

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 13th March 2017 at 7:34pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Left 8:15pm	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
6 members of the public

PUBLIC QUESTION TIME

None

478 **REQUESTS FOR DISPENSATIONS**

None received.

479 **DECLARATIONS OF LOBBYING**

Cllrs Parson Waite and Walshe declared they had been lobbied in respect of application 17/00330/FUL - Summerhill, Seal Hollow Road.

480 **MINUTES**

(a) It was noted that the Planning Committee minutes of the 13th February rather than the 27th of February had been appended to the agenda, and it was agreed that the minutes of the 27th February would be considered at the next meeting.

(b) The minutes of the Neighbourhood Plan Steering Committee meeting held on the 27th February were received and approved.

481 **DEVELOPMENT CONTROL COMMITTEE**

The Committee considered sending a representative to the Sevenoaks District Council development control committee meeting on the 16th March 2017 at 7pm to speak on the following items:

(a) 19 Mount Close

It was **RESOVLED that** Cllr Towell be invited to speak in favour of the application, and Cllr Canet be asked if he could not attend.

(b) 19 Mount Harry Road

It was **RESOLVED that** Cllr Raikes speak against the application as the Town Council's representative.

482 **CONSULTATIONS**

(a) The Committee received and approved the draft Kent freight action plan consultation response.

It was **RESOLVED that** the response be submitted with minor amendments suggested at the meeting.

(b) The Committee received and noted the Government Housing White Paper.

It was **RESOLVED that** all Councillors forward their comments on the Housing White Paper to the Assistant Town Clerk, and that a collective response is drafted and brought back to a future planning meeting for consideration.

483 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable members of the public to speak on the following application for 3 minutes:

- i) Summerhill, Seal Hollow Road – Against
- ii) Summerhill, Seal Hollow Road – For

(b) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 9th March 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

484 PRESS RELEASES

It was **RESOLVED that** a press release be issued on Sevenoaks Town Council's comments with regards to the draft freight action plan.

There being no further business the meeting was closed at 8:17pm

CHAIRMAN

Planning Applications Considered

Applications considered on 13-3-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02576/ADV	R Fellows 16/03/17	Schneider	Mr Kelly 01293823633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Kelly		White Stuff Ltd	129 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/17
Existing non illuminated fascia sign letters to be removed. Erection of a new non illuminated fascia sign and hanging sign.				

//Awaiting Chairman's Action//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02866/FUL	J Russell 17-03-2017	Cllr Eyre	Mr Sparrow 01322 28650
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Newman		Land North East Of	96 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/17
Erection of detached three bedroom dwelling with landscaping, parking and utilising existing improved access to 96 Weald Road.				
SE/16/02866/FUL - Amended plan				
Amended front boundary treatment and amendments to the siting of the front rooflights. Revised window fenestration, front bay gable level and window arch brick course banding.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-3-17

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00330/FUL	Mr M Mirams 24-03-2017	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/17
Demolition of dwelling and garage. Erection of a replacement dwelling and garage.				
SE/17/00330/FUL - Amended plan				
Revised site location plan with correct topographical information. Amended width of new dwelling and re-positioned on site. New topographical information for the current dwelling added to the existing elevations and floor plans.				

Sevenoaks Town Council recommended refusal on the following grounds:				
1.This proposal represents a gross overdevelopment of this modest site. The proposal is for a house very substantially (about one third) bigger than the previously approved plan SE/14/01632/FUL				
2.The impact of the size, bulk and height of the proposed development on this exposed hillside site would have a seriously overbearing effect on adjacent properties, especially down the hill to the east.				
3.The proposed large garage building would fall within the Root Protection Area of an important listed oak tree contrary to BS5837.				
4.The proposal fails to comply with guidance set out in the Residential Character Area Assessment				
//The Town Council noted that topographical information had now been included within the amended planning documents//				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00447/HOUSE	N Armour 14/3/17	Schneider	Offset Arch 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Adams			50 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/17
Single storey rear extension, conversion of loft with extension to the roof line to form a new gable end and side dormer window. Change existing window to new doors to ground floor study.				

//Awaiting Chairman's Action//

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00470/HOUSE	N Armour 16/03/17	Eyre	Mr Spencer 07590080855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hoskins			5 Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/17
Erection of a garage extension. Erection of dormer window to front elevation. Demolition of existing chimney. Alterations to fenestration to include Juliet balcony.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-3-17

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00471/MMA	P Dadswell 15/03/17	Busvine	Offset Arch 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Patrick			34 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/17
Minor material amendment to application SE/16/01496/HOUSE (Erection of a two storey bay extension to rear. Erection of single storey side extension. External alterations to the landscaping along with internal alterations) to show a larger window to bedroom 3 on the rear elevation.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00477/HOUSE	R Fellows 27-03-2017	Cllr Waite	Mr Foyster 01603 892120
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Campbell			85 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/17
Replacement conservatory.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00492/HOUSE	N Armour 27-03-2017	Cllr Parson	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mikhailoff		The Mulberrys	140A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/17
Demolition of the rear conservatory. Erection of a single storey rear extension. Alterations to fenestration. New chimney.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00509/HOUSE	N Armour 22-03-2017	Cllr Clayton	Mr Rigby 07793836977
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Tindal			11 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/17
Erection of a two storey rear extension. Alterations to fenestration and internal alterations.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-3-17

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00570/HOUSE	H Pockett 24-03-2017	Cllr Chakowa	Mr Doughty 01959 56272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Williams			2 Carrick Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/17
Demolition of existing conservatory and erection of single storey rear and side extension on existing foundations.				

Sevenoaks Town Council recommended approval.