

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 6<sup>th</sup> January 2014 at 7pm

**Present:**

### Committee Members

Cllr S Arnold	<b>Present</b>	Cllr A Eyre	<b>Present</b>
Cllr C L L Baker	<b>Present</b>	Cllr R M C Hogarth	<b>Present</b>
Cllr N J L Busvine OBE	<b>Present</b>	Cllr Mrs M A London	<b>Present</b>
Cllr J M Canet	<b>Present</b>	Cllr R J Parry	<b>Arr: 7:05</b>
Cllr G R S Clack	<b>Arr: 7:18</b>	Cllr R L Piper	<b>Arr: 7:02</b>
Cllr A S Clayton	<b>Apologies</b>	Cllr S G Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Mrs M E Crabtree - <b>Vice Chairman</b>	<b>Apologies</b>	Cllr P E Towell	<b>Apologies</b>
Cllr Mrs A E Dawson	<b>Apologies</b>	Cllr Mrs P C Walshe	<b>Present</b>

Deputy Town Clerk  
Committee Clerk

### PUBLIC QUESTION TIME

None

#### 336 REQUESTS FOR DISPENSATIONS

No requests were received.

#### 337 DECLARATIONS OF INTEREST

Cllr Busvine declared a disclosable pecuniary interest in the following application and abstained from discussion and voting:

[17] 13/03700/HOUSE – 3 Clarendon Road

#### 338 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 23<sup>rd</sup> December 2013 be approved and signed.

It was requested that the topic of ensuring outbuildings to the main dwelling be included for discussion at the next Planning Committee meeting.

#### 339 NEIGHBOURHOOD PLANNING

The Committee received and considered a report relating to Neighbourhood Plan progress.

It was **RESOLVED** that

- i. An open meeting be arranged for the 14<sup>th</sup> January 2014 to formalise the Steering Committee membership.
- ii. Sevenoaks Town Council nominate the positions of Chairman of Planning, Chairman of Finance and General Purposes, and Chairman of Open Spaces and Leisure to the Neighbourhood Plan Steering Committee. With the ability to delegate to the relevant Committee Vice Chairman.

#### 340 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 2<sup>nd</sup> January 2014:

It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 13/03693/WTCA – Kingswood, Parkfield – Cllr Mrs Crabtree  
Various works to trees (WTCA)  
*Sevenoaks Town Council recommended refusal and that a TPO be placed on the trees unless the Arboricultural Officer is satisfied that the work is necessary.*
- ii. 13/03688/WTCA – Sevenoaks School, Solefields Car Park – Cllr Arnold  
T1 Mature Hornbeam on right hand side of car park exit - Prune to clear school sign and 'No Entry' sign to provide approx. 1m clearance all round. TG2, Group of trees (mainly Beech and Sycamore) - Lift low hanging secondary growth ONLY to approx. 3-3.5m above car parking bays. - Clear growth around CCTV camera T3 Mature Goat Willow - Lift low crown all round to approx. 4m to an even level T4 Ash within Laurel hedge line in centre of car park overhanging Solefields Road - Remove major deadwood from crown. T5 Semi mature multi-stemmed ivy-covered Ash within Laurel hedge line on roadside boundary overhanging Solefields Road. - Remove major deadwood from crown. T6 Young Beech tree - Lift crown all round to approx. 4.5m to an even level by the removal of lateral branches back to the main stem. (Conservation Area)  
*Sevenoaks Town Council recommended approval.*
- iii. 13/03686/WTCA – Sevenoaks School, High Street – Cllr Arnold  
Re: 2 no. Black Pines adjacent within central school area T1 Mature Black Pine (tag no: 1086) various works. T2 Mature Black Pine (tag no: 1087) - Remove low hanging secondary branch growing toward corner of building canopy back to scaffold stem - Prune all remaining low hanging secondary growth to provide approx. 5m clearance above ground all round to an even level, all cuts to secondary growth point. (Conservation Area).  
*Sevenoaks Town Council recommended approval subject to the views of the Arboricultural Officer.*

(b) The Committee received and noted that the following tree work applications have already been determined by Sevenoaks District Council:

- i. 13/03660/WTCA – 36 Prospect Road  
No objection - 30<sup>th</sup> December 2013
- ii. 13/03680/WTCA – Canterbury House, 6 Gordon Road  
No objection – 31<sup>st</sup> December 2013
- iii. 13/03548/HWTPO – Woodlands, Hopgarden Lane  
Refused – 20<sup>th</sup> December 2013

### 341 PLANNING APPEALS

(a) The Committee received and considered supporting the District Council on the following planning appeal by written representation:

- i. 13/2210435 – 1 Holly Bush Lane  
Demolish existing garage and replace with new dwelling. As amended by plans received 29.08.13 and 10.10.13.

It was **RESOLVED** that Sevenoaks Town Council support Sevenoaks District Council by written representation.

(b) The Committee received and noted that the Inspector had dismissed the following appeal:

- i. 13/2208914 – 12 Farnaby Drive  
The development proposed is an introduction of a new 3 bay detached garage incorporating lowering land levels to accommodate building and driveway to enable emergence onto highway in a forward gear.

It was brought to the attention of members that the Inspector has dismissed this appeal to preserve a relatively young Oak tree with a Tree Preservation Order issued against it.

342 PLANNING ENFORCEMENT

The Committee received and noted an enforcement notice issued against the following properties:

- i. Seven Sushi, 42-44 London Road
- ii. El Matador, 49 London Road

343 PLANNING APPLICATIONS

(a)The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 2<sup>nd</sup> January 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

344 PRESS RELEASE

It was **RESOLVED that** a press release be issued on the Neighbourhood Planning Steering Committee open meeting arranged for the 14<sup>th</sup> January 2014.

The meeting closed at 7:38pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 6-1-14

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03334/FUL	H Broughton 08-01-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Sevenoaks School International	Solefields Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
<p><b>Removal of an existing bay window at ground and first floor level to facilitate the construction of a conservatory.</b></p> <p><b>SE/13/03334/FUL - Amended plan</b></p> <p><b>Amended drawing received on 16/12/13 to show the proposed elevation K</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>
	SE/13/03492/FUL	J Russell 08-01-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Sevenoaks School Park Grang	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
<p><b>Demolition of five storage sheds (including corrugated garage and timber sheds). Erection of two new metal barns with mono pitched roof and skylights suitable for storage of vehicles and equipment. Erection of a brick/blockwork single leaf extension to an existing storage area. Installation of three dome lights on the existing store room flat roof. Renewal of existing hard areas with tarmac. Erection of a concrete ramp to allow vehicle access to store.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03531/HOUSE	N Thompson 08-01-2014	Cllr Mrs Crabtree	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Silva		The Farmhouse Blackhall Place	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<p><b>Demolition of existing greenhouse and haystore. Construction of new garden store, shed and greenhouse.</b></p> <p><b>SE/13/03531/HOUSE - Amended plan</b></p> <p><b>Amended drawing Proposed Outbuilding, Site Plan, Block Plan ref 545/15A (received 12.12.2013)</b></p>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties and the outbuildings being enured to the main dwelling.**

# Planning Applications Considered

Applications considered on 6-1-14

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03547/CONVAR	N Thompson 08-01-2014	Cllr Parry	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd		5 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
<p><b>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE to erection of a two storey extension to east elevation - with amendments to fenestration, lead effect flat roof &amp; PVCu wood effect windows.</b></p> <p><b>SE/13/03547/CONVAR - Amended plan</b></p> <p><b>Amended proposal and proposed floor plan</b></p> <p><b>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE to erection of a two storey extension to east elevation - with amendments to fenestration including french doors varied to folding doors, lead effect flat roof &amp; PVCu wood effect windows.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03570/HOUSE	A Seare 13-01-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pilbrow			48 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/12/13
<p><b>Construction of a single storey conservatory that is to be placed on the side and wrap around part of the rear of the existing property</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03611/ADV	J Russell 09-01-2014	Cllr Busvine	Mrs S Wehrle 01843 6010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Swinton Group		Lawrences	43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<p><b>The installation of three Fascia Signs and one Projecting Sign.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 6-1-14

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03615/LBCALT	J Russell 09-01-2014	Cllr Busvine	Mrs S Wehrle 01843 6010 75 E. L. 100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Swinton Group		Lawrences	43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<b>The installation of new Signage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03638/CONVAR	J Russell 08-01-2014	Cllr Piper	Mr D Hall 01892 515311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Murdoch		Hollym	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
<b>Variation of condition 8 (approved plans) of SE/10/00553/EXTLMT. Application to extend the time limit of an extant planning permission approved under reference SE/07/00296/FUL. Construction of 2 detached houses with garages with access from Clenches Farm Lane - to allow modifications to the design of the building resulting in changes to external appearance.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 6-1-14

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03638/MMA	J Russell 09-01-2014	Cllr Piper	Mr D Hall 01892 515311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Murdoch		Hollym	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<p><b>Variation of condition 8 (approved plans) of SE/10/00553/EXTLMT. Application to extend the time limit of an extant planning permission approved under reference SE/07/00296/FUL. Construction of 2 detached houses with garages with access from Clenches Farm Lane - to allow modifications to the design of the building resulting in changes to external appearance.</b></p> <p><b>SE/13/03638/CONVAR - Amended plan</b></p> <p><b>Change of category to: MMA (Minor Material Amendment)</b></p> <p><b>Amended Description:</b></p> <p><b>Minor material amendment to application SE/10/00553/EXTLMT for the Application to extend the time limit of an extant planning permission approved under reference SE/07/00296/FUL. Construction of 2 detached houses with garages with access from Clenches Farm Lane - to show omission of 1 window on N.E. elevation ground floor, replacement with 4 panel unglazed Georgian style door, larger first floor windows changed for smaller windows, addition of central dormer above main entrance door, alteration of garage roof from pitched to parapet with flat roof, addition of two dormers to S.W. elevation, alteration of house roof pitch for plot 1 and roof form for plot 2 to truncated hipped. Alteration of finished floor level for plot 2 and increase in garage width to infill gap between house and garage, addition of patent glazed canopy to rear elevation.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03639/FUL	M Holmes 08-01-2014	Cllr Busvine	Mrs J Hunter 01215 2311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wagamama			138A-138B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
<p><b>Fixed canvas canopies with printed signage at shopfront. Signage to rear.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03640/ADV	M Holmes 08-01-2014	Cllr Busvine	Mrs J Hunter 01215 2311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wagamama			138A-138B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
<p><b>External illuminated fascia sign and printed logo on canvas awning.</b></p>				

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 6-1-14

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03642/HOUSE	H Broughton 09-01-2014	Cllr Baker	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Marchal			28 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<p><b>Demolition of rear garden room, loft conversion with dormer and three roof lights, conversion and extension of garage and utility with pitched roof over with three roof lights, single storey front, one and a half/two storey rear extension, removal of existing pebbledash finish and replacement with render, raised decking/patio to rear with screening and parking to front.</b></p>				

**Sevenoaks Town Council recommended refusal as the proposed extension lies within 1m of the site boundary.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03682/HOUSE	J Russell 09-01-2014	Cllr Mrs Crabtree	Mr R Clark 01322 222360
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hawes		Berry Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
<p><b>Erection of a two storey rear/side extension and log store.</b></p>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that:**

- i. There will be no loss of amenity to neighbouring properties**
- ii. The extension will be positioned at least 1m from the boundary**
- iii. The design and materials are in keeping with the existing house.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03684/HOUSE	B Phillips 13-01-2014	Cllr Clayton	Mr J Goodey 07725 6070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Clarkson			11 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/12/13
<p><b>Erection of a single storey side/rear extension.</b></p>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there will be no overlooking of the neighbouring garden either by conditioning the height of the boundary fence to be retained or if this is not possible requiring obscure glazing to be used.**



# Planning Applications Considered

Applications considered on 6-1-14

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03687/HOUSE	A Seare 10-01-2014	Cllr Piper	Mr G Gray 01420 520009
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Senior			46A Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
<p><b>The erection of a new hardwood Orangery.</b></p> <p><b>SE/13/03687/HOUSE - Amended plan</b></p> <p><b>Proposal description has been amended for clarification:</b></p> <p><b>The erection of a new hardwood Orangery at rear of property.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03687/HOUSE	A Seare 09-01-2014	Cllr Piper	Mr G Gray 01420 520009
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Senior			46A Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
<p><b>The erection of a new hardwood Orangery.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03700/HOUSE	H Broughton 10-01-2014	Cllr Mrs London	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Macdonald			3 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13

**Demolition of existing garage and utility extension. The erection of a new two storey extension to side and front elevations, single storey extensions to side and rear elevations. Re-forming roof with addition of two dormer windows to provide rooms in the roof and changes to fenestration.**

**Sevenoaks Town Council recommended refusal due to overdevelopment of the site. //Cllr Busvine abstained from discussion and voting//**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03721/HOUSE	J Russell 20-01-2014	Cllr Piper	Mr M Batchelor 01689 83
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wild			75 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/14

**Erection of two dormer windows. ,**

**Sevenoaks Town Council recommended approval.**