

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 9th June 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Present
Cllr C L L Baker	Present	Cllr R M C Hogarth - Chairman	Present
Cllr N J L Busvine OBE	Arr:7:03	Cllr Mrs M A London	Present
Cllr J M Canet	Apologies	Cllr R J Parry	Arr:7:07
Cllr G R S Clack	Apologies	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Apologies	Cllr P E Towel - Vice Chairman	Present
Cllr Mrs A E Dawson	Arr:7:12	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

33 REQUESTS FOR DISPENSATIONS

No requests were received.

34 DECLARATIONS OF INTEREST

Cllr Mrs Walshe declared an interest in item (6) Highways as a governor of St John's CofE School.

Cllr Mrs Dawson declared a non-pecuniary interest in item 5(b) Gypsy and Traveller Plan Site Options

35 MINUTES

The minutes of the meeting held on the on the 27th May 2014 were approved and signed.

It was noted that a formal complaint had been s concerning public representation at the meeting.

36 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 5th June 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/01586/WTCA	Austens High Street	Thin 1 Copper Beech tree by 15%	Arnold
//Chairman's Action//				
ii.	14/01556/WTCA	Cavendish House, Clenches Farm Road	Remove existing Thuja hedge on the western boundary and replace	Eyre

			with new Carpinus betulus Fastiata Frans Fontaine 2.4m high planted at 1.5m centres. Work to be completed in next planting season.	
Sevenoaks Town Council recommended approval subject to a condition requiring any trees which die within 5 years to be replaced.				
iii.	14/01531/WTPO	79A Kippington Road	Crown raise 1 Beech	Piper
Sevenoaks Town Council recommended approval.				
iv.	14/01544/WTPO	21 Grassy Lane	Reduce overall by approximately 25% to various trees	Parry
Sevenoaks Town Council recommended approval.				
v.	14/01603/WTCA	60 The Drive	Cotoneaster on lefthand side by entrance gate - To remove the tree and grind out the stump, to prevent damage to wall and driveway. Holly & 2 x Cypress trees on right hand side by entrance gate - To reduce the height of the trees by approximately 2.5m to the previous pruning points, to maintain the trees at a manageable size.	Arnold
//Chairman's Action//				
vi.	14/01641/WTPO	Woodlands, Grassy Lane	Reduce crown to 1 Beech tree by 25%. Reduce crown to 1 Maple tree by 30% (WTPO)	Piper
Sevenoaks Town Council recommended approval.				

37 CONSULTATIONS

(a) The Committee received and considered the Sevenoaks District Council consultation on the Statement of Community Involvement in Planning.

It was **RESOLVED that** the Town Council responds requesting "Town Partnerships" be added to the list of organisations on Page 22, and that section 3 be modified to include detail on the methods by which members of the public can engage with:

- Town and Parish Councils
- Their local District members
- Planning Officers at the District Council

(b) The Committee received and considered the Sevenoaks District Council consultation on the Gypsy and Traveller Plan site options.

It was **RESOLVED that** comments from individual Councillors be forwarded to the Clerk and brought back for discussion at the next Planning Committee meeting.

38 HIGHWAYS

The Committee received and noted the proposed no stop restrictions outside of St John's CofE Primary School.

It was **RESOLVED that** a letter be sent to the head teacher of St John's inquiring whether funds identified for the recruitment of a crossing guard would now be spent and suggesting that the school contact Sevenoaks County primary who have such a scheme in place.

39 PLANNING APPLICATIONS

The the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 5th June 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

40 PRESS RELEASE

None

The meeting closed at 8:30pm

CHAIRMAN

Planning Applications Considered

Applications considered on 9-6-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00797/HOUSE	H Broughton 06-06-2014	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Haselden			64 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/14
Erection of a log cabin.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01137/HOUSE	H Broughton 12-06-2014	Cllr Baker	Mr K Mulvany 07817 7618
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Harker			59 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/14
Erection of a detached garage to side.				

Sevenoaks Town Council recommended refusal as the siting of the garage in front of the building line is contrary to advice set out in both the Residential Extensions SPD and the Residential Character Area Assessment SPD.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01218/HOUSE	H Broughton 12-06-2014	Cllr Towell	Mr L Hutchinson 424047
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Drewitt			168 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/14
The erection of a part single/part two storey rear extension.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01259/HOUSE	Mr M Holmes 18-06-2014	Cllr Mrs Dawson	Mr Kwok Lau 01892 5489
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Lane			49 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/14
The erection of a single storey rear extension.				

Sevenoaks Town Council recommended refusal on the following grounds:

1. The proposal forms an over intensive development of the site
2. The proposal would result in an unacceptable level of outdoor amenity space
3. The proposal would set an undesirable precedent for the other 2 houses in this group.
4. The proposal is contrary to the original conditions imposed when granting approval to the original development

Planning Applications Considered

Applications considered on 9-6-14

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01296/FUL	J Russell 06-06-2014	Cllr Clayton	Mr L Woodward 01959 56
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Ficken			121,123 And 125 Wickenden R	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/14
Demolition of 3 No existing retail units (converted garages) and erection of 2 No new retail units on the ground floor and a 2-bed residential unit on the first floor with garage to rear on the ground floor.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:

- 1. There will be no loss of amenity to flats over the shops to the west (on St John Hill) caused by formation of new roofs**
- 2. There will be no impact on the street scene cause by two story building forward of the buildings on either side**

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01312/HOUSE	H Tribe 13-06-2014	Cllr Mrs London	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Wood			40 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/14
Glazed walkway over rear steps to give covered access to the existing lower ground floor, and forming an opening in an internal wall at ground floor level.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01439/FUL	J Russell 13-06-2014	Cllr Busvine	Mr G Rix 02086 602571
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Miles		Glendale	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/14
Demolition of the existing house and the erection of a replacement.				

Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied that the proposed works are acceptable.

Planning Applications Considered

Applications considered on 9-6-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01452/FUL	Mr M Holmes 09-06-2014	Cllr Eyre	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ashdown			37 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/14
Demolition of the existing detached dwelling and the construction of a replacement detached property, along with the subdivision of the plot and the construction of a new detached property and new garage. Installation of six solar panels on each property's South Elevations.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01477/FUL	Mr M Holmes 18-06-2014	Cllr Piper	Mr E Brechtmann 01568 700750
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Naylor-Perrott			37 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/14
Demolition of existing house and construction of replacement dwelling.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01494/FUL	J Russell 12-06-2014	Cllr Clack	Mr N Bird 02075 805 152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Doubleday-Potts			6 Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/14
The construction of a new four-bedroom dwelling to the north-east of the existing dwelling (6 Hollybush Close)				

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to:

a) The planning officer being satisfied that:

- 1. There will be no loss of amenity to neighbouring properties**
- 2. The proposal will not be overbearing**
- 3. The design and materials used are in keeping with other houses in the Close**
- 4. The proposals are in line with guidance set out in the Residential Character Area Assessment SPD**

b) The Arboricultural Officer being satisfied that the proposed planting scheme mitigates any impact from the loss of existing trees on site

c) A suitable affordable housing contribution being secured.

Planning Applications Considered

Applications considered on 9-6-14

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01511/HOUSE	H Broughton 10-06-2014	Cllr Parry	Browitt & Smith 451261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Harvey			1 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/14
Erection of a two storey side extension.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01518/FUL	J Russell 17-06-2014	Cllr Eyre	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Newman		Land North East To	96 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/14
Erection of detached two bedroom dwelling with landscaping, parking and utilising existing improved access serving No. 96 Weald Road.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01527/FUL	Mr M Holmes 17-06-2014	Cllr Mrs London	Mr D Pope 0207 837447
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Development Securities (Sevenoaks Ltd)		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/14
Erection of 4 new dwellings at roof level, changes to elevations including projections at the front of the existing building, and associated landscaping.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01528/HOUSE	N Thompson 13-06-2014	Cllr Raikes	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Webster			64 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/14
Single storey side extension with four roof lights, part-single part-two storey rear extension and dormer extension with side facing window.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-6-14

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01532/HOUSE	J Russell 17-06-2014	Cllr Mrs Dawson	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Korvin			12 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/14
Erection of a two storey side extension and alterations to fenestration including new sliding doors to South/East elevation.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01538/HOUSE	A Seare 13-06-2014	Cllr Busvine	Mr M Smith 02086 70077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Allen			49 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/14
Loft extension within permitted development guidance, with exception of clear glazed opening windows to side return elevation.				

Sevenoaks Town Council recommended refusal on the following grounds:

1. The proposal is out of keeping with the Conservation Area
2. Loss of amenity to neighbouring properties through overlooking
3. Overbearing and unsympathetic design.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01570/FUL	Mr A Byrne 19-06-2014	Cllr Mrs London	Mrs M Myall 07866 77052
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Laurillard			3C Dorset Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/14
Repaint the shopfront. Replace main sign & canopy. Add new projecting sign				

Sevenoaks Town Council recommended approval.

//Informative: Sevenoaks Town Council noted the ongoing issue with rubbish being stored outside of this premise and requested that alternative arrangements for inside storage be investigated//

Planning Applications Considered

Applications considered on 9-6-14

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01571/ADV	Mr A Byrne 19-06-2014	Cllr Mrs London	Mrs M Myall 07866 77052
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Laurillard			3C Dorset Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/14
Main sign above the door, New non illuminated projecting sign and retractable canvas canopy with the company Logo.				

Sevenoaks Town Council recommended approval.

//Informative: Sevenoaks Town Council noted the ongoing issue with rubbish being stored outside of this premise and requested that alternative arrangements for inside storage be investigated//

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01573/HOUSE	J Russell 18-06-2014	Cllr Clack	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Cuthbert		Wisechoice Kitchens & Bathroo	88 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/14
Erection of single storey rear extension.				

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01574/LBCALT	Mr M Holmes 19-06-2014	Cllr Mrs Walshe	Mr T Caney 07890 26492
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Walters			2 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/14
Minor alterations to basement, to include: Removal and replacement of external window (like for like). Removal of internal window and replace with oak panelling. Removal of concrete stairs and replace with brick/oak to match existing. Removal of section of brick wall. Install new glass door and panel. Replacement of tile floor with oak boards.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the details.

Planning Applications Considered

Applications considered on 9-6-14

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01588/FUL	J Russell 19-06-2014	Cllr Parry	Mr R Ranson 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr McClinton		Ashgrove Farm	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/14
Demolition of two existing dwellings and associated outbuildings, and construction of two replacement dwellings - one 5 bed detached house with attached double garage and 10 Solar panels to West elevation, and one 3 bed detached cottage with integral single garage and 6 Solar panels to South elevation.				

Sevenoaks Town Council recommended refusal on the grounds that:

- 1.The proposal represents an overdevelopment of the site**
- 2.The proposal would be unneighbourly**
- 3.The proposal would constitute inappropriate development in the Green Belt**

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01601/FUL	J Russell 23-06-2014	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Terry			142-146 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/06/14
Change of use of retail property (ground floor) from A1 to A2/D1 use				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01605/FUL	Mr M Holmes 20-06-2014	Cllr Baker	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Stewart		Cadplan	18-20 Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/14
Change of use of the property from Office use to Residential use as a single family dwelling.				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01611/HOUSE	J Russell 20-06-2014	Cllr Eyre	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Rose			74 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/06/14
Erection of a single storey extension to front garage.				

Sevenoaks Town Council recommended refusal as the extension to the front projection of the garage would be sited in front of the building line resulting in a detrimental impact to the street scene, contrary to guidance set out in the Residential Extensions SPD and Residential Character Area Assessment SPD.

Planning Applications Considered

Applications considered on 9-6-14

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01613/FUL	Mr A Byrne 20-06-2014	Cllr Busvine	Robinson Escott 01689 8 66224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Epicurus House Ltd		Epicurus House	1-3 Akehurst Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/06/14
Extensions, External alterations and Re-modelling.				

Sevenoaks Town Council recommended approval.