

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 18th August 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Present	Cllr R M C Hogarth - Chairman	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Apologies
Cllr J M Canet	Present	Cllr R J Parry	Apologies
Cllr G R S Clack	Arr:7:40	Cllr R L Piper	Apologies
Cllr A S Clayton	Present	Cllr S G Raikes	Apologies
Cllr Mrs M E Crabtree	Present	Cllr P E Towel - Vice Chairman	Arr:7:02
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

127 **REQUESTS FOR DISPENSATIONS**

No requests had been received.

128 **DECLARATIONS OF INTEREST**

None

129 **MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on the 4th August 2014 be approved and signed subject to the following amendments:

- i. Minute 123 be amended to read "...**Tubs Hill**..."
- ii. Planning application 12 to read "...**Woodland Rise**..."

130 **TREE WORK**

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 14th August 2014 and it was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/02386/WTCA	22 Gordon Road	Removal of 2 Christmas trees and 1 Ash Tree	Arnold
Sevenoaks Town Council requested that this application be referred to the Arboricultural Officer				
ii.	14/02467/WTPO	8 Plymouth Drive	Fell two Cypress trees and one Elder tree	Arnold
Sevenoaks Town Council recommended approval for the felling of trees C and D, and refusal for tree B.				
iii.	14/02497/WTPO	Brackley House, 13 South Park	Various works to trees TPO	Busvine
Sevenoaks Town Council recommended approval.				

131 **CONSULTATIONS**

The Committee considered an email from the Kent Association of Local Councils concerning a DCLG Technical Consultation on planning.

It was **RESOLVED that** comments be drafted by Cllrs Clayton, Hogarth, and Towell and brought back to a future Planning Committee meeting for approval.

132 M25 SLIPS

The Committee considered an update from KALC on proposals for East facing M25 slips in the vicinity of J5.

It was **RESOLVED that** a contribution of £750 be made towards the cost of an economic benefits study on east facing slips in an appropriate place in the vicinity of Junction 5 of the M25 on the understanding that the study would consist of a balanced assessment of the benefits, funds to be taken from the Planning Committee's "professional fees" budget.

133 ASSOCIATION OF TOWN AND CITY MANAGEMENT, MANAGEMENT OF TOWN AND CITY CENTRES MANIFESTO

The Committee received and considered ATCM's Management of Town and City Centres Manifesto.

It was **RESOLVED that** a request be made for a dedicated section on the needs of market towns.

134 APPEALS

The Committee noted the inspector has dismissed the following appeals (copy attached):

- i. 14/2216596 – Blighs Meadow Shopping Centre, Blighs Meadow

135 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 14th August 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

136 PRESS RELEASE

None

The meeting closed 7:45pm

CHAIRMAN

Planning Applications Considered

Applications considered on 18-8-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01618/ADV	Mr A Byrne 29-08-2014	Cllr Busvine	Jonathan Hoban
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Marks And Spencer PLC		Marks And Spencer	66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/14

Installation of 4 fascia signs (3 illuminated).

SE/14/01618/ADV - Amended plan

Amended proposal description:

Installation of 4 illuminated fascia signs.

Please note consent is sought for all 4 fascia signs to be illuminated, not 3 as originally described.

Amended Plan received by STC 15-08-14 (Information Only):

Please note that the adverts on the north and west elevations of the building are now shown to be non-illuminated.

Sevenoaks Town Council recommended refusal on the following grounds:

1. Detrimental impact on the Street Scene
2. Internally illuminated signage is contrary to guidance set out in the Bligh's signage guide.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01658/HOUSE	H Broughton 20-08-2014	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr Kalairajah			23 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/14

Erection of a first floor front and side extension (with Juliet balcony to rear elevation) over an existing ground floor extension. Construction of front gable to existing frontage and increase of existing ridge height to front roof projection.

SE/14/01658/HOUSE - Amended plan

Revised drawings received 23.07.14

Amended proposal description:

Erection of a first floor front and side extension (with Juliet balcony to rear elevation) over an existing ground floor extension. Construction of front gable to existing frontage and increase of existing ridge height to front roof projection. Increase in size of conservatory and height of single storey rear extension with piers above (revised application to 13/02048/HOUSE).

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-8-14

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01845/FUL	Mr A Byrne 27-08-2014	Cllr Busvine	Mr K Elliot 01227 762060
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Bradfield		Laurie House	Rockdale Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/14
Replacement of existing timber and upvc windows with new timber sash and casement windows.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01939/FUL	J Russell 25-08-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Woodside Private Road Ltd		Street Record	Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/08/14
Installation of solar powered traffic control barrier, lane narrowing & addition of post mounted "gated road" sign at western end of Woodside Road.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01939/FUL	J Russell 29-08-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Woodside Private Road Ltd		Western Access Gate	Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/14
Installation of solar powered traffic control barrier, lane narrowing & addition of post mounted "gated road" sign at western end of Woodside Road.				
SE/14/01939/FUL - Amended plan				
Site address clarification				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02088/HOUSE	H Broughton 29-08-2014	Cllr Parry	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Wood			14 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/14
Loft conversion with front and rear dormers.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-8-14

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02101/LBCALT	Mr M Holmes 26-08-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H Fawbert		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/14
Replacement of the current tower clock dials.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02170/HOUSE	H Broughton 28-08-2014	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Ridler			152 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/14
Demolition of existing garage and erection of a two storey side and single storey rear extension.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02180/MMA	H Broughton 27-08-2014	Cllr Eyre	Mr S Coleman 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rowbotham			85 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/14
Minor material amendment to application SE/12/00697/HOUSE (Erection of a single storey side extension. Erection of a two storey link from the existing house to the existing garage. Installation of rooflights. Alterations to fenestration and internal reconfiguration of existing dwelling. Raised terrace on ground floor) to omit the single storey element.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02282/HOUSE	H Weston 20-08-2014	Cllr Canet	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Oprea			5 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/14
Demolition of existing conservatory; erection of single storey side and rear extension; conversion of loft space into rear habitable room with staircase access; insertion of dormer window to rear elevation.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.Contrary to guidance set out in the Residential Character Area Assessment
- 2.Detrimental impact on the Street Scene
- 3.Detrimental impact on the amenity of neighbouring properties.

Planning Applications Considered

Applications considered on 18-8-14

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02288/FUL	J Barlow 18-08-2014	Cllr Mrs Dawson	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Carlton Mews Ltd		C Bolter Ltd, Carlton Works	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/14
Conversion of the existing warehouse building into 8 no. residential apartments.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02347/HOUSE	H Weston 21-08-2014	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Wood			24 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/14
Proposed roof and ground floor extension to side elevation to include a new bedroom and bathroom at first floor and existing side window to be replaced by a door and removal of existing chimney.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02363/ADV	H Tribe 27-08-2014	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks IBC Ltd		Sevenoaks Indoor Bowls Centr	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/14
Relocate an existing signpost and display two banners from railings.				

Sevenoaks Town Council recommended approval for replacement of the existing permanent signs provided the conservation officer is satisfied they are in keeping with the surrounding conservation area

Sevenoaks Town Council recommended refusal for making permanent the plastic banners hung from railings because in their current format they detract from the conservation area, look untidy, and distract attention of road users at a difficult road junction of Hollybush Lane, Avenue Road and Hollybush Close

Planning Applications Considered

Applications considered on 18-8-14

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02381/FUL	Mr A Byrne 27-08-2014	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/14
Erection of two storey side extension and alteration of the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover from Burntwood Road.				

//Chairman's Action//
Sevenoaks Town Council recommended approval for the extensions to the main building of 22 Burntwood Road and refusal for the proposed new dwelling on the grounds that the proposal would be contrary to the Residential Character Area Assessment and result in a loss of amenity to the neighbouring property Little Cedars.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02382/ADV	H Weston 22-08-2014	Cllr Busvine	Mr C Saunders 01580 24 4000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Green		Railway & Bicycle Apartments	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/14

Proposed Signs (non illuminated) to external brick piers and front of shop front.

11-08-14: Amendment received (Information Only)

The proposal has been amended for clarification:

Retention of Signs (non illuminated) to external brick piers and front of shop front

Sevenoaks Town Council recommended approval subject to a consistent approach being taken with any future application for other units.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02387/HOUSE	H Weston 27-08-2014	Cllr Raikes	Mr D Bottomore 01484 85 0570
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Weston			5 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/14

Erection of a rear extension with 3 velux windows and internal alterations.

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties.

Planning Applications Considered

Applications considered on 18-8-14

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02400/HOUSE	H Weston 25-08-2014	Cllr Parry	Mr R Fuggle 02082 53711
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Ganguli			33 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/14
Proposed first floor rear extension, conversion of garage into habitable room and internal alterations				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02448/CONVAR	Mr A Byrne 27-08-2014	Cllr Busvine	Mr J Quaife 01959 56387
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/14
Removal/variation of condition 3 (details of the foundation design) of Planning Permission SE/13/00018/FUL				

Sevenoaks Town Council recommended approval subject to suitable replacement trees.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02449/CONVAR	Mr A Byrne 27-08-2014	Cllr Busvine	Mr J Quaife 01959 56387
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/14
Removal/variation of condition 5 (landscaping/planting scheme) of planning permission SE/12/03004/FUL				

Sevenoaks Town Council recommended approval subject to suitable replacement trees.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02468/MMA	H Broughton 28-08-2014	Cllr Piper	Mr A Bussetil 01480 4949
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Lenhart			7 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/14
Minor material amendment to application reference SE/14/00412/FUL for the Demolition of existing dwelling and erection of two detached dwellings and two detached double garages; creation of new access and hardstanding, extension of original driveway, formation of hardstanding and landscaping. As amended by plans received 25th March. In order to erect a single storey orangery to the rear of approved dwelling on Plot 1.				

**//Chairman's Action//
Sevenoaks Town Council recommended approval.**

Planning Applications Considered

Applications considered on 18-8-14

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02469/FUL	N Thompson 28-08-2014	Cllr Eyre	Miss C Pegg 01619 5644 07
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MBNL		Telecommunications Mast e/o	Dibden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/14
The installation of a SAMO cabinet measuring 750x600x1980mm, on a like for like basis of the existing antennas and installation of 3 no. MHA's and associated development.				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02494/HOUSE	H Weston 28-08-2014	Cllr Clack	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Moseling			9 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/14
Erection of first floor extension with internal alterations.				

Sevenoaks Town Council recommended approval subject to the same conditions as the previous grant.