

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

**Present:**

**Committee Members**

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Left: 7:10pm
Cllr Eyre	Arrived: 7:13pm	Cllr Towell	Present
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:10pm	Cllr Walshe	Present

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
1 member of the public

**PUBLIC QUESTION TIME**

None

304 **REQUESTS FOR DISPENSATIONS**

None

305 **DECLARATIONS OF INTEREST**

Cllr Parson declared a non pecuniary interest in planning application:  
[8] 15/03331/FUL – Prospect House, 8 Pembroke Road

306 **DECLARATIONS OF LOBBYING**

Cllr Parry declared he had been lobbied in respect of planning application:  
[13] 15/03372/HOUSE – 11 Quakers Hall Lane

Cllr Parson declared that he had been lobbied in respect of planning application:  
[12] 15/03366/FUL – 4A Vine Court Road

307 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 23<sup>rd</sup> November 2015 be received and signed.

308 **APPEALS**

The Committee received and noted the venue for the following informal hearing:  
i. 15/1332303 – 98 – 116 London Road

It was **RESOLVED** that the details be circulated by email and that Sevenoaks Town Councillors should be present.

309 **PLANNING APPLICATIONS**

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 1<sup>st</sup> December 2015 and **it was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

310 PRESS RELEASE  
None

The meeting closed at 7:38pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 7-12-15

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>PAG/KCC/SE/0374/20</b>	Miss M Green 23-12-2015	Cllr Raikes	AECOM (N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent County Council		Sevenoaks Primary School	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/11/15
<b>Retaining the existing 3No. modular buildings under a permanent planning permission.</b>				

**Sevenoaks Town Council recommended approval subject to a condition requiring their removal after 3 years.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03369/FUL</b>	P Dadswell 17-12-2015	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Thatcher			25 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/15
<b>The erection of a two bedroom attached dwelling to 25 Bradbourne Road.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**  
**-Overdevelopment of the site**  
**-Insufficient amenity space for both the new and original dwelling**  
**-Detrimental impact on the amenities of the existing dwelling.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03408/HOUSE</b>	P Dadswell 11-12-2015	Cllr Hogarth	Mr S Coleman (N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/15
<b>Extension to roof to incorporate dormer windows, velux windows and habitable rooms in the loft space.</b>				

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03456/HOUSE</b>	J Overall 11-12-2015	Cllr Raikes (OOW)	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cosgrove		Mimosa House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/15
<b>Erection of a rear single storey link connecting the main house to the annexe.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the proposal.**

# Planning Applications Considered

Applications considered on 7-12-15

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03476/FUL	J Russell 17-12-2015	Cllr Mrs Walshe	Offset Architects753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Killington			53 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/15
<p><b>Demolition of garage and outbuilding. Subdivision of plot, new dwelling, single storey extension to existing property, 2 No. garages to rear of site. New dropped kerb and creation of parking spaces. Associated landscaping.</b></p> <p><b>SE/15/03476/FUL Amended Plan (For Information Only) - Received from SDC 08-12-15:</b></p> <p><b>Replacement drawings.</b></p>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the proposals are in keeping with the character of the conservation area.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03485/HOUSE	R Fellows 09-12-2015	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Taylor			57 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/11/15
<p><b>Erection of a single storey rear extension.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03500/HOUSE	R Fellows 18-12-2015	Cllr Eyre	Mr Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tolfrey			12 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/15
<p><b>Demolition of the existing garage and the erection of two storey side extension and two storey rear extension, alteration to fenestration to include the extension of covered porch entrance.</b></p>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 7-12-15

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03502/CONVAR	J Overall 10-12-2015	Cllr Piper	Mr Green02087355367
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M O'Brien		Little Chart	46 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/11/15
<p><b>Variation of condition number 2 (materials) and 5 (approved plans) of application reference SE/14/03451/HOUSE to demolition of existing wine cellar. Erection of a single storey rear extension and first floor extension to side and rear with the addition of a roof terrace at first floor. Extension to front elevation to form porch. Conversion of loft into habitable accommodation with amendment to the rear roof form and alterations to fenestration.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03505/MMA	P Dadswell 10-12-2015	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Bullock		Ridings	130 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/15
<p><b>Minor material amendment to SE/15/00796/HOUSE (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) to show alterations to fenestration (bay window).</b></p>				

**Sevenoaks Town Council recommended approval**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03509/HOUSE	J Overall 10-12-2015	Cllr Towell	Mr Ridway07789740380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Morgan			12 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/15
<p><b>Erection of a single storey rear extension</b></p>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 7-12-15

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03525/HOUSE	J Overall 17-12-2015	Cllr Eyre	Mr Sutton01883 722088
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Pearce			95 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/15
<b>New hardstanding and erection of car port and fence.</b>				

**Sevenoaks Town Council recommended approval subject to:**

- The driveway being permeable
- A condition requiring a like for like replacement of the tree if it should die within 5 years.

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03530/HOUSE	J Overall 17-12-2015	Cllr Parson	Mr Knott02088563881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss E Rudd			21 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/15
<b>Single storey wrap around extension to rear.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer is satisfied the development is in keeping with the character of the conservation area and there being no detrimental impact to neighboring properties due to a contravention of the 45 degree light rule.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03543/HOUSE	J Overall 14-12-2015	Cllr Parry	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D James			49 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/15
<b>Erection of a detached single storey double garage.</b>				

**Sevenoaks Town Council recommended approval subject to a condition requiring the retention of the current hedge, at no less that its current height.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03552/FUL	H Weston 18-12-2015	Cllr Piper	Mr Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mackenzie			11 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/15
<b>Demolition of the existing dwelling and the erection of a replacement 5 bedroom detached dwelling with associated parking.</b>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 7-12-15

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03580/HOUSE	R Fellows 15-12-2015	Cllr Schneider	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr V Godfrey			19 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/11/15
<b>Erection of a single storey front extension to form a bay window.</b>				

**Sevenoaks Town Council recommended approval**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03605/HOUSE	J Overall 16-12-2015	Cllr Chakowa	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Alcock			11 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/11/15
<b>Demolition of existing car port to facilitate the erection of a new store area. Erection of new car port to front of property. Internal alteration of garage into a habitable space. Single storey side extension. Replacement porch with two storey glazed front extension. Render to a portion of the existing facing brick facade. New roof tiles, alterations to roof including repositioning of solar panels.</b>				

**Sevenoaks Town Council recommended approval**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03631/HOUSE	P Dadswell 16-12-2015	Cllr Clayton	Mr G Caprara 669131
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Richards		Mint Cottage	53 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/11/15
<b>Erection of a first floor rear extension. Alterations to fenestration and internal alterations.</b>				

**Sevenoaks Town Council recommended refusal unless the planning and conservation officers are satisfied that the extension does not overshadow houses at 45 - 49 Quakers Hall Lane to the north, and that the Juliet balcony does not overlook gardens in St Johns Hill to the rear. If the district councils minded to approval a white finish to the walls should be required as a condition.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03651/HOUSE	P Dadswell 16-12-2015	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Wenlock	16 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/15
<b>Erection of a detached double garage with room over.</b>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 7-12-15

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03706/HOUSE</b>	J Overall 18-12-2015	Cllr Mrs Parry	Mr Anderson 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Galmarini			88 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/15
<b>Erection of a single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval**