

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 23<sup>rd</sup> November 2015 at 7pm

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**Present:**

**Committee Members**

Cllr Arnold	<b>Apologies</b>	Cllr Parry	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Parson	<b>Apologies</b>
Cllr Canet	<b>Left 7:25pm</b>	Cllr Piper	<b>Present</b>
Cllr Chakowa	<b>Present</b>	<b>Chairman - Cllr Raikes</b>	<b>Present</b>
Cllr Clayton	<b>Apologies</b>	Cllr Schneider	<b>Present</b>
Cllr Eyre	<b>Present</b>	Cllr Towell	<b>Apologies</b>
Cllr Hogarth – <b>Vice Chairman</b>	<b>Apologies</b>	Cllr Waite	<b>Present</b>
Cllr Mrs Parry	<b>Left 7:10pm</b>	Cllr Walshe	<b>Apologies</b>

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
1 member of the public

**PUBLIC QUESTION TIME**

None

285 **REQUESTS FOR DISPENSATIONS**

None

286 **DECLARATIONS OF INTEREST**

None

287 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 9<sup>th</sup> November 2015 be received and signed.

288 **INVITATIONS TO MEETINGS**

(a) The Committee received and noted the Sevenoaks District Town and Parish Planning Forum on the 3<sup>rd</sup> December 2015.

(b) The Committee received and noted the Sevenoaks District Local Place making Workshop 25<sup>th</sup> February 2016.

289 **PLANNING APPLICATIONS**

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 19<sup>th</sup> November 2015 and **it was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

290 **PRESS RELEASE**

None

The meeting closed at 7:28pm

**CHAIRMAN**

# Planning Applications Considered

Applications considered on 23-11-15

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/02882/LBCALT</b>	H Weston 01-12-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Holmwood		Historic Gas Lamp North East	1 Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/15
<b>Replacement lamp column and lantern.</b>				

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposal is in keeping with the conservation area.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/02885/MMA</b>	H Weston 30-11-2015	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Davis			35 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/15
<b>Minor material amendment to SE/14/02989/HOUSE for 'Single storey rear extension with velux windows; loft conversion with rear dormer window and front rooflights' to show raised roof.</b>				
<b>SE/15/02885/MMA - Amended plan</b>				
<b>Certificate B has been completed.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-11-15

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02944/CONVAR	Mr A Byrne 25-11-2015	Cllr Parry	Mrs Gapper02920668662
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gratton		Lidl UK	80 London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/15
<p><b>Variation of condition 5 (opening hours) of SE/13/01171/MMA (Demolition of existing buildings and erection of a Lidl food store with 70 car parking spaces, 12 covered secure bicycle spaces &amp; 4 short term bicycle spaces and associated landscaping. Closure of existing site access and creation of new site access. Erection of 2m high boundary fencing to rear &amp; North West side of site) with amendment to opening hours: Mondays to Saturdays- 7.00am to 10.00pm and Sundays- 8.00am to 6.00pm.</b></p> <p><b>SE/15/02944/CONVAR - Amended plan</b></p> <p><b>Please note that the application does not propose to alter permitted opening hours on a Sunday (to remain as 10am - 5pm).</b></p> <p><b>Amended proposal description:</b></p> <p><b>Variation of condition 5 (opening hours) of SE/13/01174/MMA (Demolition of existing buildings and erection of a Lidl food store with 70 car parking spaces, 12 covered secure bicycle spaces &amp; 4 short term bicycle spaces and associated landscaping. Closure of existing site access and creation of new site access. Erection of 2m high boundary fencing to rear &amp; North West side of site) with amendment to opening hours: Mondays to Saturdays - 7.00am to 10.00pm and Sundays and Bank Holidays - 10.00am to 5.00pm (no change).</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03083/HOUSE	H Weston 03-12-2015	Cllr Raikes	Anderson North 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Snell			66 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<p><b>Proposed part single/part two storey side extension &amp; increased hardstanding for 2 no. parking spaces.</b></p> <p><b>SE/15/03083/HOUSE - Amended plan</b></p> <p><b>Amended proposal description to include single storey front extension:</b></p> <p><b>Proposed part single/part two storey side extension, single storey front (west) extension and increased hardstanding for 2 no. parking spaces.</b></p>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the impact on no.7 St James's Road has been mitigated against.**

# Planning Applications Considered

Applications considered on 23-11-15

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03165/FUL	H Weston 30-11-2015	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Rear Of	12 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/15
<b>Minor alterations and infill of archway.</b>				
<b>SE/15/03165/FUL - Amended plan</b>				
<b>Amended plans received.</b>				

**Sevenoaks Town Council declined to comment as it was not clear from the application what the amendments were.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03197/HOUSE	P Dadswell 01-12-2015	Cllr Parson	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Norburn			22 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/15
<b>Ground floor rear extension and loft conversion with dormer.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the proposed materials and that there will be no loss of amenity**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03286/HOUSE	R Fellows 04-12-2015	Cllr Parry	Mr Bray01962 865344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Davis		Montcalm	Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<b>Single storey side and rear extension; single storey front infill extension and porch canopy; loft conversion and addition of a dormer window and rooflights; replacement windows throughout; internal remodelling; associated hard and soft landscaping.</b>				
<b>SE/15/03286/HOUSE - Amended plan</b>				
<b>CIL form now received.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-11-15

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03331/FUL	Mr M Holmes 04-12-2015	Cllr Parson	Mr Proctor02038185700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Snelling		Prospect House	8 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<b>Installation of three air conditioning condenser units to the rear at first floor level.</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/15/03342/FUL	M Besant 08-12-2015	Cllr Mrs Parry	Mr Akinola07712788980
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Akinola		Pinehurst House Nursing Home	Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/15
<b>Installation of a free standing steel framed smoking shelter with polycarbonate roof and Perspex back panels on a concrete base.</b>				

**Sevenoaks Town Council recommended refusal due to the blue colour being out of keeping with the character of the surrounding area.**  
**//Informative: Sevenoaks Town Council would be sympathetic should the structure be repainted in a more muted tone, such as brown.//**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03357/MMA	H Weston 07-12-2015	Cllr Eyre	Mr Langer01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Smith		Beaconhurst	18 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/15

**Minor material amendment to SE/14/03859/HOUSE (Demolition of garage, sheds. Erection of two storey extension to front and single storey extension to side. Replacement of dormer with two dormers, installation of roof lights and lantern. New garage.) to show amendments to: height of the timber frame extension, alterations to fenestration and construction of the store adjacent to the winter garden.**

**SE/15/03357/MMA - Amended plan**

**Details related to CIL have been provided and the proposal description has been amended:**

**Minor material amendment to SE/14/03859/HOUSE (Demolition of garage, sheds. Erection of two storey extension to front and single storey extension to side. Replacement of dormer with two dormers, installation of roof lights and lantern. New garage.) to show amendments to: height of the timber frame extension, alterations to fenestration and provision of additional construction details of the store adjacent to the winter garden.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-11-15

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03362/HOUSE	P Dadswell 01-12-2015	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Dare			75 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/15
<b>Demolition of existing garage and erection of a double garage to the front and south of the site. Close 2 driveway entrances to create one new driveway entrance with a new crossover.</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/15/03366/FUL	J Russell 01-12-2015	Cllr Clayton	Mr Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Fleming			4A Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/15
<b>Proposed replacement dwelling.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:**

- There will be no loss of amenity to the garden of no.4 which is in the conservation area, and no overlooking (this may require conditions on screening, materials, or obscure glazing)
- The materials are in keeping with the neighbouring houses in the conservation area
- The trees on the site are protected effectively.

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03372/HOUSE	M Besant 01-12-2015	Cllr Waite	Ms Ledger 459578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Blythe Barber			11 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/15
<b>Erection of a single storey infill side and rear extension.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-11-15

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03402/FUL	Mr A Byrne 04-12-2015	Cllr Schneider	Mr Spurgeon0203705806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bills Restaurants			42-44 London Rd & 4 Old Scho	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<p><b>Change of use of existing retail premises (4 Old School Walk) from retail (A1) to restaurant (A3) to enlarge existing restaurant at 42 - 44 London Road, internal and external alterations to a Grade II Listed Building to include the erection of extraction and ventilation equipment, provision of a plant and use of land as a bin store.</b></p>				

**Sevenoaks Town Council recommended approval.**  
**//Informative: Sevenoaks Town Council requested that environmental health be consulted to confirm that the proposed chimney will not have an adverse effect on nearby residential properties. //**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03403/LBCALT	Mr A Byrne 04-12-2015	Cllr Schneider	Mr Spurgeon0203705806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bills Restaurants			42-44 London Rd & 4 Old Scho	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<p><b>Change of use of existing retail premises (4 Old School Walk) from retail (A1) to restaurant (A3) to enlarge existing restaurant at 42 - 44 London Road, internal and external alterations to a Grade II Listed Building to include the erection of extraction and ventilation equipment, provision of a plant and use of land as a bin store.</b></p>				

**Sevenoaks Town Council recommended approval.**  
**//Informative: Sevenoaks Town Council requested that environmental health be consulted to confirm that the proposed chimney will not have an adverse effect on nearby residential properties. //**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03405/ADV	Mr A Byrne 04-12-2015	Cllr Schneider	Mr Spurgeon0203705806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bills Restaurants			42-44 London Rd & 4 Old Scho	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<p><b>Fascia, panel and scaffold board signs attached to exterior of Grade II listed building, timber menu box, steel &amp; timber barriers positioned on forecourt adjacent to building frontage and internal logo advertisements applied to windows.</b></p>				

**Sevenoaks Town Council recommended approval.**  
**//Informative: Sevenoaks Town Council requested that environmental health be consulted to confirm that the proposed chimney will not have an adverse effect on nearby residential properties. //**

# Planning Applications Considered

Applications considered on 23-11-15

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03411/HOUSE	P Dadswell 25-11-2015	Cllr Piper	Ms N Ledger 459578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Simons			45 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/15
<b>Erection of a single storey rear infill extension to include rooflight.</b>				

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03426/HOUSE	R Fellows 01-12-2015	Cllr Canet	Mr Burn07815133732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Barker			109 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/15
<b>Demolition of existing timber lean-to and construction of replacement single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03430/HOUSE	J Russell 01-12-2015	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Helen			18 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/15
<b>Erection of a single storey rear extension with a roof light, a raised terrace with steps and privacy screens, a two storey rear extension, a roof light to the front elevation and windows to the flank elevation.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighbouring properties, and the conservation officer being satisfied with the proposed materials.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03431/HOUSE	M Besant 02-12-2015	Cllr Waite	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Bland			4 Westfield	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/11/15
<b>Erection of a first floor side and rear extension above the existing single storey extension.</b>				

**//Awaiting Chairman's Action//**



# Planning Applications Considered

Applications considered on 23-11-15

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03433/HOUSE</b>	M Besant 03-12-2015	Cllr Eyre	Mr J Osher 700476
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mitchell		Zebrano	Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<b>Demolition of existing garage and erection of a two storey side extension and single first floor front extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03458/HOUSE</b>	J Overall 03-12-2015	Cllr Piper	Ms Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs R Foreman		Woodfield	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/15
<b>Demolition of existing garage outbuilding and erection of replacement garage outbuilding with associated works.</b>				

**Sevenoaks Town Council recommended approval.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03472/CONVAR</b>	Mr A Byrne 08-12-2015	Cllr Busvine	Ms Harvey01227 457545
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Latter			139 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/15
<b>Removal of condition 3 (Code for Sustainable Homes) of SE/14/02652/FUL for 'Demolition of existing mixed use building and development of 8 no. residential apartments with undercroft parking and associated landscaping'.</b>				

**Sevenoaks Town Council recommended approval.**