

**MINUTES OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER,
SEVENOAKS TOWN COUNCIL OFFICES ON 10TH APRIL 2017**

Present:

Committee Members

Cllr Arnold, Vice Chairman in the Chair	Present	Cllr Parry	Present, Left 7.10 p.m.
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper, Chairman	Apologies
Cllr Chakowa	Present	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Apologies	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Present, Left 7.30 p.m.	Cllr Walshe	Present

Also in attendance:

Town Clerk

1 member of the public

It was noted that the meeting was not recorded.

Public Question Time

None

11. Requests for Dispensations

None Received

12. Declarations of Interest

Cllr Clayton, Cllr Parson and Cllr Waite declared that they had been lobbied in relation to planning applications 4 and 8.

13. Minutes of the Meeting held on 27th March 2017

RESOLVED: That the Minutes of the Meeting held on 27th March 2017 be agreed and signed as a true record.

14. Northern Sevenoaks Masterplan

The following timetable for the consultation process was noted.

24th April 2017 final version of Draft Masterplan for consultation to be agreed by NDP Steering Committee and Planning Committee.

4th May 2017 printed advert in Sevenoaks Chronicle.

12th May – 4th June 2017 consultation period.

Manned drop in sessions at the Community Centre

Friday 12th May 12 noon – 8 p.m.

Saturday 13th May 10 a.m. – 3 p.m.

Leaflets were being distributed to residents in Northern Ward. Officers would verify that this also included other Wards which were included in the Masterplan.

Posters would be displayed in high footfall areas and an advert placed in the local paper.

Councillors were asked to assist in promoting the consultation.

RESOLVED: To note and agree the consultation for the Northern Sevenoaks Masterplan.

15. Consultations

a) Government's Housing White Paper

The Committee members reviewed a draft response attached to the agenda. Cllr Parson was thanked for his contribution to the response.

RESOLVED: To agree to send the response to the White Paper subject to reference to the following being included:

- i) Query the need to carry out reassessment every 5 years
- ii) Welcome new method of assessing need
- iii) Recommend inclusion of using brown field sites
- iv) Recognise the complexity of regeneration of an area where ownership is a mixture of rented and owned properties.
- v) Include reference to co-housing projects
- vi) Not always possible to meet targets due to national planning policies e.g. green belt
- vii) Land banking should be addressed with suggestion of requirement to pay council tax after a determined number of years following planning approval.

b) South Eastern Rail Franchise and Kent Route Strategy

It was noted that the consultation paper would be considered at the next Planning Committee.

16. Planning Applications

The Chairman adjourned the meeting to enable a member of the public to make representations to the Committee relating to Planning Applications 4 and 8. The meeting was then reconvened.

The Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 5th April 2017.

RESOLVED: That the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

17. Press Release

RESOLVED: To issue a Press Release relating to the consultation for the Northern Sevenoaks Masterplan.

There being no further business the Chairman closed the meeting at 8.05 p.m.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 10-4-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00656/FUL	R Fellows 19-04-2017	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>
				30/03/17
To divide rear garden of existing dwelling to create a new 5 bedroom dwelling house.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00706/HOUSE	Mr M Holmes 19-04-2017	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Swain			226 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/17
Alterations to driveway.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00751/HOUSE	N Armour 17-04-2017	Cllr Parry	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Gretlund			20 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/17
Demolition of attached garage, rear kitchen and conservatory and 2 chimney stacks; erection of two-storey side extension and single storey rear extension with lantern rooflight; conversion of loft space to habitable room with erection of new access staircase; 1 rooflight to front elevation, 2 rooflights on side elevation, 2 flat rooflights on main roof and rear-facing dormer window with Juliette balcony.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-4-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00802/HOUSE	R Fellows 13-04-2017	Cllr Clayton	Mr Jones 07736589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Gadd			14 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/17
Removal of dormer and replace with an enlarged dormer. Alterations to fenestration.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposed dormers are so large as to make the eastern elevations of the houses four stories high, when the predominant character of the Conservation Area is two storey dwellings
- This would have a significant impact on the character of the Conservation Area because the site is prominent and would impact on rooflines
- The development would overlook and dominate cottages in Cobden Road which are two storeys lower down the hill, and would face effectively a four storey facade well above them, separated only by short gardens
- The development would overshadow the gardens and rear windows of 34-41 Cobden Road and would adversely affect the overall roofscape of the Conservation Area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00805/HOUSE	P Dadswell 17-04-2017	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
G Simmons			79 Kennedy Gardens	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/17
Demolition of existing garage and the erection of a two storey side extension with loft room.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied with the parking arrangements.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00810/MMA	Mr M Mirams 17-04-2017	Cllr Parry	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M A Wright			17 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/17
Minor material amendment to SE/14/03171/FUL for demolition of existing detached dwelling and garage, and the construction of two new detached dwellings with integral garages to show revised layout, position & minor increase of height of the retaining walls to the rear and alterations to perimeter fencing.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-4-17

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00822/ADV	R Fellows 14-04-2017	Cllr Canet	Mrs Robinson 011792543
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsburys Supermarkets Ltd		Sainsburys	Offord Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/17
2 no. illuminated fascia signs, 8 no. non-illuminated concession wall signs and 1 no. amended non-illuminated night pay hatch directional sign.				

Sevenoaks Town Council recommended approval.
Note: Councillors expressed concern about the proliferation of signs.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00826/HOUSE	N Armour 12-04-2017	Cllr Clayton	Mr Burn 07815133732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms K Cox			16 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/17
Construction of rear dormer roof addition and changes to existing rear fenestration. ,				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposed dormers are so large as to make the eastern elevations of the houses four stories high, when the predominant character of the Conservation Area is two storey dwellings
- This would have a significant impact on the character of the Conservation Area because the site is prominent and would impact on rooflines
- The development would overlook and dominate cottages in Cobden Road which are two storeys lower down the hill, and would face effectively a four storey facade well above them, separated only by short gardens
- The development would overshadow the gardens and rear windows of 34-41 Cobden Road and adversely affect the overall roofscape of the Conservation Area.
- It would also overshadow gardens of 18 and 20 Prospect Road, removing direct sunlight and harming residential amenity.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00837/HOUSE	R Fellows 13-04-2017	Cllr Schneider	Mr Hardwick 0796484056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Thomson			73 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/17
Raise existing gable wall and extend pitched roof ridge line. Convert loft to form habitable space providing rear dormer.				

**\\ Awaiting Chairman's Action **

Planning Applications Considered

Applications considered on 10-4-17

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00839/LBCALT	Mr M Mirams 20-04-2017	Cllr Parson	Mr Thackeray 01628 532
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Liberty (City) Pub Company Ltd		The Oak Tree	135 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/04/17

Internal alterations comprising of the installation of a micro-brewery, removal of an internal wall and the opening up of an internal door.

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied the plans are in the spirit that Listed Building status is designed to achieve and due consideration being given to the Environmental Health of the flats above.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00846/HOUSE	S Mitchell 13-04-2017	Cllr Chakowa	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cunningham			56 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/17

Extension of existing garage to form new living space including Velux type rooflight and large feature roof glazing. A first floor extension over the existing porch for an en-suite to bed 2. Alteration to front fenestration to remove door and add window. Removal of one of the existing chimneys and alteration of the access drive and widening of boundary wall opening forming site entrance.

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00848/HOUSE	R Fellows 19-04-2017	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>
				30/03/17

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 obscured glass windows to the first floor.

Sevenoaks Town Council recommended approval as before, i.e. 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.

Planning Applications Considered

Applications considered on 10-4-17

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00873/ADV	Mr M Mirams 21-04-2017	Cllr Parson	Mr McDonagh 020761322
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B French		HSBC	69 - 71 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/04/17
4no Fascia Signs, 2no Projecting Signs.				

Sevenoaks Town Council recommended approval

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00882/HOUSE	R Fellows 17-04-2017	Cllr Arnold (Adjoining Parish)	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Ashdown		Roseneath	Parkfield	Seal Parish (Adjoining Pa
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/17
Erection of a single storey rear extension with a roof light and a single storey rear/side extension and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00884/HOUSE	N Armour 13-04-2017	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lissenden			34 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/17
Convert the garage to living accommodation and construct a single storey rear extension with two roof lights.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00916/HOUSE	N Armour 17-04-2017	Cllr Eyre	Mr M Gould 384039
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Weeks		The Boundary	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/17
Re-positioning of vehicular access. Installation of automated gates. Removal of hedging and replaced with security fencing.				

Sevenoaks Town Council recommended approval subject to the replacement (and improved) new hedging being a native hedging species.

Planning Applications Considered

Applications considered on 10-4-17

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00924/FUL	Mr M Holmes 18-04-2017	Cllr Piper	Mr Thompson 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Croudace Portland		Land South Of Sevenoaks Sch	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/17
Erection of 4.no detached dwellings and associated works.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00926/FUL	P Dadswell 17-04-2017	Cllr Piper	Mr Reedman 0776226014
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Willems		Land Adj To Parkstone	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/03/17
Erection of a two storey dwelling.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00949/CONVAR	P Dadswell 19-04-2017	Cllr Schneider	Mr Pain 07734439223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Thompson			49 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/17
Variation of condition 2 of application reference SE/14/00367/FUL and SE/16/01416/MMA for a proposed extension to existing property to form four one bed roomed apartments over two floors with parking on the ground floor level. In order to change the window frames and bargeboards from timber to PVC.				

**\\ Awaiting Chairman's Action **