

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 5th January 2015 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Present	Cllr R M C Hogarth - Chairman	Present
Cllr N J L Busvine OBE	Arrived 7:02pm	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Arrived 7:01pm
Cllr A S Clayton	Present	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Apologies	Cllr P E Towell - Vice Chairman	Apologies
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

PUBLIC QUESTION TIME

None

327 REQUESTS FOR DISPENSATIONS

No requests had been received or granted.

328 DECLARATIONS OF INTEREST

None

329 DECLARATIONS OF LOBBYING

Cllr Hogarth declared he had been lobbied in respect of planning application:
[1] 14/01562/OUT – Wildernes House, Wildernes Avenue

330 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on the 22nd December 2014 be received and signed.

331 PLANNING APPLICATIONS

(a) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 1st January 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

(b) It was noted that there were a number of applications which would be dealt with under Chairman's Action to meet the comment deadline and that a list of these had been circulated to all Councillors. It was noted that any Councillor wishing to make their views known on a specific application should contact the Clerk, Chairman, and Ward Councillor who had been allocated the application in question.

332 PRESS RELEASE

None

The meeting closed at 7:20pm

CHAIRMAN

Planning Applications Considered

Applications considered on 5-1-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01562/OUT	M Holmes 07-01-2015	Cllr Towell	Jennifer Ross
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Pegasus Life	Wildernesse House	Wildernesse Avenue	Wildernesse	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/12/14	

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (class C2). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (class C2) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 128 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/14/01562/OUT - Amended plan

Deferred from Planning Committee Meeting 23/06/14

SE/14/01562/OUT - Amended plan

Please see letter dated 8th December 2014 for full details of amendments proposed.

Amended proposal description:

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

//Chairman's Action//

Sevenoaks Town Council continued recommended refusal on the following grounds:

- Overdevelopment of the site
- The design of the proposed care accommodation is unsympathetic to Wildernesse House, and inappropriate in the setting of a Grade II listed property
- The proposal would be detrimental to the character of the Conservation Area
- Inappropriate development within the Green Belt
- Concerns with regards to management of construction traffic
- Lack of information on the proposed design of the 3no residential units on the college site

Planning Applications Considered

Applications considered on 5-1-15

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03781/HOUSE	H Weston 08-01-2015	Cllr Mrs London	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Crawley		10 Sackville Place	5 Dartford Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/14
Extension to roof terrace.				

Sevenoaks Town Council recommended approval subject to no windows being placed on the south side of the extension to protect the amenities of neighbouring properties.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03822/FUL	H Weston 08-01-2015	Cllr Eyre	Mr A Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Kemp			103 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/14
Demolition of a detached two storey house and the erection a new two and a half storey detached house.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03829/HOUSE	Mr M Holmes 08-01-2015	Cllr Clayton	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Stringer			55B Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/14
Two storey side extension and front porch infill.				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

- the two story extension would affect the amenity of the neighbouring cottage at no 57 Hartslands Road as it would overshadow two windows affecting main rooms - the kitchen window and the stair well window which helps light the main living room, as well as the glazed door which gives light to the living room
- the extension would affect the setting of the weather boarded cottages which contribute to the Conservation Area, bringing the 1950s style building close to the boundary and partially obscuring the view of the cottages from the road
- it would also eradicate the gap separating the different periods of building in the conservation area, as well as the visual gap across the roof scape to the North Downs, which is an important part of the street scene
- in addition the extension would remove the off street parking space for no 55B, as it would occupy a space previously occupied by a garage, in an area where on street parking is in short supply

Planning Applications Considered

Applications considered on 5-1-15

5	Plan Number	Planning officer	Town Councillor	Agent
	SE/14/03843/FUL	Mr M Holmes 08-01-2015	Cllr Busvine	N/A
Applicant		House Name	Road	Locality
Mrs O. Maddison			6 St Botolphs Road	Town
Town		County	Post Code	Application date
				22/12/14
Sub division of plot, demolition of existing garage and the erection of a 4 bed detached dwelling with basement and 12 solar panels on roof. New crossover and subterranean single garage to no. 6 St. Botolphs Road.				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

1.The proposal is contrary to saved policy EN1 of the Sevenoaks District Local Plan, as the proposed dwelling is not 'compatible with scale, height, density and site coverage of other buildings in the area' and would have an adverse impact on the privacy and amenities of the locality.

2.The proposal is contrary to SP1 of the Sevenoaks Core Strategy which requires all development to be of high quality responding the character of the area, and the local character area assessment. The fact that the property is well set back and screened is insufficient to compensate for this.

//Informative: The Town Council requested that due to the nature of this application it should be referred the Development Control Committee for determination and not decided at Officer Level//

6	Plan Number	Planning officer	Town Councillor	Agent
	SE/14/03866/HOUSE	H Weston 06-01-2015	Cllr Parry	Mr S Cocks 02083 04500
Applicant		House Name	Road	Locality
Mr T Tragett			4 Chichester Drive	Kippington
Town		County	Post Code	Application date
				18/12/14
First floor extension above existing garage. Pitched and tiled roof.				

Sevenoaks Town Council recommended approval.