

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 11th November 2013 at 7pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Apologies
Cllr C L L Baker	Apologies	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Apologies
Cllr G R S Clack	Arr:7:13pm	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Present	Cllr P E Towell	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Deputy Town Clerk
Committee Clerk

The presentation from the Planning Consultants dealing with the proposed development at the former Wildernessee site was cancelled due to lack of available personnel.

The Town Council will be consulted on this proposal once the Consultants have met to discuss the proposals with Sevenoaks District Council.

PUBLIC QUESTION TIME

None

246 REQUESTS FOR DISPENSATIONS
No requests were received.

247 DECLARATIONS OF INTEREST
Cllr Mrs Crabtree declared an interest in any items pertaining to Kent County Council.

Cllr Raikes declared a non-pecuniary interest in tree work application:

(iv) 13/03197/WTPO - Blueberry Hill, Wildernessee Avenue

Cllr Canet declared a non-pecuniary interest in planning application:

[5] 13/03112/FUL – 24 St Johns Hill

248 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 28th October 2013, be received and signed subject to the following amendment:

i) Cllr Busvine dealt with application [6] 13/02942/LBCALT – Britannia, 70 High Street

249 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 7th November 2013: It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 13/03101/WTPO – 4 Vine Avenue – Cllr Raikes
Larch(T1) - Fell due to proximity to dwelling and associated structural damage. (T.P.O.)
Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that there is a significant justification for the removal.

- ii. 13/03183/WTPO – Pine House, 5 Stapleford Court – Cllr Piper
Fell Spruce Trees (TPO)
Sevenoaks Town Council recommended approval.
- iii. 13/03196/WTPO – 13 Burntwood Road – Cllr Eyre
Crown reduction by 30% to 1 Oak tree
Sevenoaks Town Council recommended approval.
- iv. 13/03197/WTPO – Blueberry Hill, Wildernes Avenue – Cllr Mrs Crabtree
Various works to trees. (TPO)
Sevenoaks Town Council recommended refusal and requested that a TPO be placed on all trees unless the Arboricultural Officer is satisfied that the works are necessary.
- v. 13/03157/WTCA – Silverley, Woodland Rise – Cllr Mrs Crabtree
Various works to trees (tpo)
Sevenoaks Town Council recommended refusal and requested that a TPO be placed on all trees unless the Arboricultural Officer is satisfied that the works are necessary.
- vi. 13/03168/WTCA – Rhododendrons, 73 Kippington Road – Cllr Piper
Various works to trees (ca)
Sevenoaks Town Council recommended approval.
- vii. 13/03182/WTPO – 1 White Friars – Cllr Parry
Reduce the height by approx 50% and reduce sides back to lawn edge of a group of Thuja trees (T.P.O.)
//Chairman's Action// Sevenoaks Town Council recommended approval.
- viii. 13/03135/WTPO – 27 The Middlings – Cllr Piper
Reduce overall 1 Sycamore tree by 25% (WTPO)
Sevenoaks Town Council recommended approval.
- ix. 13/03132/WTPO – 8 Warren Court – Cllr Busvine
Fell 1 no Sycamore tree plus removal of stump (tpo)
Sevenoaks Town Council recommended refusal subject to the Arboricultural officer being satisfied that the tree poses no threat to the wall or a health and safety issue.
- x. 13/3114/WTCA – Robert Draper Removals 29 the Drive – Cllr Mrs London
T1 Contorted willow Reduce in height by 1.5m and reduce lateral spread by 1m approx.
T2 Norway maple Adjacent to the above: Reduce in height by up to 2m and reduce the lateral spread by up to 1m, to shape. (Conservation Area)
Sevenoaks Town Council recommended approval.
- xi. 13/03124/WTCA – Blue Bonnets, 138 Kippington Road – Cllr Parry
Removal of 1 Western Hemlock tree (Conservation Area).
//Chairman's Action// Sevenoaks Town Council recommended approval.
- xii. 13/03212/WTCA – The Old Bakehouse, Six Bells Lane – Cllr Mrs London
Reduce 2 Silver Birch trees to ground level, remove stumps and roots. (Conservation area).
Sevenoaks Town Council recommended approval.
- xiii. 13/03207/WTCA – 3 Oakfields – Cllr Busvine
T1 Holly. Location – Roadside bank, back boundary behind the hedge. Remove 1.5metre live holly stump. (CA)
Sevenoaks Town Council is unable to offer an opinion due to the information supplied being insufficiently detailed to allow the stump to be located.
- xiv. 13/03214/WTCA – 16 Granville Road – Cllr Mrs London
Reduce 1 Bay tree by approx 50%. Reduce back to previous reduction points to 1 Cherry and 1 Magnolia tree. (WTCA)
Sevenoaks Town Council recommended approval.

250 PLANNING APPEALS

(a) The Committee received and noted that the inspector has dismissed the following appeals:

- i) 13/2196780 – Timbers, 65 Oakhill Road (a&b)
- ii) 13/2197832 – Land to r/o 7 Serpentine Road

(b) The Committee received and noted that the inspector has allowed the following appeals:

- i) 13/02196743 – 94-96 London Road
- ii) 13/2203486 – 1 Plymouth Drive
- iii) 13/2203486 – 1 Plymouth Drive (costs)

251 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 7th November 2013 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

252 PRESS RELEASE

None.

The meeting closed at 7:56pm

CHAIRMAN

Planning Applications Considered

Applications considered on 11-11-13

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02988/FUL	M Holmes 15-11-2013	Cllr Mrs Crabtree	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr B Sparrow	Bambi Cottage	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/10/13	
Demolition of existing workshop and garage, erection of a new dwelling with attached garage.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the design and materials are in keeping with the Conservation Area, that there will be no loss of neighbouring properties, and that the application will not be contrary to any conditions attached to the previous grant of permission.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03078/HOUSE	B Phillips 22-11-2013	Cllr Hogarth	M Collins 01424 439950
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs J Brown		57 St Johns Hill	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/11/13	
Removal of existing storage shed, and construction of garage workshop at rear				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03096/HOUSE	M Holmes 18-11-2013	Cllr Mrs Crabtree	Browitt & Smith 451261
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs J Long	Barnett Field	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/10/13	
The erection of porch over front door.				

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

Planning Applications Considered

Applications considered on 11-11-13

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03111/FUL	Mr A Bryne 25/11/13	Cllr London	Mr G Bunce 01622 691 166
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Watkins	Land North Of	Bourchier Close	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/11/13	
Erection of 66 bed class C2 nursing home.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.The proposals would be contrary to saved policy EN9 of the Sevenoaks Local Plan and SP1 of the Sevenoaks Core Strategy as they would result in the loss of an important area of green space within the Town.
- 2.The new report by Colin Buchanan states that draining will not be an issue, however the Council remains concerned that localised flooding in areas such as the Dene will remain an issue during periods of heavy rainfall.
- 3.At the time of submission South East Water who are responsible for potable water in the area have not confirmed that the use of water efficient appliances will partially mitigate the increase demand on potable water.
- 4.At the time of submission Thames Water have not confirmed that the receiving sewage treatment works have available capacity to accept flows from this development.
- 5.The land is on an elevated site and any further development would be an over intensive use of the land, especially with the nearby Rockdale Flats, contrary to saved policy H8 of the Sevenoaks Local Plan.
6. The Council is concerned that the height and scale of the proposed care home would be out of keeping with the broadly residential nature of the surrounding area
- 7.The development would generate an increase in traffic movement in the local road network leading to a loss of amenity to local properties, the Council expressed particular concern for both The Dene and Oak Lane, also noting that the difficult turn off opposite Sevenoaks School would be inappropriate for an increased traffic flow.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03112/FUL	M Holmes 20-11-2013	Cllr Clack	Mr S Hiscocks 463916
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms L Seely		24 St Johns Hill	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/10/13	

Demolition of existing double storey garage/store and single storey construction. To provide two buildings separated by a new courtyard. The existing first floor flat is to be refurbished with the ground floor use class A1 to be converted to C3 and double storey warehouse building at the back of the site to be converted from use class A1 to C3 to provide 1no 2 bed flats, 1no 3 bed flat and a 2 bed mews house.

Sevenoaks Town Council recommended approval subject to sufficient noise attenuation measures being put in place to safeguard the amenities of future occupants.

//Informative// The Town Council is concerned about parking in the vicinity.

Planning Applications Considered

Applications considered on 11-11-13

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03122/HOUSE	Ms H Broughton 25/11/13	Cllr Piper	Mr B Best
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Weber			6 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/13
Demolition of existing porch. The erection of first floor extension to side extension, single storey side extension, two storey front extension with dormer. Alterations to fenestration and installation of a Juliet balcony. Covered porch.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03127/MMA	H Broughton 20-11-2013	Cllr Clack	Ms A Batista 0207 39422
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs R McGuire		Rozelle	Hillborough Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/10/13
Minor material amendment to application SE/12/03380/HOUSE for the Demolition of existing garage and remodelling of dwelling to include erection of two storey side extension with first floor Juliet balcony on front elevation and part ground floor part two storey front extension, basement, Juliet balcony on first floor rear elevation, internal alterations, creation of additional parking space and widening of the access to show the amendment to front porch addition, amendments to fenestration on all elevations and new additional velux window to south east elevation.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03129/HOUSE	B Phillips 19-11-2013	Cllr Raikes	Mr F Lewis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Chugg			103 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/13
Demolition of garage, sun room and rear extension and erection of single storey rear extension with flat sedum planted roof with two storey side extension with pitched roof.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there will be no loss of amenity to neighbouring properties.

Planning Applications Considered

Applications considered on 11-11-13

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03154/HOUSE	H Broughton 20-11-2013	Cllr Piper	Mr P Coakley 01322 552258
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr L Hellard		16 Downsview Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/11/13	
Demolition of stores & garage at side of house to facilitate erection of a two storey side extension.				

Sevenoaks Town Council recommended refusal on the grounds that:

- i) The proposal would unbalance the semi-detached properties, negatively impacting on the Street Scene, contrary to guidance set out in the Residential Extensions SPD (para 4.18)
- ii) The confusing front fenestration would have a detrimental effect on the Street Scene.
- iii) The design and appearance of the proposed ground floor façade needs improving.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03184/FUL	Mr B Philips 26/11/13	Cllr Parry	Mr Ranson
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr McGlinton	Ashrove Farm	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/11/13	
Demolition of two existing dwellings and associated outbuildings, and construction of two replacement dwellings - one 5 bed detached house with attached double garage and 10 Solar panels to West elevation, and one 3 bed detached cottage with integral single garage and 6 Solar panels to South elevation.				

//Chairman's Action//

Sevenoaks Town Council recommended refusal on the grounds that:

- 1.The proposal represents an overdevelopment of the site
- 2.The proposal would be unneighbourly
- 3.The proposal would constitute inappropriate development in the Green Belt

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03188/HOUSE	B Phillips 22-11-2013	Cllr Mrs Dawson	Mr R Turner 07836 219056
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Miss S Beattie		19 St Johns Hill	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/11/13	
Demolition of two outbuildings. Erection of single storey rear extension, creation of internal courtyard with new french doors from kitchen and internal alterations.				

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied there will be no detrimental impact on neighbouring properties through loss of light or amenity.

Planning Applications Considered

Applications considered on 11-11-13

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03236/HOUMM	Ms H Broughton 26/11/13	Cllr Piper	Mr B Best
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Burgess			65 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/13
Minor material amendment to application SE/12/02803/HOUSE (Removal of existing roof & first floor accommodation. Erection of single storey side extension to form garage, erection of extension to front elevation to form entrance hall and erection of first floor to incorporate 4 bedrooms & bathrooms with Juliette balcony to rear elevation) to show revised layout and increase in rear extension size.				

Sevenoaks Town Council recommended approval.