

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 8<sup>th</sup> May 2017 at 7:00pm

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**Present:**

**Committee Members**

Cllr Arnold – Vice Chairman	Present	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	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Apologies

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
One member of the public

**PUBLIC QUESTION TIME**

None

36 **REQUESTS FOR DISPENSATIONS**

None received.

37 **DECLARATIONS OF INTEREST**

Cllr Clayton declared a non pecuniary interest in item 6 as a member of the Sevenoaks Rail Travellers Association.

38 **MINUTES**

It was **RESOLVED that** the minutes of the planning committee meeting held on the 24<sup>th</sup> April 2017 be approved and signed as an accurate record of the meeting.

Councillors were encouraged to attend the Northern Sevenoaks Masterplan Consultation launch at Sevenoaks Community Centre on Friday the 12<sup>th</sup> May 2017 12noon – 8pm, and Saturday 13<sup>th</sup> May 2017 10am – 3pm.

39 **COMMUNICATIONS**

The Committee received and considered a letter from Sevenoaks District Council concerning the physical distribution of planning application paperwork.

It was **RESOLVED that** the Town Council respond asking to receive full plans and documents for all applications submitted within the Town Council area.

It was noted that Cllr Eyre had requested not to receive any paper plans or documents and that any other Town Councillors wishing to opt out of receiving paper based plans could do so by contacting the Clerk.

40 CONSULTATIONS

The Committee received and considered the draft response to the South Eastern Franchise Consultation.

It was **RESOLVED that** the response be submitted incorporating modifications made at the meeting.

41 PLANNING APPLICATIONS

(a) The Committee received and noted Planning Comments made under Chairman's Action.

(b) The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 3<sup>rd</sup> May 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

42 PRESS RELEASES

It was **RESOLVED that** the Town Council issues a press release on the South Eastern Franchise Consultation.

There being no further business the meeting was closed at 8:19pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 8-5-17

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/03498/MMA</b>	J Russell16/05/17	Cllr Busvine	Mrs E Gregson 666446
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
BD Ragstones Ltd		Ragstones	1 The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/17
<p><b>Minor material amendment to application SE/15/02253/FUL (demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking) to accommodate undated (sic) plans.</b></p> <p><b>SE/16/03498/MMA - Amended plan</b></p> <p><b>Side facing dormer window removed from plans.</b></p> <p><b>SE/16/03498/MMA - Amended plan</b></p> <p><b>Amended plans showing an alteration to the height of the building have been provided</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/00969/FUL</b>	P Dadswell 120517	Cllr Parson	Mrs De Luca
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Sharpe		Chapel House	31B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/17
<b>Change of use from B1 to D1</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/00998/FUL</b>	P Dadswell 11/05/17	Cllr Eyre	Robinson Escott 0168983 6991
<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>
				26/04/17
<b>Detached dwelling and a new access. Demolition of 4 outbuildings.</b>				

**Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied that the specimen trees will be adequately protected.**

# Planning Applications Considered

Applications considered on 8-5-17

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01001/HOUSE	P Dadswell 11/05/17	Cllr Eyre	Robinson Escott 01689 8 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Roberts			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/17
<b>Demolition of existing garage and erection of a two storey rear extension and an attached single storey garage to the side.</b>				

**Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied that the specimen trees will be adequately protected.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01070/HOUSE	R Fellows 09-05-2017	Cllr Parson	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Abbott			2 Plymouth Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/04/17
<b>New part-pitched roof over existing garage; extension to porch with part-pitched roof; two-storey side extension; new projecting bay window to rear.</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/17/01089/FUL	R Fellows 10-05-2017	Cllr Hogarth	Mr Hadley 01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Beale		Land West Of Court Falaise	9 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/17
<b>Erection of 4 bedroom detached dwelling with associated parking, landscaping and amenity space.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 8-5-17

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01108/FUL	Mr M Holmes 11-05-2017	Cllr Busvine	Miss McGeever 0203657
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CHH Build Solutions			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/17
<b>Erection of a 10 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit and two visitor spaces) to the rear of the existing property at 31 Granville Road.</b>				

Sevenoaks Town Council recommended refusal on the following grounds:

1. The unacceptable impact on parking on the surrounding road network
2. Detrimental impact on the amenities of neighbouring properties
3. The development fails to preserve or enhance, and has a detrimental impact on, the character of the conservation area (The Conservation Area Management Plan makes explicit reference to the contribution of mature trees to the character of the area which would be lost as a result of this proposal)
4. Overdevelopment of site.
5. Poor quality design which does not attempt to fit within the high quality of the conservation area.

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01111/HOUSE	R Fellows 11-05-2017	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Farrow			12 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/17
<b>Demolition of existing garage and shed to facilitate the erection of a two storey side extension including new garage. Demolition of existing kitchen and living room to facilitate the erection of a part single storey part two storey rear extension to include external stairs. Changes to roof. Creation of habitable rooms within roof space to include rooflights and inset dormer. Changes to external fenestration.</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/17/01117/HOUSE	P Dadswell 10-05-2017	Cllr Towell	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Palermo		2 Bottle Cottages	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/17
<b>Proposed ground and first floor side extension, new entrance at the front with an open porch, dormers and rooflight at the rear.</b>				

Sevenoaks Town Council recommended refusal on the following grounds:

1. Insufficient amenity space and overdevelopment of the remaining sub divided plot which is indicated on the plans.
2. The extension would have a detrimental impact on the character of the property and street scene.

# Planning Applications Considered

Applications considered on 8-5-17

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01120/HOUSE	N Armour 10-05-2017	Cllr Schneider	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Murray		Lynchets	Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/17
<b>Single storey rear extension, single storey side with front side infill extension with porch. Elevational/roof alterations and alterations to fenestration and new decking. Parking bay with driveway.</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/17/01134/HOUSE	N Armour 17/05/17	Cllr Clayton	Mr Lewis 02088598000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Prescott			68 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/17
<b>Conversion of the existing roof void to incorporate an additional shower room/toilet, including forming a new rear dormer extension.</b>				

**Sevenoaks Town Council recommended approval provided the planning officer is satisfied there will be no overlooking from the proposed dormer.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01168/HOUSE	R Fellows 10-05-2017	Cllr Eyre	Ms J Loizou 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wagstaff		Wildbriar	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/17
<b>Erection of a two storey side extension. Demolition of existing conservatory and replaced with new garden room.</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/17/01189/CONVAR	R Fellows 11/05/17	Cllr Eyre	Mr Lanham 01892 785 18
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Van De Putte		The Haven	33A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/17
<b>Removal of condition 5 (three windows on the northern elevation) of planning permission 16/03477/HOUSE to erection of side and rear extensions and the erection of a double garage with basement.</b>				

**Sevenoaks Town Council recommended refusal as it saw insufficient justification for the variation of the condition.**

# Planning Applications Considered

Applications considered on 8-5-17

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01192/FUL	Mr M Mirams 12-05-2017	Cllr Schneider	Mr Teixeira 02070140444
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Barclays Bank Plc		Barclays Bank Plc	80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/17
<b>Installation of 1no A/C condenser unit at second floor flat roof.</b>				

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01194/LBCALT	R Fellows 15-05-2017	Cllr Parson	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Harrison			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/17
<b>Reroof the property, reusing sound tiles and replacing defective and non-clay tiles with new clay tiles.</b>				

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01196/HOUSE	N Armour 15-05-2017	Cllr Clayton	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Critchley			28 Lansdowne Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/17
<b>Proposed new porch; ground floor rear extension with lantern; loft conversion with rear dormer and rooflights at front.</b>				

**Sevenoaks Town Council recommended approval for the proposed porch and extension, but refusal of the Juliette balcony unless the planning officer is satisfied there will be no loss of amenity to neighbouring properties due to overlooking.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01229/FUL	P Dadswell 19/05/17	Waite	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
QW development 1 Ltd			2 Garden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/17
<b>Alterations to no. 2 with the demolition of an existing side extension. Subdivision of the plot and erection of a new dwelling. New vehicle car parking space and extended dropped kerb to the rear to serve the new property.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the layout of properties does not result in an inappropriately high density, and that the design and materials are in keeping with the existing house and character of the area**

# Planning Applications Considered

Applications considered on 8-5-17

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01238/CONVAR	R Fellows 16/05/17	Cllr Piper	Mr McKay 07738003049
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hochman		Hurst	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/17
<b>Removal of condition 9 (requirement for obscure-glazed window to the south-facing bedroom window) of SE/15/03204/FUL to allow clear glazing, but for it to remain fixed shut and non-opening.</b>				

**Sevenoaks Town Council made no comment as it does not feel able to validate the arguments put forward by the application with regards to the separation distances.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01242/HOUSE	N Armour 16/05/17	Cllr Canet	Mr Breach 01474852781
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Solly			38A Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/17
<b>Loft conversion to habitable space with front dormer.</b>				

**Sevenoaks Town Council recommended approval.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01249/HOUSE	R Fellows 18/05/17	Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Wood			24 Lambarden Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/17
<b>Converting existing window opening into a flat-roofed bay window.</b>				

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01251/FUL	P Dadswell 19/05/17	Busvine	Mr Gokcek 07832198523
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Karatay			115 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/17
<b>Provision a separate access to 2nd floor flat through rear elevation with a staircase. Enlargement the existing shed and replacement of existing extraction flue.</b>				

**Sevenoaks Town Council recommended approval.**



## Planning Applications Considered

Applications considered on 8-5-17

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/01274/HOUSE</b>	N Armour 18/05/17	Mrs Parry	David Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Ingram			2 Bosville Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/17
<b>Erection of a single storey side extension with two roof lights. Alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/02136/HOUSE</b>	N Armour 16/05/17	Cllr Parry	Sevenoaks Plans 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>
				26/04/17
<b>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.</b>				

**Sevenoaks Town Council recommended approval.**