

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 17th July 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman in the Chair	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Apologies	Cllr Towell	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Apologies
Cllr Mrs Parry	Present	Cllr Walshe	Apologies

Also in attendance:

Town Clerk
Assistant Town Clerk
Ten members of the public

PUBLIC QUESTION TIME

None

148 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

149 **DECLARATIONS OF INTEREST**

Cllr Canet declared a non-pecuniary interest in item (5) Communication from Wildernesse Golf Club.

150 **DECLARATIONS OF LOBBYING**

Cllr Arnold declared he had been lobbied in respect of planning application [1] Summerhill, Seal Hollow Road.

Cllr Canet declared she had been lobbied in respect of planning application [12] Haywards, Otford Road.

151 **MINUTES**

(a) It was **RESOLVED that** the minutes of the planning committee meeting held on the 3rd July 2017 be received and signed.

(b) It was **RESOLVED that** the minutes of the Sevenoaks Town Neighbourhood Plan Steering Committee Meeting held on the 3rd July 2017 be received and noted.

152 **COMMUNICATIONS**

The Committee received and noted with sympathy a letter requesting support from the Wildernesse Golf Club regarding speed limits on Park Lane, further noting that this matter should be considered Seal Parish Council and Kent County Council.

153 HIGHWAYS

The Committee received and noted the following road closure notice:

- i. St Botolphs and Granville Road

154 PLANNING APPLICATIONS

(a) The Committee received and noted Planning Comments made under Chairman's Action.

(b) The meeting was adjourned to enable a member of the public to address the Committee on the following application(s) for 3 minutes:

- i. [1] Summerhill, Seal Hollow Road – Against
- ii. [1] Summerhill, Seal Hollow Road – For
- iii. [12] Hayways, Otford Road (proposed Aldi) – For

(c) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 12th July 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

155 PRESS RELEASES

None

There being no further business the meeting was closed at 8:35pm

CHAIRMAN

Planning Applications Considered

Applications considered on 17-7-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00330/FUL	Mr M Mirams 20-07-2017	Cllr Clayton	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>
				30/06/17
<p>Demolition of dwelling and garage. Erection of a replacement dwelling and garage.</p> <p>SE/17/00330/FUL - Amended plan</p> <p>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.</p> <p>SE/17/00330/FUL - Amended plan</p> <p>Updated proposal site plan and a response to comments received.</p>				

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**

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00660/LDCEX	Mr M Mirams 24-07-2017	Cllr Busvine	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/17
<p>Replacement slate tiles and re-build dormer.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-7-17

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01373/FUL	S Mitchell 31-07-2017	Cllr Waite	Mr Pain 07734439223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Fordyce-Grey			17 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/17
Erection of a new detached dwelling on land adjacent to 17 Wickenden Road with off-street parking and the creation of new off-street parking in front of the existing 17 Wickenden Road.				

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

- 1) That there will be no loss of amenities to neighbours
- 2) With the parking situation for both 17 Wickenden Road and the new property

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01509/HOUSE	R Fellows 26-07-2017	Cllr Parry	Mr Woodhams 07763463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Shaffie		Colne House	89 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/17
Propose new front porch with new window above to first floor. New Orangery to rear elevation existing patio to rear raised by 160mm. Alteration to fenestrations and internal alterations within in existing house. New Green house to garden, removal of hedging to the front elevation to facilitate new wall and gates. (sic)				
SE/17/01509/HOUSE - Amended plan				
Fenestration changes to main house and front boundary has been amended to retain the existing hedgerow.				
Amended proposal description:				
Propose new front porch with new window above to first floor. New Orangery to rear elevation existing patio to rear raised by 160mm. Alteration to fenestration and internal alterations. New Green house to garden and new gates to front boundary. (sic)				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 17-7-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE17/01784/HOUSE	R Fellows 27-07-2017	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Hitch			99 Seal Hollow Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/07/17	
Demolition of existing conservatory and erection of ground floor extension with roof lights; and two first floor bays to rear. New dormer window and roof light to front, and part garage conversion.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the proposed materials are in keeping with the existing and surrounding properties.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE17/01785/HOUSE	R Fellows 31-07-2017	Cllr Mrs Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Regan			6 Hill Crest	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/07/17	
Removal of chimney. Erection of a single storey rear, side and front extension. Removal of existing roof and erection of new roof with extension. New roof to include front and rear dormers and 3 front rooflights to form living accommodation. Alterations to fenestration. Proposed high screen.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Overbearing impact on neighbours
- Overdevelopment of the site
- Out of character with surrounding properties, conflicting with the residential character area assessment.
- Non compliance with condition 2 which was required to avoid any conflict with the predominant character of the road.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE17/01786/HOUSE	R Fellows 31-07-2017	Cllr Mrs Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Regan			6 Hill Crest	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/07/17	
Erection of a summerhouse/office.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- Unneighbourly development do to the proximity to neighbouring properties
- Injurious to the existing dwelling due to the reduction in the available amenity space.

Planning Applications Considered

Applications considered on 17-7-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01808/HOUSE	N Armour 27-07-2017	Cllr Piper	Mr Wise 01622 902902
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Peters		Midhurst	79A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/17
Erection of a dormer window within the rear roof-slope.				

//Awaiting Chairman's Action//

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01815/FUL	S Mitchell 19-07-2017	Cllr Mrs Parry	Mr Rainbird 02035971068
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Travis Perkins (Properties) Ltd		Unit A & B	2 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/17
Demolition of existing buildings and erection of 1no. commercial building for storage and distribution purposes (Class B8) with trade counter and ancillary showroom and a builders' merchant (sui generis) for the display, sales and storage of building, timber and plumbing suppliers, plant and tool hire, including outside display and storage along with storage racking; access and servicing arrangements, car parking, landscaping and associated works.				
SE/17/01815/FUL - Amended plan				
Amended Transport Statement.				

Sevenoaks Town Council recommended refusal on the following grounds:

- * Proposals will lead to an intensification of heavy lorry movements in a predominately residential road not suitable for HGV movements and which already experiences negative impacts from the large number of lorry movements to the existing Travis Perkins site.
- * The proposals will have a negative impact on the neighbouring Sevenoaks Day Nursery site.
- * The bulk, mass and bright colour of the units will have an unacceptable impact on the surrounding residential areas, the development would therefore be unneighbourly and inappropriate
- * The proposed opening hours are unacceptable and the volumes of traffic in the early morning and late evening will have an impact on the amenities of the surrounding residential properties.
- * There are no proposals for adequate screening to the Sevenoaks Community Centre / Day Nursery site.
- * The development conflicts with the aspirations of the emergent Northern Sevenoaks Masterplan and Neighbourhood Plan.

Planning Applications Considered

Applications considered on 17-7-17

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01925/FUL	R Fellows 25-07-2017	Cllr Busvine	Grace Simpson 01296 65 9995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Pitcairn-Knowles		Springbank Clinic, Ground Floo	13 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/17
Timber-clad outbuilding. Use as office/reception space.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the materials and design are appropriate and in keeping with the surrounding properties.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01967/HOUSE	N Armour 31-07-2017	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hukins			64 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/17
Demolition of existing single storey extension and erection of a two storey side extension and a front porch and a new crossover.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01976/FUL	Mr M Holmes 24-07-2017	Cllr Canet	Miss Mollart 0207357800
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
ALDI Stores Ltd		Haywards	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/17
Demolition of all buildings on site. Redevelopment of the site to provide a foodstore development and associated car parking, landscaping and access.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01987/HOUSE	R Fellows 18-07-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Lloyd			7 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/17
Demolition of existing modern single-storey rear-extension, and erection of larger single-storey rear-extension, together with repair and reinstatement of existing brick boundary wall.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-7-17

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02035/CONVAR	Mr M Holmes 21-07-2017	Cllr Piper	Mr Greenway 01883 3464
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Governors of Solefield School		Solefield School	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/07/17
Removal of condition 5 (Archaeologist) and condition 6 (Bream) of 16/03728/FUL to Infill existing courtyard, internal alterations and replacement two-storey teaching & refectory block.				

Sevenoaks Town Council recommended refusal due to the site being in close proximity to the site of a historically important battle, and believes that the originally required BREAMM standards should be upheld.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02039/HOUSE	N Armour 20-07-2017	Cllr Waite	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goscomb			5 Serpentine Court	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/17
Proposed garage conversion with alterations to fenestration and erection of a single garage.				

Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied that the loss of the two tress will not be detrimental to the surrounding area or remaining trees.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02047/MMA	S Mitchell 21-07-2017	Cllr Busvine	Mr Lau 07842231244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Campin			57A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/17

Minor material amendment to application SE/17/01385/CONVAR relating to conversion of first floor into a 1 bed flat and conversion of second/roof void into a 2 bed flat to include dormer window to rear and rooflight to front. Erection of an external staircase to first floor entrance. Proposed amendments consist of addition of rooflight on small side hipped roof in loft plan.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-7-17

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02099/LBCALT	Mr M Holmes 28-07-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Zucca			73 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/17
Black wooden board (A 140cmx70cmx3cm) with service options that the shop will offer and a black wooden board (B 70cmx35cmx3cm) with the logo printed.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no obstruction of the very narrow pavement and that the boards will be permanently affixed to the building.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02116/LDCEX	Mr M Holmes 26-07-2017	Cllr Busvine	Mr Shaw 01892 893854
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Kay (National Trust)		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/17
Car parking area in front of main house.				

Sevenoaks Town Council recommended to the approval of certificate of lawful use subject to the planning officer being satisfied that the established use implies consent - even though the area appears to exceed the red line set out in previous applications. The Town Council requests that Sevenoaks District Council sets out exactly what the boundary is for future reference.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02136/HOUSE	N Armour 27-07-2017	Cllr Waite	Mr Burn 07815133732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss K Cox			16 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/17
Construction of rear dormer roof addition and changes to existing fenestration.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposed dormer is so large as to make the Eastern elevation of the house four storey high (when the conservation area is predominantly two storey).
- This would impact on the character of the Conservation area because the site is prominent and would impact on rooflines
- The development would overlook and dominate cottages in Cobden Road
- The development would overshadow the gardens and rear windows of 34-41 Cobden Road and adversely affect the roofscape of the Conversation area.
- It would also overshadow the gardens at 18 & 20 Prospect Road removing direct sunlight and harming residential amenity.