

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Tuesday 1st September 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Left 7:07pm
Cllr Busvine OBE	Apologies	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

151 **REQUESTS FOR DISPENSATIONS**

None

152 **DECLARATIONS OF INTEREST**

Councillor Raikes declared a non-pecuniary interest in planning application:
[7] 15/002283/HOUSE – Mimosa House, Wildernesse Avenue

It was noted that the applicant of the following application was a member of
Town Council Staff:

[23] 15/02459/HOUSE – Solstice, 10 Turners Gardens

153 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on
17th August 2015 be approved and signed.

154 **SEVENOAKS TOWN NEIGHBOURHOOD PLAN**

The minutes of the Sevenoaks Town Neighbourhood Plan Steering Committee
Meeting held on 3rd August 2015 were received and noted.

155 **CONSULTATION**

The draft response to the Kent County Council consultation on the Kent
Environment Strategy was received and considered.

It was **RESOLVED** that the draft response be submitted without modification.

156 **ROAD CLOSURE NOTICES**

The following road closure notices were received and noted:

- i. Betenson Avenue
- ii. St Johns Road

157 PLANNING ENFORCEMENT

The following communications from Sevenoaks District Council Enforcement were received and noted:

- i. 310/92/268 – Marks and Spencer
- ii. Email – Knole Lane

158 PLANNING APPEALS

(a) The following appeal submissions were noted:

- i. TPO/G2245/4764 – Amberly Linden Chase

(b) The Committee considered supporting Sevenoaks District Council by written representation on the following appeal:

- i. 15/03121586 – Land rear of 53 Oakhill Road

It was **REOSLVED that** no representation be made.

159 TREE WORK

(a) It was noted that the following Tree Preservation Orders had been made by Sevenoaks District Council.

- i. HW/TPO/09/2015 – Land so 12 Knole Way

(b) It was noted that the following Tree Preservation Orders had been confirmed by Sevenoaks District Council.

- i. HW/TPO/07/2015 – 28 Mount Harry Road

160 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 27th August 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

161 PRESS RELEASE

None

The meeting closed at 7:54pm

CHAIRMAN

Planning Applications Considered

Applications considered on 1-9-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01962/ADV	M Besant 07-09-2015	Cllr Parson	Mr Prince 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Crossley			137 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/08/15
1No. 6310 x 830mm folded aluminium panel internally illuminated by means of white LEDs, 1No. 800 x 700mm projecting sign. Non illuminated.				

Sevenoaks Town Council recommended refusal unless the conservation officer is satisfied the internally illuminated sign is in keeping with the conservation area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02014/HOUSE	M Besant 08-09-2015	Cllr Parry	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cleaver		Tanz	40 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/15
Erection of a single storey side extension with rooflights. Alteration to fenestration to West elevation.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02044/FUL	P Dadswell 02-09-2015	Cllr Parson	Mr Thomas01892 852935
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Creasey Son & Wickenden		Hearts Of Oak House	4 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/15

Remove all existing timber frame windows and replace with white aluminium double glazed units; remove rear doors and replace with white aluminium double glazed units; remove existing guttering, timber fascia and cladding and replace with PVC fascia and cladding, plastic guttering and downpipes.

SE/15/02044/FUL - Amended plan

Amended proposal description for clarification:

Remove all existing timber frame windows and replace with white aluminium double glazed units; remove rear doors and replace with natural oak doors; remove existing guttering, timber fascia and cladding and replace with PVC fascia and cladding, plastic guttering and downpipes.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02162/LBCALT	J Russell 14-09-2015	Cllr Parson	Mrs Tasker01689836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin			20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/15
<p>Proposed conversion and change of use of first and second floor from a commercial use ancillary to the ground floor retail unit (Class A1) to a dwelling (Class C3a): including the addition of an external wrought iron staircase to the first floor and a dormer window within the roof of the front elevation.</p>				

Sevenoaks Town Council recommended refusal due to the proposal resulting in the loss of prime retail floor space within the town centre and the unwelcome precedent this development would set.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02280/FUL	M Besant 07-09-2015	Cllr Parson	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Moon			124 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/08/15
<p>New signage above shopfront to replace existing signage. Shopfront to be replaced with window and door flat which will be perpendicular with the building and pavement unlike the proposed which is at an angle beneath the shopfront signage. (Sic).</p> <p>SE/15/02280/FUL - Amended plan</p> <p>The proposal has been amended to remove the signage to the shopfront:</p> <p>Shopfront to be replaced with window and door flat which will be perpendicular with the building and pavement unlike the proposed which is at an angle beneath the shopfront signage. (Sic).</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-15

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02281/LBCALT	M Besant 07-09-2015	Cllr Parson	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Moon			124 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/08/15

New signage above shopfront to replace existing signage. Shopfront to be replaced with window and door flat which will be perpendicular with the building and pavement unlike the proposed which is at an angle beneath the shopfront signage. (Sic).

SE/15/02281/LBCALT - Amended plan

The proposal has been amended to remove the signage to the shopfront:

Shopfront to be replaced with window and door flat which will be perpendicular with the building and pavement unlike the proposed which is at an angle beneath the shopfront signage. (Sic).

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02283/HOUSE	P Dadswell 08-09-2015	Cllr Arnold	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cosgrove		Mimosa House	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/15

Removal of existing timber gates and posts and erection of brick piers and metal gates.

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02299/ADV	M Besant 03-09-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Revd Mark Griffin		St Lukes Church	Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/08/15

Noticeboard to replace existing board.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-15

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02347/HOUSE	P Dadswell 14-09-2015	Cllr Raikes	Mr Bullock01892 525732
<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>
				25/08/15
Single Storey Side Extension.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied the measures to protect the beech trees are sufficient.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02390/HOUSE	H Weston 02-09-2015	Cllr Parry	Mr Russell 07813757871
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Bonner-Davies			19 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/15
Erection of a single storey rear extension and first floor side extension. Installation of rooflights to rear.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02397/HOUSE	M Besant 04-09-2015	Cllr Piper	OPEN 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P McMenemy		The Maples	130 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/08/15
Demolition of the existing double garage with replacement double garage to include living space and store.				

Sevenoaks Town Council recommended approval subject to the garage being enured to the main dwelling.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02401/HOUSE	P Dadswell 15-09-2015	Cllr Mrs Parry	Mr Lim 01489 567762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Badcock			65 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/15
Demolition and reconstruction of existing garage following subsidence damage.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-15

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02402/FUL	Mr M Holmes 08-09-2015	Cllr Mrs Walshe	Mr Henham 01273411399
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Browning		Walthamstow Hall	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/15
<p>Proposed four storey extension to the existing science block and comprises 165 sq.m of science facilities with laboratory and prep rooms, 319 sq.m of general teaching spaces, a 70 sq.m technology room and a 177 sq.m sixth form social centre. Minor internal alterations would be made to the existing science block to provide a connection to the extension. The area around the extension will be improved by hard landscaping to provide a new external circulation space.</p>				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02405/HOUSE	P Dadswell 15-09-2015	Cllr Mrs Parry	Mr Lim 01489 567762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms G Evans			67 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/15
<p>Demolition and reconstruction of existing garage following subsidence damage.</p>				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02410/HOUSE	M Besant 08-09-2015	Cllr Hogarth	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Williams		Urchfont	53 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
<p>Demolition of existing garage and utility room. Erection of a two storey side extension and a single storey garage. Removal of existing chimney and the erection of a new chimney and a new entrance canopy. Alterations to fenestration.</p>				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02435/LBCALT	R Fellows 09-09-2015	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Zilldjian		The Chantry	19 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
<p>Installation of a velux window into ground floor extension.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-15

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02441/HOUSE	M Besant 11-09-2015	Cllr Towell	Mr Gomersall 647648
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walters			8 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
Demolition of existing garage to facilitate the erection of a two storey side extension with two rooflights to front and single storey rear extension with two roof lanterns.				

Sevenoaks Town Council recommended refusal due to overdevelopment of the site, and the extension extending to within 1m of the boundary.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02442/HOUSE	H Weston 11-09-2015	Cllr Parry	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Yu			5 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
Construction of 2 storey front elevation and rear extension and 2 roof extensions along the sides together with a single storey entrance porch.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02444/CONVAR	J Russell 01-09-2015	Cllr Mrs Walshe	Mr Knight 01642 712670
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Knig			23 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/15
Removal of condition 3 (code for sustainable homes) of SE/15/00233/FUL (Demolition of existing dwelling and erection of replacement dwelling with side attached garage and parking).				

Sevenoaks Town Council recommended that all new build consents should have a condition equivalent to the former code for sustainable homes and trusts the District Council will concur with this, the Town Council therefore recommended refusal of the application.

Planning Applications Considered

Applications considered on 1-9-15

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02448/FUL	J Russell 10-09-2015	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>
				21/08/15
Demolition of existing sports hall and changing rooms and construction of new sports hall, changing rooms, activity hall and ICT room.				

Sevenoaks Town Council recommended refusal as it did not believe the application justified the very special circumstances required to justify development in the Green Belt, the Town Council requested that the application be considered by the Development Control Committee.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02451/HOUSE	M Besant 08-09-2015	Cllr Towell	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Holiday			29 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
Erection of a rear extension with a flat roof and a roof light on the flat roof.				

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

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02458/HOUSE	M Besant 09-09-2015	Cllr Mrs Walshe	Mr Cartwright0189253758
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Ashworth			3 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
Demolition of existing rear outbuilding and construction of single storey extension to rear.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the design and materials are in keeping with the existing house.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02459/HOUSE	R Fellows 14-09-2015	Cllr Eyre	Mr G Ball 761629
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Lobley		Solstice	10 Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/15
The erection of a single storey extension and internal alterations.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-9-15

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02487/HOUSE	R Fellows 09-09-2015	Cllr Chakowa	Miss Greenwood0124532
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Neale			143 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
Erection of a single storey orangery and single storey extension to rear.				

Sevenoaks Town Council recommended approval.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02510/HOUSE	H Weston 11-09-2015	Cllr Parry	Mr Fuggle02082537110
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Ganguli		Tanglewood House	33 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/15
Erection of detached double garage.				

Sevenoaks Town Council recommended approval.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02533/HOUSE	M Besant 11-09-2015	Cllr Eyre	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Balaam			81 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/15
Erection of a single storey rear extension and first floor extension and pitched roofs to replace existing flat roofs and balconies to front elevation.				

Sevenoaks Town Council recommended approval.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02538/ADV	M Besant 07-09-2015	Cllr Parson	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Moon			124 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/08/15
New signage above shopfront to replace existing signage.				

Sevenoaks Town Council recommended refusal due to insufficient information being supplied.

Planning Applications Considered

Applications considered on 1-9-15

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02595/DETAIL	Mr M Holmes 14-09-2015	Cllr Mrs Walshe	Offset Architects753333
<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>
				25/08/15
Details pursuant to condition 7 (visibility splay) of SE/15/01980/FUL.				

Sevenoaks Town Council recommended approval subject to Kent County Council being satisfied with the visibility splays for both the existing and proposed site.