

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 24th November 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Present
Cllr C L L Baker	Apologies	Cllr R M C Hogarth - Chairman	Present
Cllr N J L Busvine OBE	Apologies	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Apologies
Cllr A S Clayton	Apologies	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Present	Cllr P E Towell - Vice Chairman	Arrived 7:03pm
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Arrived: 7:05pm

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

270 **REQUESTS FOR DISPENSATIONS**
No requests had been received or granted.

271 **DECLARATIONS OF INTEREST**
None

272 **MINUTES**
It was **RESOLVED** that the minutes of the meeting held on the on the 10th November 2014 previously approved at Council on the 17th November be received and signed.

It was noted that the recommendation for [10] 14/03283/HOUSE – 240 Seal Road should have read “subject to the retention of the front door as the sole primary entrance to the property”

273 **TREE WORK**
(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 20th November 2014 and it was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/03609/WTPO	27 Vine Court Road	Various works to trees	Walshe
Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied with the proposed works.				
ii.	14/03575/WTPO	Woodlands, 140A London Road	Dismantle Monterey Cypress tree to ground level	London
Sevenoaks Town Council recommended approval.				
iii.	14/3623/WTCA	Aston House, 140 Kippington Road	Fell to near ground level 2 Cupressus Macrocarpa ‘goldcrest’	Parry
Sevenoaks Town Council recommended approval.				

(b) The Committee received and considered a report on the Town Council's handling of tree work applications:

It was **RESOLVED that**:

- The updated protocol for the handling of tree work application outlined in the report be adopted subject to further discussion at full Council
- A recommendation be made to full Council for the updating of the Planning Committee's Standing Orders to permit representation on tree work applications to be made under 'Chairman's Action'
- A letter be sent to Richard Morris (CCed to Portfolio Holder for Local Planning and Environment) requesting that SDC implement a 1 week grace period before making a determination on tree work applications to allow an opportunity for the Town Council / Local Residents to object to applications.
- An invitation to a future planning meeting be extended to the Arboricultural Officer to outline Sevenoaks District Council's procedures for the consideration of tree work applications

274 HIGHWAYS

(a) The Committee received and considered a letter from a member of the public concerning traffic conditions on St Johns Hill.

It was **RESOLVED that** a request be made for the letter to be considered by the Joint Transportation Board and the member of the public updated.

(b) The Committee received and considered letter from the Friends of Bat & Ball group to Kent Highways and Transportation concerning signage to Bat & Ball Station.

It was **RESOLVED that** a response to the letter be awaited and brought back to the Planning Committee for further consideration in appropriate.

(c) The Committee received and considered the Kent Highways and Transportation survey 2014.

It was noted that when Kent County Council were made aware of specific issues they were typically rectified in a timely manner, Councillors were urged to directly report any highway issues via the KCC online tracker:

<http://www.kent.gov.uk/roads-and-travel/report-a-problem>

or by calling 03000 41 81 81.

It was **RESOLVED that** comments made at the meeting be encompassed in the Town Council's response to the survey, to be finalised by the Town Clerk and Chairman of Planning.

275 SEVENOAKS DISTRICT AUTHORITY MONITORING REPORT

The Committee received and considered a request for assistance with Sevenoaks District Council's Annual Authority Monitoring Report.

It was **RESOLVED that** the request for additional information on Sevenoaks District Council's current list of facilities be reiterated.

It was queried whether other departments within Sevenoaks District Council or Kent County Council would have an authoritative list of the information being sought e.g. Businesses, Health Providers, School Provision

276 REPRESENTATION AT DEVELOPMENT CONTROL MEETING

The Committee considered sending a representative to the Sevenoaks District Council Development Control Committee meeting on 27th November 2014, 7pm, SDC Offices, to speak on the following application(s):

- i. 14/02811/FUL – 96 Oakhill Road

It was **RESOLVED that** Cllr Piper be asked to attend the meeting and speak as the Town Council's representative.

277 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 20th November 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

278 PRESS RELEASE

None

The meeting closed 7:57pm

CHAIRMAN

Planning Applications Considered

Applications considered on 24-11-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01658/HOUSE	H Broughton 02-12-2014	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>
				13/11/14

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).

SE/14/01658/HOUSE - Amended plan

Revised existing and proposed plans and elevations received 06.11.14

Revised 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) (this part retrospective).

Sevenoaks Town Council recommended approval.

//Informative: Sevenoaks Town Council requests that the applicant be reminded there is no right of access across common land to perform these works//

Planning Applications Considered

Applications considered on 24-11-14

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02059/FUL	J Russell 04-12-2014	Cllr Piper	Mr M Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hammond		New Beacon School	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/14
<p>Demolition of Existing Changing Hut, Equipment Stores and Viewing Gallery. Extension of existing Sports Hall and Changing Rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees.</p> <p>SE/14/02059/FUL - Amended plan</p> <p>Amended and reduced proposal submitted.</p> <p>Demolition of Existing Changing Hut, Equipment Stores and Viewing Gallery. Extension of existing Sports Hall and Changing Rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees.</p>				

<p>Sevenoaks Town Council recommended refusal due to the site's Green Belt location:</p> <p>1.No need has been established for providing these facilities for a school of only 400 pupils and 38 sports groups in the Green Belt</p> <p>2.The 'very special circumstances' have been extended to cover the 38 sports clubs rather than the needs of the school</p> <p>3.Excessive bulk and scale of the development within the Green Belt</p> <p>4.There are no plans included within the application dated later than Feb 2014</p> <p>Sevenoaks Town Council requested this application be determined by the Development Control Committee rather than under delegated authority.</p> <p>//Informative: Sevenoaks Town Council has been informed by sporting organisations that it appears the proposed facilities do not meet the minimum required standards of sporting organisation governing bodies, if this statement is accurate it would severely limit the community benefit of this development//</p>				
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3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02593/FUL	H Broughton 03-12-2014	Cllr Busvine	Mr R Fender 01883 7303
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davis		Flat 1	120 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/11/14
<p>Single storey ground floor temporary structure (3 years) to rear of 120 London Road to be used as office accommodation (Retrospective).</p> <p>SE/14/02593/FUL - Amended plan</p> <p>Certificate B has now been signed and dated.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-11-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03235/FUL	J Russell 03-12-2014	Cllr Mrs London	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dias		Denal Marine Consultants Ltd	156 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/11/14
<p>Demolition of the existing office building and the construction of a new mixed use development, comprising office space and three residential flats.</p> <p>SE/14/03235/FUL - Amended plan</p> <p>Amended Red Line plans now received</p>				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03291/FUL	Mr M Holmes 24-11-2014	Cllr Hogarth	Robinson Escott 01689 8 26224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks)		Prospect Cottage	43 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/14
<p>Demolition of the existing two bedroom dwelling with double integral garage. Erection of a detached five bedroom dwelling with lower ground floor, with integral garage, ground and first floor roof space accommodation. Revised access arrangements.</p> <p>SE/14/03291/FUL - Amended plan</p> <p>Bulk and height of proposed house reduced from original plans submitted.</p>				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03386/FUL	J Russell 05-12-2014	Cllr Mrs London	Mrs T Dixon 01227 45669
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cullum White Properties LLP		Chantry Medical Practice	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/14
<p>Revisions to approved scheme (reference SE/07/01359) comprising internal alterations and subdivision of top floor flat to create 2 flats in place of existing one.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- There is currently insufficient parking on site to accommodate the needs of existing residents and visitors, the additional flat would further increase the demand for spaces
- Overdevelopment of the site

//Cllr Mrs Walshe abstained from voting//

Planning Applications Considered

Applications considered on 24-11-14

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03394/FUL	Mr A Byrne 26-11-2014	Cllr Eyre	Miss G Liu 02075 561500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Oates		Beadle House	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/14
Proposed alterations to external cladding, ground floor infill extension and erection of fencing for a bin storage.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03451/HOUSE	H Broughton 02-12-2014	Cllr Parry	Mr J Ashton 02087 35536
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M O'Brien			46 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/11/14
Demolition of existing wine cellar. Erection of a single storey rear extension and first floor extension to side and rear with the addition of a roof terrace at first floor. Extension to front elevation to form porch. Conversion of loft into habitable accommodation. Modification to the rear roof form and alterations to fenestration.				

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

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03465/HOUSE	Mr M Holmes 27-11-2014	Cllr Busvine	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Lumley			5 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/14

Alteration to form an opening in Garden Wall.

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied the proposal will not have a detrimental impact on the setting of the conservation area.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03466/LBCALT	Mr M Holmes 27-11-2014	Cllr Busvine	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Lumley			5 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/14

Alteration to form an opening in Garden Wall.

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied the proposal will not have a detrimental impact on the setting of the conservation area.

Planning Applications Considered

Applications considered on 24-11-14

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03478/HOUSE	H Weston 28-11-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Lea			10 Thicketts	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/14
Demolition of attached garage. Erection of a two storey side extension, and erection of single storey side extension. Infill of porch with roof canopy and first floor extension to front elevation. First floor rear projection and new chimney.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03498/FUL	Mr M Holmes 01-12-2014	Cllr Parry	Mr S McKay 07842 94554
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd		Aldington	53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/14
Retention of existing dwelling; erection of one detached property to the rear, with associated hard and soft landscaping works.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03523/FUL	J Russell 02-12-2014	Cllr Eyre	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown			39 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/11/14
Demolition of existing dwelling & construction of replacement with associated parking.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03571/HOUSE	Mr M Holmes 04-12-2014	Cllr Raikes	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tarasheva		Wellingtonia	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/14
Erection of extension to entrance hall, together with the conversion of existing garage to habitable accommodation, and external alterations. Erection of new detached double garage.				

Sevenoaks Town Council did not object to the conversion of the existing garage to residential use however recommended refusal of the replacement garage on the following grounds:

- 1. Injurious to the street scene**
- 2. Contrary to guidance set out in the Residential Character Area Assessment SPD – HO2**
- 3. Would necessitate the loss of a tree contributing to the character of the area**