00433/HOUSE	R Fellows 14/03/17	Schneider	Carmen Austin 07866962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hogan			31 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/17
Erection of a single storey rear extension. Infill porch. Alterations to fenestration.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 27-2-17

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01289/ADV	R Fellows 28/02/17	Busvine	WS Planning 0173722571
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Socius Projects		Perfetto	8 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/17
External advertisement of company logo and branding.				

Sevenoaks Town Council recommended approval subject to the proposals being in keeping with the bligh's signage guide.