

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 22nd December 2014 at 7:30pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Apologies
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	Apologies	Cllr R J Parry	Apologies
Cllr G R S Clack	Present	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Present	Cllr P E Towell - Vice Chairman	Apologies
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Also in attendance:

Town Clerk
Assistant Town Clerk

John Morrison of Sevenoaks Cycle Forum gave a 30 minute presentation on cycling in Sevenoaks prior to the commencement of the meeting.

PUBLIC QUESTION TIME

None

320 REQUESTS FOR DISPENSATIONS

No requests had been received or granted.

321 DECLARATIONS OF INTEREST

Cllr Hogarth declared a non-pecuniary interest in planning application:
[7] 14/03693/FUL – 73 Dartford Road

322 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on the 8th December 2014 be received and signed.

323 COMMUNICATIONS

(a) The Committee received and considered a letter from Gatwick Airport regarding community engagement.

It was **RESOLVED** that the Town Council respond welcoming the opportunity to engage, and that the Chairman, or in his absence, the Vice Chairman attend the proposed meetings. It was noted that Sevenoaks Town Council should take this opportunity to engage with the airport over the current situation rather than solely focusing on proposals for a second runway.

(b) The Committee received and noted a map of KCC snow clearance routes.

324 PLANNING APPLICATIONS

(a) The Committee received and noted the list of planning applications processed under Chairman's action

(b) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 18th December 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

325 PRESS RELEASE

It was **RESOLVED that** a press release be issued on Sevenoaks Town Council's support of the Sevenoaks District Cycle Strategy as part of the emerging Neighbourhood Development Plan.

326 PROCEDURES FOR HOLIDAY PERIOD

It was noted that the agenda for the meeting to be held 5th January 2015 would be circulated on the 23rd December 2014, and a final list of applications to be considered would be published on the 2nd January 2015.

The meeting closed 8:10pm

CHAIRMAN

Planning Applications Considered

Applications considered on 22-12-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02652/FUL	Mr A Byrne 05-01-2015	Cllr Busvine	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Vine Construction Ltd			139 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/12/14

Demolition of existing mixed use building and development of 8 no. residential apartments with undercroft parking and associated landscaping.

SE/14/02652/FUL - Amended plan

Amendments include: reduction in building footprint, to set front elevation further back into site and reduction in height and eaves of building.

Amended proposal description:

Demolition of existing mixed use building and development of 8 no. residential apartments with undercroft parking and associated landscaping, as amended by revised plans received on 12.12.14.

Sevenoaks Town Council recommended approval

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02955/HOUSE	H Broughton 15-12-2014	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>
				25/11/14

Erection of a single storey extension (800mm) to front garage.

SE/14/02955/HOUSE - Amended plan

Resubmitted drawing: existing and proposed side (south) elevations.

Sevenoaks Town Council recommended refusal on the grounds that permission has previously been refused for extensions closer to the road and this application seeks to circumvent this.

Planning Applications Considered

Applications considered on 22-12-14

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03237/HOUSE	H Weston 01-01-2015	Cllr Clack	Mr J Osher 700476
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Powell			7 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/14
<p>Demolition of existing double garage and workshop. Erection of two storey side extension and loft conversion.</p> <p>SE/14/03237/HOUSE - Amended Consultation (Information Only) received from SDC 20-10-14</p> <p>Proposal description amended to include the words 'as granny annex':</p> <p>Demolition of existing double garage and workshop. Erection of two storey side extension as granny annex and loft conversion.</p> <p>SE/14/03237/HOUSE - Amended plan</p> <p>Existing and proposed North Elevation received.</p> <p>Amended proposal description:</p> <p>Demolition of existing double garage and workshop. Erection of two storey side extension as granny annex and loft conversion. The addition of a roof slope to existing single storey rear extension.</p>				

Sevenoaks Town Council recommended approval

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03451/HOUSE	H Broughton 11-12-2014	Cllr Piper	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>
				25/11/14
<p>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.</p> <p>SE/14/03451/HOUSE - Amended plan</p> <p>Amended front elevation to show flat roof of rear extension. Received (by SDC) 20.11.14</p>				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 22-12-14

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03628/LBCALT	H Weston 12-12-2014	Cllr Mrs Walshe	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Langley-Evans			52 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/11/14
Partial demolition of internal partition wall to create kitchen/ dining room.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposals

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03664/FUL	J Russell 24-12-2014	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			37 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/14
Demolition of the existing detached property and the erection of a replacement detached dwelling, and the sub-division of the plot and the construction of a new adjacent detached property.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- Insufficient amenity space for future occupants
- Potential overlooking of no.39 Oakhill road from the elevated terrace
- Contrary to guidance set out within the Residential Character Area SPD
- The design statement's claim that the development has 'designed with authentic Georgian proportions, grandeur and elegance' is troubling giving the relatively modest size of the resultant plots when compared to the surrounding area

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03693/FUL	H Weston 30-12-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Etherington			73 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/14

Erection of a two storey rear extension with new external stairs and a two storey side extension creating new entrance to dwelling 73 Dartford Road. Alterations to fenestration and internal re-organisation. New stairs to front elevation to replace those existing, allowing access to separate dwelling at 73A Dartford Road. Resurfacing of carpark area to front.

Sevenoaks Town Council recommended refusal unless Kent Highways is satisfied there will be no detrimental impact on the parking situation in the surrounding area in addition the Town Council regrets the loss of employment space.

Planning Applications Considered

Applications considered on 22-12-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03699/FUL	H Broughton 25-12-2014	Cllr Canet	Mr G Burn 07815 133732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Barker		Land To The South Of	109 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/14
The erection of an end of terrace dwelling within the curtilage of 109 Cramptons Road.				

Sevenoaks Town Council recommended approval

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03711/HOUSE	H Broughton 24-12-2014	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thomson			26 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/14
Demolition of the existing detached garage and the construction of a new detached garage with accommodation in the roof.				

Sevenoaks Town Council recommended approval

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03722/HOUSE	Mr M Holmes 24-12-2014	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Wright			31 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/14
Reduction in height of existing hipped roof over breakfast room to part-pitched roof; erection of single-storey rear extension with lantern roof light; insertion of new window at first floor level; conversion of existing garage store to gym with insertion of new dormer window.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighboring properties.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03731/HOUSE	H Weston 24-12-2014	Cllr Clack	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Barlow			10 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/14
Conversion of loft to living accommodation with rear dormer and two roof lights to front elevation.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 22-12-14

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03746/HOUSE	H Weston 29-12-2014	Cllr Hogarth	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Gilmartin			109 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/14
Loft extension and replacement of garage door with a window. New clay hung peg tiles. Installation of three velux windows. New dormers with decorative barge boards to rear elevation. Roof alterations.				

Sevenoaks Town Council recommended approval

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03765/HOUSE	H Weston 25-12-2014	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Warren			25 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/14
Demolition of utility room and the erection of a single storey rear extension with lantern light, patio area and the conversion of part of the garage to a playroom with new pitched roof over garage and playroom.				

Sevenoaks Town Council recommended approval

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03776/HOUSE	H Weston 30-12-2014	Cllr Raikes	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Jepps			9 Lyle Park	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/12/14
Conversion of existing garage into kitchen. Erection of garage to side elevation and addition of hardstanding to front creating new parking spaces. Addition of raised paving to rear elevation with glass roof. ,				

Sevenoaks Town Council recommended approval subject to the retention of current landscaping (hedging)

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03809/HOUSE	H Broughton 31-12-2014	Cllr Hogarth	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hitchens		Woodside Lodge	21 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/12/14
Erection of part single part two storey extension to front and first floor extension to side elevations. Erection of pitched roof over existing front porch flat roof. Alterations to fenestration (Variation to previously approved application SE/14/00745/HOUSE with fenestration and roof alterations and reduction of 1st floor area).				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 22-12-14

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03823/FUL	J Russell 31-12-2014	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 Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/14
Demolition of 3 No existing retail units (converted garages) and erection of 1No new retail unit on the ground floor and a 2-bed residential unit on the first floor with parking to the front.				

Sevenoaks Town Council recommended refusal on the grounds that the loss of dedicated parking compared to the existing permission will give rise to loss of existing shoppers parking for the retail units in an area where there is already a parking shortage. If the District Council is minded to approve it should only be if a plan can be shown which preserves the use of shoppers parking.

//informative: as part of the regeneration of the wider area it is vital that the levels of car parking space available to shoppers is maintained//

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03847/MMA	Mr M Holmes 02-01-2015	Cllr Clack	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Tyler			11 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/12/14
Minor material amendment to approved application reference SE/14/00660/HOUSE for the erection of a two storey rear extension to lower ground & ground floor. To enlarge dormer windows to front and rear elevations at 2nd floor. Changes to external fenestration to show the insertion of 2no high level windows on the lower ground floor.				

Sevenoaks Town Council recommended approval