

**MINUTES OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER  
SEVENOAKS TOWN COUNCIL OFFICES, BRADBOURNE VALE ROAD, SEVENOAKS  
ON MONDAY 8<sup>TH</sup> JUNE 2015 AT 7.00 P.M.**

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**Committee Members Present:**

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Apologies
Cllr Chakowa	Present	Cllr Raikes <b>Chairman</b>	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth <b>Vice Chairman</b>	Present	Cllr Waite	Present
Cllr Mrs Parry	Present	Cllr Mrs Walshe	Present

**Also in Attendance:** Town Clerk

PUBLIC QUESTION TIME

**47. Requests for Dispensation**

There were no requests for Dispensation.

**48. Declaration of Interests**

There were no Declaration of Interests at the meeting.

**49. Minutes**

**RESOLVED:** that the Minutes of the Planning Committee meeting held on 26<sup>th</sup> May 2015 be received and signed as a true record of the meeting.

**50. Communications**

- l) Boundary Commission’s draft recommendations for the new electoral arrangement for Kent County Council.

It was noted that the agenda item had been deferred from the Planning Committee Meeting held on 26<sup>th</sup> May 2015.

**RESOLVED:** To respond to the consultation document stating that Sevenoaks Town should have the same level of presentation as other towns e.g. Swanley and that a way should be found to enable Sevenoaks town to be retained as an electoral ward for the County.

*It was agreed to adjourn the meeting to enable Gerald Dolby Gray from the Sevenoaks Rail Travellers Association to address the meeting and answer queries from Councillors.*

7.06 p.m. Cllr Parson arrived.

- ii) Report on the Kent Rail Summit from the Sevenoaks Rail Travellers Association
- iii) Report from the Sevenoaks Rail Travellers Association following a meeting with Transport for London regarding the extension of Oyster and TfL services to Sevenoaks.

The Committee considered item ii) and iii) together.

**RESOLVED:** It was unanimously agreed that Sevenoaks Town Council would in principle support the proposals for Sevenoaks through bringing TfL services as a whole to Sevenoaks, including Bat & Ball station subject to receiving further information and the following conditions:-

- a) That the mainline services are safeguarded, in terms of speed and number of paths.
- b) Sevenoaks Town Council should be consulted on any proposed changes to the Sevenoaks Mainline and Bat & Ball services.
- c) That fares from Sevenoaks to London remain interoperable across different routes and services available.

**51. Planning Applications**

**RESOLVED:** To receive and note an enforcement of planning condition notice issued in respect of Lidl, 80 London Road.

**52. Planning Applications**

The Planning Committee considered planning applications received from Sevenoaks District Council during the two weeks ending 4<sup>th</sup> June 2015 and **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

**53. Press Release**

There were no matters warranting a press release.

There being no further business the Chairman closed the meeting at 7.52 p.m.

Signed .....

Chairman

Dated .....

# Planning Applications Considered

Applications considered on 8-6-15

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01869/HOUSE	M Besant 17-06-2015	Cllr Busvine	Mr Watt 01892 614881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Martin			25 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/15

**Erection of a single storey rear extension.**

**SE/14/01869/HOUSE - Amended plan**

**Amended Application Form and Plans, details of re-building of wall.**

**Amended proposal description:**

**Erection of a single storey rear extension and re-building of boundary wall.**

**28-04-15: Replacement drawings received from SDC (For Information Only)**

**SE/14/01869/HOUSE - Amended plan**

**Revised plans**

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00975/LBCALT	J Russell 22-06-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Knight			5 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15

**Re-point with lime mortar to the boundary wall and repair with reclaimed bricks between 5 Park Lane and 1 Park Lane (Vine House).**

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01067/FUL	J Russell 16-06-2015	Cllr Raikes	Mr Williams 01233 73359
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Sculz			115A St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/15

**Change of use from B1 Office to residential.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 8-6-15

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01247/MMA	P Dadswell 18-06-2015	Cllr Parry	Mr Cook 01634 270555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Z Anderson		Winyate Lodge	14 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15
<b>Minor material amendment to application 13/02847/HOUSE for the demolition of existing garage and erection of new garage and two storey side extension with basement to show extension to the rear of garage to add a fitness/playroom.</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/15/01381/HOUSE	P Dadswell 11-06-2015	Cllr Mrs Walshe	Mr Pain 07734439223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Hunter			2A Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/15
<b>Erection of a single storey rear extension and new secondary entrance.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01408/HOUSE	P Dadswell 16-06-2015	Cllr Hogarth	Mr Knott 02088563881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd			60 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/15
<b>The erection of a part single storey, part two storey side and rear extension, high level dormer window to side elevation. And new dropped kerb and parking.</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01421/HOUSE	H Weston 16-06-2015	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Cook		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/15
<b>Erection of a single storey link infill extension and single storey rear extension. Internal alterations and alterations to fenestration. Erection of a new chimney.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 8-6-15

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01422/LBCALT	H Weston 16-06-2015	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Cook		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/15
<b>Erection of a single storey link infill extension and single storey rear extension. Internal alterations and alterations to fenestration. Erection of a new chimney.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01427/CONVAR	J Russell 17-06-2015	Cllr Busvine	Mr Jones 01737 813058
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Herbert		Land North of Rectory Stables	St Nicholas Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15
<b>Variation of condition 7 (tree survey) of SE/13/00668/FUL - the erection of single detached dwelling and garage with amendment to the tree protection measures.</b>				

**Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with the tree plan and proposed implementation.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01442/MMA	P Dadswell 19-06-2015	Cllr Raikes (OOW)	Mr P Newton 358362
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Glyde		Dornie Croft	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/15
<b>Minor material amendment to application SE/14/01172/FUL (Demolition of existing bungalow &amp; garage &amp; erection of detached two storey dwelling) to show addition of second floor by converting loft, new dormers and rooflights to front and rear elevations as shown on amended plan VL/21/1.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no loss of amenities for neighbours.**

# Planning Applications Considered

Applications considered on 8-6-15

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01454/HOUSE	H Weston 09-06-2015	Cllr Clayton	Mr Mineham 01634 2265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecomb Investments LLP		Jade Cottage	Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/15
<b>Demolition of existing garage. Extensions and alterations to existing house including replacement garage, new roof and dormers, new rooms in roof space, additional floor space and bedrooms on ground and first floors. New patio/terrace at rear. New access point onto existing drive to create an in/out vehicle access to the property.</b>				

**Sevenoaks Town Council recommended approval provided that the planning officer is satisfied with the changes, and that permitted development rights are removed to avoid further extensions which would affect neighbours.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01458/HOUSE	P Dadswell 16-06-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Thompson			12 Kennedy Gardens	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/15
<b>Erection of a two storey side extension.</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/15/01506/LBCALT	H Weston 18-06-2015	Cllr Mrs Walshe	Mr Ransley-Hoare753333
<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>
				02/06/15
<b>Replacement window to lower ground floor.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the design and materials.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01507/FUL	Mr M Holmes 11-06-2015	Cllr Busvine	Mrs Gregson 0162229660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks (THH) LLP		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/15
<b>Infilling of existing under-croft for the creation of 4 residential units. Modifications to the existing facade including associated landscaping works.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the light and ventilation amenities.**

# Planning Applications Considered

Applications considered on 8-6-15

<b>15</b>	<i>Plan Number</i> SE/15/01508/FUL	<i>Planning officer</i> J Russell 12-06-2015	<i>Town Councillor</i> Cllr Busvine	<i>Agent</i> Mrs Gregson 0162229660
<i>Applicant</i> Sevenoaks (THH) LLP		<i>House Name</i> Tubs Hill House	<i>Road</i> London Road	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 26/05/15
<b>Infilling of existing under-croft for the creation of 4 residential units. Replacement of existing windows, restoration of the existing facade and associated landscaping.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the light and ventilation amenities.**

<b>16</b>	<i>Plan Number</i> SE/15/01528/HOUSE	<i>Planning officer</i> M Besant 17-06-2015	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Mr Pollington 018257689
<i>Applicant</i> Mr & Mrs M. Steggles		<i>House Name</i>	<i>Road</i> 3 Downsview Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 28/05/15
<b>Demolition of existing garage and rear extension and the erection of a 2 storey side and single storey rear addition and porch to front elevation.</b>				

**Delegated to Chairman, Ward Councillor and Sevenoaks Town Council officer to provide a recommendation to the District Council.**

**Recommended approval on 09-06-2015**

<b>17</b>	<i>Plan Number</i> SE/15/01539/HOUSE	<i>Planning officer</i> M Besant 18-06-2015	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> Mrs Austin 07866962268
<i>Applicant</i> Mr M Brown		<i>House Name</i>	<i>Road</i> 8 Birch Close	<i>Locality</i> St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 02/06/15
<b>Removal of chimneystack. Single storey side extensions. Double storey front extension. Internal works. Fenestration works.</b>				

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i> SE/15/01548/HOUSE	<i>Planning officer</i> M Besant 18-06-2015	<i>Town Councillor</i> Cllr Busvine	<i>Agent</i> Mr Summers 01233 50115
<i>Applicant</i> Mr R Jones		<i>House Name</i>	<i>Road</i> 6 Ashley Road	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 02/06/15
<b>The erection of a detached timber shed to front.</b>				

**Sevenoaks Town Council recommended approval.**

