

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 30<sup>th</sup> March 2015 at 7pm

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**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>Chairman</b>	<b>Present</b>
Cllr N J L Busvine OBE	<b>Present</b>	Cllr Mrs M A London	<b>Left 8:00pm</b>
Cllr J M Canet	<b>Present</b>	Cllr R J Parry	<b>Arrived: 7:15pm</b>
Cllr G R S Clack	<b>Present</b>	Cllr R L Piper	<b>Present</b>
Cllr A S Clayton	<b>Present</b>	Cllr S G Raikes	<b>Apologies</b>
Cllr Mrs M E Crabtree	<b>Apologies</b>	Cllr P E Towell - <b>Vice Chairman</b>	<b>Present</b>
Cllr Mrs A E Dawson	<b>Apologies</b>	Cllr Mrs P C Walshe	<b>Present</b>

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
2 Members of the public

**PUBLIC QUESTION TIME**

None

436 **REQUESTS FOR DISPENSATIONS**

None

437 **DECLARATIONS OF INTEREST**

Cllr Hogarth declared a disclosable pecuniary interest and abstained from discussion and voting on planning application:  
[5] 15/00574/FUL – 71 Dartford Road

438 **MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on 16<sup>th</sup> March 2015 be approved and signed.

439 **SEVENOAKS DISTRICT TOWN AND PARISH PLANNING FORUM**

(a) The Committee received and considered a summary of items covered as part of the Town and Parish Planning Forum.

It was requested that an electronic link to new planning policy documents be circulated to all Councillors.

(b) The Committee received and noted the slides used at the Town and Parish Planning forum.

440 **PLANNING APPEALS**

The Committee considered supporting Sevenoaks District Council on the following appeal:

- i. 15/3002219 – 1 Pinewood Avenue

It was **RESOLVED** that Sevenoaks Town Council support Sevenoaks District Council's refusal of this application by means of written representation.

441 ROAD CLOSURES

The Committee receive and noted the following road closure notices:

- i. Hillingdon Avenue
- ii. Ashgrove Road

442 PLANNING APPLICATIONS

(a) The Committee received and noted the schedule of comments forwarded to Sevenoaks District Council under Chairman's Action.

(b) The meeting was adjourned to enable members of the public to speak for 3 minutes on the following applications:

- I. [3] 15/00522/FUL – Sevenoaks School, High Street - FOR

(c) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 26<sup>th</sup> March 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

443 PRESS RELEASE

None

The meeting closed at 8:14pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 30-3-15

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01562/OUT	M Holmes 27-02-2015		Jennifer Ross
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Life		Wilderness House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/15

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (class C2). Conversion of the existing grade II listed Wilderness House to provide extra care accommodation (class C2) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 128 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/14/01562/OUT - Amended plan

Deferred from Planning Committee Meeting 23/06/14

SE/14/01562/OUT - Amended plan

Please see letter dated 8th December 2014 for full details of amendments proposed.

Amended proposal description:

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wilderness House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/14/01562/OUT - Amended Plan

New access into Park Lane proposed as well as access driveway within the site.

Amended proposal description:

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wilderness House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. The creation of a new vehicular access onto Park Lane and an access driveway. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the

## Planning Applications Considered

Applications considered on 30-3-15

**proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3). Description amended 12th Dec 2014 and 6th Feb 2015.**

**SE/14/01562/OUT - Amended plan**

**Deferred from Planning Committee Meeting 02/03/15**

**Sevenoaks Town Council, while welcoming the extensive consultation with local residents and local councils, recommended refusal on the ground that the lack of information with regards to the design of the sylvan heritage block could result in harm to the character of the Green Belt, AONB, Grade II listed building, and Conservation Area.**

**The Town Council would welcome the submission of a revised full planning application for the site setting out the revised design of the Sylvan Heritage block demonstrating that the design has been arrived at in consultation with local residents and will not harm the character of the Green Belt, AONB, Grade II listed building, and Conservation Area.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00368/MMA	J Russell 31-03-2015	Cllr Busvine	Mr Wells 01634786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Miles		Glendale	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15

**Minor material amendment to application Ref SE/14/01439/FUL (Demolition of the existing house and the erection of a replacement) to show a second floor within roof space, chimney to move further back into sitting room, two rear dormers and one dormer on garden elevation, roof pitch reduced from 43 degrees to 40 degrees, installation of windows to basement, increase the size of windows to bedroom 4 lobby and bathroom, solid tiled roof to breakfast room instead of glass, relocate the velux's, additional window to kitchen, dwarf wall added to dining/conservatory and to kitchen/breakfast in lieu of full height glazing and light well to gym on front elevation.**

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00522/FUL	Mr A Byrne 01-04-2015	Cllr Mrs London	Ms Bardos 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Burton		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/15

**Demolition of two existing school buildings and removal of one temporary building. Erection of a new building containing science and technology teaching departments, multipurpose spaces, sixth form centre and offices. Creation of a new landscaped pedestrian area. Landscaping and planting associated with the proposals.**

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied the views from Knole Park will not be detrimentally affected.**

# Planning Applications Considered

Applications considered on 30-3-15

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00524/HOUSE	P Dadswell 30-03-2015	Cllr Parry	Mr Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Sankar			19 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15
<b>Demolition of existing conservatory; erection of first floor side extension and single-storey side and rear extension; conversion of loft to habitable space; insertion of dormer window to rear; front bay windows to be removed and replaced with square bay windows; widening of driveway.</b>				

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00574/FUL	Mr M Holmes 13-04-2015		N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Parsons			71 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/15
<b>Change of use from D1 and B1 usage to residential dwelling C3.</b>				

**Sevenoaks Town Council recommended refusal due to the loss of viable employment space.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00613/FUL	J Russell 31-03-2015	Cllr Eyre	Mr Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Price			3 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/15
<b>Demolition of existing dwelling and construction of 2 No. detached dwellings with integral garages.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- Overdevelopment of the site
- Loss of amenity to neighbouring properties through overlooking to the rear.
- The proposal is contrary to the recommendations contained in the Residential Character Area Assessment SPD

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00637/ADV	J Russell 31-03-2015	Cllr Busvine	Mr McMullan 0777001711
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Dawson			113-117 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15
<b>Installation of 1 x timber fascia with individually halo lit lettering and 1 x timber projecting sign (non - illuminated).</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-3-15

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00649/LBCALT	H Weston 30-03-2015	Cllr Busvine	Mr Merrett 455470
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Almshouse Charity		Sevenoaks Place	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15
<b>Installation of satellite dishes to rear of each Almshouse block.</b>				

**Sevenoaks Town Council recommended approval subject to the approval of the Conservation Officer.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00649/LBCALT	H Weston 09-04-2015	Cllr Busvine	Mr Merrett 455470
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Almshouse Charity		Sevenoaks Place	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/15

**Installation of satellite dishes to rear of each Almshouse block.**

**SE/15/00649/LBCALT - Amended plan**

**Resubmitted drawings**

**Amended proposal description:**

**Installation of satellite dishes to rear of Almshouse Blocks (Sevenoaks Place).**

**Sevenoaks Town Council recommended approval subject to the approval of the Conservation Officer.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00679/HOUSE	H Weston 01-04-2015	Cllr Mrs Walshe	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hashiguchi			67 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/15

**Demolition of car port and erection of a single storey side extension, with a roof light to the rear roof slope.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-3-15

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00705/HOUSE	P Dadswell 06-04-2015	Cllr Hogarth	Mr Newton 358362
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Drake			40 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/15
<b>Erection of a two storey side extension, alterations to front elevation and rear dormer.</b>				

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00719/MMA	H Weston 06-04-2015	Cllr Eyre	Mr 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>
				17/03/15
<b>Minor material amendment to SE/14/00269/HOUSE (The erection of a two storey extension to the front elevation and new tiled porch) to show a single storey extension (800mm) to front garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00727/HOUSE	H Weston 06-04-2015	Cllr Towell	Anderson North 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Williams			12 Weavers Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/15
<b>Part single/part two storey side extension, single storey front extension and first floor rear extension</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00754/HOUSE	H Weston 08-04-2015	Cllr Mrs London	Design & Build 01689889
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalis		Linton	66 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/15
<b>Erection of a two storey side and rear extension. Increase the height of main roof, incorporating loft rooms with dormer windows, with front material elevation changes.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied with the amendments.**

## Planning Applications Considered

Applications considered on 30-3-15

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/00764/HOUSE</b>	H Weston 08-04-2015	Cllr Clayton	Mr Garland 01892724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Pearson			35 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/15
<p><b>Demolition of rear conservatory, shed and removal of existing first floor side extension. Proposed single storey rear extension, proposed first floor side/rear extension, alterations to front and rear dormers and internal alterations. Construction of new rear patio area.</b></p>				

Sevenoaks Town Council would not object to this application subject to:

- STC conservation officer being satisfied that the extensions meet the tests for the conservation area, are subservient to the original building and do not change its character
- Materials and finishes being matched to the original house
- STC planning officer being satisfied that there is no impact on the neighbours at no 33, and no overlooking from the enlarged dormers.