

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 13th April 2015 at 7.00 p.m.

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	Present
Cllr J M Canet	Apologies		Cllr R J Parry	Left at 7.10 p.m.
Cllr G R S Clack	Apologies		Cllr R L Piper	Apologies
Cllr A S Clayton	Present		Cllr P E Towell, Vice Chairman	Apologies
Cllr Mrs A E Dawson	Apologies		Cllr Mrs P C Walshe	Present

Also in Attendance: Town Clerk and 6 members of the public

PUBLIC QUESTION TIME

None

444. REQUESTS FOR DISPENSATIONS

None

445. DECLARATIONS OF INTEREST

Cllr Crabtree declared an interest in Planning Application 83 -107 Bradbourne Road and a Pecuniary Interest in the following two planning applications and stated that she would leave the room whilst consideration took place – Planning Application 12 Knole Road and Planning Appeal 9 Knole Road.

Cllr Raikes stated that he had been lobbied in relation to the Planning Application for 83 – 107 Bradbourne Road.

Cllr Mrs Walshe stated that she had been lobbied in relation to Planning Applications for 12 Knole Road and Dawning House.

446. MINUTES OF THE PLANNING COMMITTEE HELD ON 16TH MARCH 2015

RESOLVED: that the Minutes of the Planning Committee held on 16th March 2015 be approved and signed as a true record.

447. PLANNING APPEALS

- a) The Planning Committee noted the submission of the following householder appeal – 15/3005741 – 9 Knole Road. It was also noted that Sevenoaks Town Council’s comment on the application had already been forwarded to the

inspector with the application pack and there was no further opportunity to make further representation on this appeal.

- b) The Planning Committee received and noted the inspector had allowed the following appeal – 14/3001312 – Land west of 9 Mount Harry.

448. TREE PRESERVATION ORDER

The Planning Committee received and noted the making of the following draft Tree Preservation Order – Hollym, Clenches Farm Lane.

449. PLANNING APPLICATIONS

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

a) (12)	SE/15/00819/FUL	83 – 107 Bradbourne Road	FOR
b) (12)	SE/15/00819/FUL	83 – 107 Bradbourne Road	AGAINST
c) (18)	15/00912/HOUSE	12 Knole Road	AGAINST
d) (19)	15/00936/CONVAR	Dawning House, Seal Hollow Rd	FOR
e) (19)	15/00936/CONVAR	Dawning House, Seal Hollow Rd	AGAINST

The meeting was reconvened.

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending the 9th April 2015 and it was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

450. PRESS RELEASE

None

The meeting closed at 8.15 p.m.

Chairman

Dated

Planning Applications Considered

Applications considered on 13-4-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04017/FUL	J Russell 22-04-2015	Cllr Busvine	Mrs E Temple 01344 667
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Harris		2 Locks Yard	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/15
<p>Demolition of existing dwelling and erection of 2 x 2 bed flats.</p> <p>SE/14/04017/FUL - Amended plan</p> <p>Certificate B has already been completed. But new site location plan with No. 98 outlined in blue.</p>				

Sevenoaks Town Council recommended approval subject to the grant of permission being conditional on remedial works being carried out to the shared 'yard' area to provide safe pedestrian access for future residents which does not currently exist due to the poor and deteriorating surface, and subject to the conservation officer being satisfied with the design and materials proposed.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00337/HOUSE	P Dadswell 30-03-2015	Cllr Raikes	Mr Bullock
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Overd			4 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/15
<p>Single storey side extension.</p>				

Sevenoaks Town Council recommended approval subject to the hedge screening being retained at its existing height in perpetuity, and the District's Arboricultural Officer being satisfied with the loss of the Larch.

Planning Applications Considered

Applications considered on 13-4-15

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00338/FUL	Mr A Byrne 15-04-2015	Cllr Busvine	Mr Fender 07713157755
<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>
				27/03/15

Proposed change of use of existing office building, to six residential apartments including external alterations and remodelling.

SE/15/00338/FUL - Amended plan

Please note that the description of the proposed development has been changed, to make it clear that the development includes extensions to the building.

Amended proposal description:

Extensions, external alterations and remodelling to existing building. Change of use of building from offices to six residential apartments.

Sevenoaks Town Council recommended approval, subject to materials being satisfactory to the Conservation Officer and provided that the impact on the street scene is not changed.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00394/ADV	Mr A Byrne 17-04-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms M Harris		Basement Carpark M&S	66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/03/15

Retention of car park signs.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-4-15

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00547/HOUSE	P Dadswell 14-04-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sheret			1 Little Wood	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/15
Demolition of existing garage and conservatory. Erection of new double storey side extension including addition of window to side. New roof design including roof light. Construction of rear conservatory.				

Sevenoaks Town Council recommended approval, provided that:

1. Sevenoaks District Council Planning Officer is satisfied that a two-storey building on the boundary will not damage the amenity of houses in Hillingdon Rise
2. Sevenoaks District Council Planning Officer is satisfied with the impact on the street scene
3. The existing screening beech hedge, which is high and in the garden of the house to the south, is left intact.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00631/HOUSE	H Weston 17-04-2015	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Miedzinski			11 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/15
Demolition of existing single garage, and erection of 2 storey domestic side and rear extension incorporating single garage.				

//Awaiting Chairman's Action//

Comments to follow.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00692/FUL	J Russell 15-04-2015	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Baber		Malabar Coffee House	81 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/15
To install an air conditioning system including an inverter unit on the roof above the premises.				

Sevenoaks Town Council recommended approval, subject to the Environmental Health Officer being satisfied with noise levels.

Planning Applications Considered

Applications considered on 13-4-15

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00762/FUL	Mr M Holmes 15-04-2015	Cllr Hogarth	Mr Carter 07769335993
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Stratten			121 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/15
Alterations and extensions to convert lower ground floor to one 2 bedroom flat; extension to existing ground floor to add a bedroom to existing studio flat, conversion and extension to existing first floor to form one 1 bedroom flat and erection of two 2 bedroom dwellings to the rear; together with parking, bin store and bicycle store.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00771/HOUSE	P Dadswell 15-04-2015	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Kutchera			10 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/15
The erection of a rear ground floor split level extension with balcony and enlarged dormer over rear extension				

Sevenoaks Town Council recommended approval, provided Sevenoaks District Council Planning Officer is satisfied that there is no loss of amenities.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00790/HOUSE	H Weston 15-04-2015	Cllr Hogarth	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Hutton			11 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/15
Erection of a two storey rear extension and a first floor side/front extension.				

Sevenoaks Town Council recommended approval, subject to future permitted development rights being curtailed.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00796/HOUSE	P Dadswell 14-04-2015	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Bullock			130 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/15
Demolition of front porch, rear bay and projection canopy. Erection of a new front porch and side porch with porch canopies. Erection of a single storey side extension and covered area and a two storey rear extension with chimney and bay window. Loft conversion with 6 dormer windows and flat crown to the roof. Conversion of the garage into a habitable space.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-4-15

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00819/FUL	Mr M Holmes 15-04-2015	Cllr Hogarth	Mr J Osher 700476
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Wakefield		Land Adjacent To	83-107 Bradbourne Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/03/15	
The erection of 6 lock-up garages and creation of turning area.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal represents overdevelopment of the site
- While the applicant has asserted that the garages are to be provided to meet the needs of residents of the road, this has not been demonstrated. Any use by non-residents would increase traffic movements in the narrow road and through the junction with the main section of Bradbourne Road, resulting in a detrimental impact on highway safety in an area which is in close proximity to a number of primary schools. Such a use would also have a detrimental impact on the amenities of residential properties in the road.
- The proposed siting and access to individual garages is inappropriate and dangerous
- The proposal is contrary to guidance set out in the Residential Character Area Assessment SPD.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00844/MMA	H Weston 16-04-2015	Cllr Busvine	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Spraggs			1 Plymouth Drive	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/03/15	

Minor material amendment to application SE/14/02686/FUL for the erection of a single storey three bedroom bungalow with integral garage. To show widening of the front element of western wall, changes to internal layout incorporating a single integral garage instead of double, amendment to front elevation to change double garage door to single, removal of two windows to western flank elevation and one window on the eastern elevation, increase size of gable roof above garage and amendment to porch canopy.

Sevenoaks Town Council recommended refusal as the added increase in bulk and mass compared to the approved plan is unacceptable.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00862/LDCEX	J Russell 23-04-2015	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Pett		McCall, Cohen And Co	77 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/04/15	

Residential dwelling house

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-4-15

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00865/HOUSE	P Dadswell 17-04-2015	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Blackmore			5 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/15
The erection of a two storey side extension.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00867/ADV	J Russell 17-04-2015	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>
				30/03/15
Installation of 16 x internally illuminated A3 displays and 1 x vinyl manifestation.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00911/HOUSE	H Weston 22-04-2015	Cllr Mrs London	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Bee			29 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/15
Erection of a rear ground floor single storey extension and extension to first floor. 3 new rooflights to existing ground floor extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-4-15

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00912/HOUSE	H Weston 22-04-2015	Cllr Mrs Walshe	Mr A Rigby 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Manning			12 Knole Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/04/15	
Demolition of existing garage and conservatory. Erection of a two storey front, side and rear extension (with one velux window to side elevation) and a single storey rear extension. Erection of a new porch.				

Sevenoaks Town Council notes that this proposal represents a changed version of the proposal refused under application SE/14/03118/HOUSE, including the addition of a two storey extension to the rear of the property.

Sevenoaks Town Council recommended refusal on the following grounds:

1. The proposed 2-storey side and rear extensions would create an unacceptably overbearing impact on the residential amenities of No.13, increased by its proximity on a very steep gradient.
2. The proposed 2 storey side extension would be too close to No.13 and would thus eliminate the important wide gap between the houses, noted as a positive feature in the street scene and illustrated in the Residential Character Area Assessment SPD.
3. The proposed gap between the proposed side extension and No.13 falls far short of what should be acceptable on a corner site in order to be in accordance with the Residential Extensions SPD.
4. The design proposed at the rear of the house does not blend with the rest of the host building, with two areas of flat roof at odds with the pitched roof which is a characteristic feature.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00936/CONVAR	Mr M Holmes 23-04-2015	Cllr Mrs Walshe	Ms J Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Maplewood Homes Ltd		Dawning House	Seal Hollow Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/04/15	
Minor material amendment to application SE/12/01980/FUL for the demolition of existing dwelling and erection of 2 x detached 4/5 bedroom dwellings, with integral garages and associated works to show a greater distance between conifers along northern boundary and northernmost proposed dwelling.				

Sevenoaks Town Council recommended approval, subject to Kent Highways being satisfied that this change will not cause any impact on the access agreed in 2013.

