

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 19<sup>th</sup> August 2013 at 7pm

**Present:**

**Committee Members**

Cllr S Arnold	<b>Present</b>	Cllr A Eyre	<b>Present</b>
Cllr C L L Baker	<b>Apologies</b>	Cllr R M C Hogarth	<b>Present</b>
Cllr N J L Busvine OBE	<b>Apologies</b>	Cllr Mrs M A London	<b>Present</b>
Cllr J M Canet	<b>Present</b>	Cllr R J Parry	<b>Present</b>
Cllr G R S Clack	<b>Present</b>	Cllr R L Piper	<b>Apologies</b>
Cllr A S Clayton	<b>Present</b>	Cllr S G Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Mrs M E Crabtree - <b>Vice Chairman</b>	<b>Present</b>	Cllr P E Towell	<b>Present</b>
Cllr Mrs A E Dawson	<b>Absent</b>	Cllr Mrs P C Walshe	<b>Present</b>

Town Clerk  
Deputy Town Clerk  
Committee Clerk  
2 Members of the public  
1 District Councillor

**PUBLIC QUESTION TIME**

None

122 **REQUESTS FOR DISPENSATIONS**  
No requests were received.

123 **DECLARATIONS OF INTEREST**  
Cllr Mrs Crabtree declared an interest in any items pertaining to Kent County Council.

Cllr Parry declared a pecuniary interest in the following planning application and left the room during discussion and voting  
[SE/13/02191/MMA – 21 & 23 Burntwood Road]

Cllrs Mrs Crabtree, Mrs London, Parry and Raikes declared a non-pecuniary Interest in the following planning application and decision notice and abstained from discussion and voting on this matter.  
[SE/13/02187/KCCRG3 - Lady Boswell Church of England Primary School Plymouth Drive]

Cllr Eyre declared a non-pecuniary Interest in the following tree work:  
[13/02311/WTPO – 23 Redlands Road, TN13 2JZ]

Cllr Raikes declared a non-pecuniary Interest in the following planning appeals:  
[13/2201993 – Lansdown, 19 Woodside Road] 13/2199517 – land r/o High Trees, Wildernesse Avenue

Cllr Raikes declared a non-pecuniary interest in the following Licence Application and abstained from discussion and voting on this matter.  
[13/02319/LAPRE - Sevenoaks Indoor Bowls Club, Hollybush Close [Cllr Clayton]

Cllr Raikes declared that he had been lobbied in respect of in the following planning appeal:  
[13/2201993 – Lansdown, 19 Woodside Road]

124 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 5<sup>th</sup> August 2013 be approved and signed.

The Chairman brought forward agenda item number 8 [Licence Applications] for discussion

The meeting was adjourned in order to allow a member of the public to speak for 3 minutes against the Licensing Application submitted for Sevenoaks Indoor Bowls Club SE/13/02319/LAPRE

The meeting was then reconvened

125 LICENSING APPLICATIONS

The Committee received and considered the following licence application:

SE/13/02319/LAPRE – Sevenoaks Indoor Bowls Club, Hollybush Close  
It was **RESOLVED** that the Town Council oppose the full licence application on grounds that the application did not promote the following licencing objectives:

- a) The prevention of public nuisance
- b) The protection of children from harm

126 NEIGHBOURHOOD PLANNING

It was **UNANIMOUSLY RESOLVED** that

- a) the recommendations put forward by the Neighbourhood Planning working party held on 6<sup>th</sup> August 2013 be received and adopted and that the Town Council applies to the District Council for the boundary for the Sevenoaks Neighbourhood Plan to go out to public consultation.
- b) the report of the Neighbourhood Planning working party held on 30<sup>th</sup> July 2013 be noted
- c) the report of the meeting with the Wildernesse Resident's association held on 6<sup>th</sup> August 2013 be noted

127 COMMUNICATIONS

The Committee received and considered the following communications:

- a) Validation Procedures at Sevenoaks District Council  
It was **RESOLVED that** the Town Council continues to monitor the validation of planning applications by the District Council.
- b) Road Closure Notices  
The Committee received and noted the following road closure notice:
  - i. 28 August 2013 – 08:30- 17:00 hrs:  
St Botolph's Road (Service Road) and THE VINE – road closed between A225 Dartford Road and St Botolph's Road (junction with Pound Lane)  
Alternative route via:  
A225 Dartford Road, Pembroke Road, Tubs Hill, St Botolph's Road.
- c) Lady Boswell Church of England Primary School Plymouth Drive, SE/13/02187/KCCRG3  
The Committee received and noted the letter received from Sevenoaks District Council dated 12 August 2013.

128 PERMITTED DEVELOPMENT RIGHTS

The formation of a working party to consider the DCLG Consultation on expansion of permitted development rights was considered.

**It was RESOLVED that** a working party be formed comprising of Cllrs Mrs London, Parry, Raikes and Mrs Walshe to discuss the 5 DCLG proposals for permitted development rights to allow:

- a) shops and financial and professional services to change use to a dwelling house;
- b) existing buildings used for agricultural purposes of up to 150 square meters to change to residential use;
- c) retail uses to change to banks and building societies only;
- d) premises used as offices, hotels, residential and non-residential institutions, and leisure and assembly to be able to change use to nurseries providing childcare;
- e) a building used for agricultural purposes of up to 500 square meters to be used as a new state funded school or a nursery providing childcare.

and bring forward a report to a future meeting of the Planning Committee prior to the ending of the consultation period on 15<sup>th</sup> October 2013.

129 TREE WORK

The Committee considered Tree work applications received from the Sevenoaks District Council during the two weeks ending 15th August 2013. It was **RESOLVED that** the following comments be forwarded to Sevenoaks District Council:

- i. 13/02215/WTPO - Bracken, Ashgrove Road TN13 1ST [Cllr Eyre]  
Thin overall canopy of 1 No Oak tree by 20%, prune back on the house side by approx three metres. (TPO) (01-08-13)

*Sevenoaks Town Council recommended approval.*

- ii. 13/02237/WTPO – Sevenoaks Magistrates Court Morewood Close TN13 2HU [Cllr Eyre]  
T1 - Silver birch cut back to clear building by 1.5 metres, raise crown by 3m. T2 - Willow cut back to clear building by 1.5m raise crown to 3m. T3 Cherry - cut back to clear building by 1.5m raise crown by 3m. T4 Cherry - cut back to clear building by 1.5 m raise crown to 3 m. T5 - Silver birch - reduce branches over the roof by 25% cut back to clear building by 15m, raise crown to 3m T6 - Conifer cut back to clear building and roof by 2m. (TPO) [02-08-13]

*Sevenoaks Town Council recommended approval.*

- iii. 13/02311/WTPO – 23 Redlands Road, TN13 2JZ [Cllr Eyre]  
Crown lift 1 Oak tree by up to 6 metres (TPO) [07-08-13]

*Sevenoaks Town Council recommended refusal of the crown lift by 6 metres as the committee considered it was excessive and would be detrimental to the shape of the tree.*

- iv. 13/02303/WTPO – Wagtails Hillborough Avenue TN13 3SG [Cllr Clack]  
Various works to trees (TPO) [08-08-13]

*Sevenoaks Town Council was unable to comment in the absence of detailed information*

- v. 13/02320/WTPO – Ormiston 2 Britains Lane TN13 2NF [Cllr Eyre]  
Various works to trees [12-08-13]

*Sevenoaks Town Council recommended approval.*

- vi. 13/02316/WTPO – Church Field 2 Oak Lane TN13 1NF [Cllr Mrs London]  
Lime T3 - Remove basal growth, clear stem to 5m, crown thin x 30%, remove deadwood [13-08-13]

*Sevenoaks Town Council recommended approval.*

## 130 PLANNING APPEALS

The Committee received and noted

- a) that the following householder appeals had been submitted:

- i) 13/02201993 - Lansdowne 19 Woodside Road
- ii) 13/2201908 - 70 Mount Harry

- b) It was **RESOLVED** that the Town Council supports the District Council on the following appeal:

- i) 11/02977/CONVA – Oakend Cottage, 1 Oakfields, TN13 1NJ  
Removal of condition 5 (obscured glazing) of planning permission SE/10/01833/FUL. Erection of two storey side extension.  
The Town Council recommended refusal.

- c) The Committee noted that the inspector has allowed the following appeal:

- i) 13/2200417 - Rozelle, Hillborough Avenue

- d) The Committee noted that the following appeal has been withdrawn:

- i) 13/2199517 - Land r/o High Trees, Wildernes Avenue

131 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 15th August 2013 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

132 PRESS RELEASE

**It was RESOLVED that** the Town Council's application for a Neighbourhood Plan be worthy of a press release.

The meeting closed at 8:07pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 19-8-13

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/13/01105/HOUSE</b>	H Tribe 27-08-2013	Cllr Baker	Mr D Medrow 07866 7474
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ridler			152 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/13
<p><b>Demolition of attached garage and erection of a two storey side and rear extension.</b></p> <p><b>SE/13/01105/HOUSE - Amended plan</b></p> <p><b>Existing and proposed plans and elevations submitted showing correct western elevation</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/13/01900/HOUSE</b>	H Tribe 26-08-2013	Cllr Parry	Mr T Hawkins 07791 8449
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs East			41 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/08/13
<p><b>The erection of single storey rear extension and garage, conversion of garage and single storey front extension to form porch and wc. Increase of ridge height and increase of ridge height to existing conservatory, change flat roofs to pitched and installation of new windows to east and rear elevation.</b></p> <p><b>SE/13/01900/HOUSE - Amended plan</b></p> <p><b>Existing and Proposed Elevations, proposed floor plan, street scene and photos received</b></p>				

**Sevenoaks Town Council recommended refusal as the attached garage would be overdevelopment of the site, and a significant development in front of the building line of the street. Contrary to guidance contained in both the Residential Character Area Assessment SPD, and Residential Extension SPD.**

# Planning Applications Considered

Applications considered on 19-8-13

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02013/FUL	M Holmes 21-08-2013	Cllr Mrs Dawson	Mr S Rackham 01454 625 645
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Evolve Estates			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/08/13
<p><b>Change of use from sui generis (car show room) to Class A1 retail use and enclosure of existing open covered areas.</b></p> <p><b>SE/13/02013/FUL - Amended plan</b></p> <p><b>Amended drawing to show first floor existing and proposed and plan of parking layout for the store and tracking confirming how a delivery vehicle can manoeuvre within the site.</b></p>				

**Chairman's Action – Cllrs Dawson & Raikes**  
**Sevenoaks Town Council notes the points clarified in the amended drawing. Subject to the highways officer's views in regard to the parking and tracking proposals, the Town Council is satisfied that the amendments do not affect its original recommendation, which expressed concern at a speculative development. However, in view of the plan history, in particular SE/09/01792/FUL, would recommend approval, subject to similar conditions being imposed.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02053/HOUSE	M Holmes 27-08-2013	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Masding		Beech House	122A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/13
<p><b>Dismantle and remove a 9.5 metre section of the wall referred to in condition 8 of SE/05/02223/FUL back to the existing gate pier (West side).</b></p>				

**Sevenoaks Town Council recommended refusal on the following ground:**  
**The dismantling and removal of a section of the old wall does not preserve nor enhance the Conservation Area.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02073/HOUSE	M Holmes 20-08-2013	Cllr Clack	Mr G Swain 07913 78149
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Moysey		Flat J Vine Lodge	Hollybush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/08/13
<p><b>Installation of three new conservation roof windows, insertion of larger roof window and insertion of larger casement windows into the existing dormers.</b></p>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 19-8-13

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02086/FUL	B Phillips 27-08-2013	Cllr Hogarth	Mr K Taylor 02080 90130
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clarke		St Johns Community Mental He	1 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/13

**Change of use to nursery (D1), erection of first floor accommodation within the existing roof space with new dormer roof, alterations to fenestration to include new windows and new glass canopy over front entrance door, new external doors. Alterations to the existing car park. Erection of 1.2m fence on west elevation and at rear of building, air conditioning unit positioned on west end elevation with enclosure, bin and toy store, landscaping soft play area and hard surfacing.**

**Sevenoaks Town Council recommended refusal on grounds:**

- a) Inadequate parking provision on site
- b) No travel plan having been submitted
- c) The adverse impact on on-street parking
- d) The adverse effect on traffic flows

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02087/HOUSE	B Phillips 26-08-2013	Cllr Mrs London	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ashby			27 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/13

**Demolition of existing single storey side extension and the erection of two storey side extension, loft conversion with south dormer, velux windows to north, south and west elevation, installation of two velux windows east and west roof elevation. Re- location of drive access.**

**SE/13/02087/HOUSE - Amended plan**

**Addition of front gates**

**Amended proposal description:**

**"Demolition of existing single storey side extension and the erection of two storey side extension, loft conversion with south dormer, velux windows to north, south and west elevation, installation of two velux windows east and west roof elevation. Re- location of drive access and addition of front gates"**

**Sevenoaks Town Council recommended approval**



# Planning Applications Considered

Applications considered on 19-8-13

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02191/MMA	H Tribe 21-08-2013	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Tatham		Land At Rear Of	21 & 23 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/08/13
<b>Minor material amendment to application 12/02793/FUL for the Erection of two detached houses and attached garages; demolition of existing garage at no. 21 and erection of a replacement garage - to show removal of the Loggia to the south elevation to plot 2.</b>				

**[Cllr Parry left the room whilst this plan was discussed]  
Sevenoaks Town Council recommended approval**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02196/HOUSE	H Tribe 23-08-2013	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Logan		The Coach House	126 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/13
<b>The erection of a wooden fence and plant a hedge (laurel or leylandii) along part of our property line.</b>				

**Sevenoaks Town Council recommended approval of the wooden fence and laurel hedge.  
Recommended refusal of a leylandii hedge.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02260/HOUSE	N Thompson 28-08-2013	Cllr Mrs Crabtree	Browitt & Smith Surveyors
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N May		Fairmount	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/13
<b>The erection of a gazebo.</b>				

**Sevenoaks Town Council recommended approval provided the design and materials are in keeping with the main house**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02286/HOUSE	N Thompson 23-08-2013	Cllr Mrs London	Mr D Potter 354292
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Edwards		Austens	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/13
<b>Dormers to front roof slope of dwelling.</b>				

**Sevenoaks Town Council recommended approval**