

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 16th March 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	Apologies	Cllr Mrs M A London	Present
Cllr J M Canet	Left 7:40pm	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Left 7:55pm	Cllr P E Towell - Vice Chairman	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

PUBLIC QUESTION TIME

None

427 REQUESTS FOR DISPENSATIONS

None

428 DECLARATIONS OF INTEREST

Cllr Eyre declared a disclosable pecuniary interest and abstained from discussion and voting on planning application:

[11] 15/00625/HOUSE – 61 Brittain's Lane

Cllr Towell declared a non-pecuniary interest and abstained from voting and discussion on planning application:

[7] 15/00499/FUL – 224 Seal Road

429 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on 2nd March 2015 be adopted and signed subject to the following amendment:

- '408 *Planning Applications*
- (a) *The Schedule of comments forwarded to Sevenoaks District Council under Chairman's Action was received and noted.*
- (b) *The meeting was adjourned...*

430 ADOPTION OF SEVENOAKS DISTRICT COUNCIL PLANNING DOCUMENTS

The Committee noted the attached schedule of documents recently adopted by Sevenoaks District Council.

It was noted that the Assistant Clerk would be attending the District Council Planning Forum on 18th March 2015 where an updated on the implications of these new adopted documents was expected, and that a report and slides provided at the forum would be brought to a future Planning Committee meeting for member's information.

431 PLANNING APPEALS

(a) The Committee noted that the Inspector had allowed the following planning appeal:

- i. 14/2222635 – Former Site of the Farmers, London Road
It was **RESOLVED that** a letter be sent to the Minister, copies to the Planning Inspectorate, expressing disappointment at the lack of regard the Inspector had for the application's detrimental impact on a key gateway into the Town.

(b) The Committee considered supporting Sevenoaks District Council on the following appeal:

- i. 15/3004059 – 3 Holly Bush Lane
It was **RESOLVED that** Sevenoaks Town Council support Sevenoaks District Council's refusal of this application by means of written representation.

432 UPDATE ON BAT & BALL CENTRE ARCHITECTURAL COMPETITION
It was RESOLVED under the Public Bodies (Admission of Meetings) Act 1960 to exclude the public and press for the following item by reason of the confidential nature of the business.

The Committee received a verbal update on the 70 submissions received as part of the current architectural competition for the redesign of the Sevenoaks Community Centre.

It was **RESOLVED that** the discussion in relation to the project be referred to a future Finance and General Purposes meeting for further consideration and debate.

433 NDP CONSULTATION AT ANNUAL TOWN MEETING

The Committee received and considered draft copies of banners relating to Neighbourhood Development Plan discussions for display at the Annual Town Meeting produced by an external consultant.

It was **RESOLVED that** due to the number of modifications required the printing and display of the banners be deferred to a future consultation event, date to be confirmed. Discussions will take place with the consultant to action suggested modifications.

434 PLANNING APPLICATIONS

(a) It was noted the application for Wildernes House deferred from the last meeting would be considered at the Planning Committee meeting on the 30th March 2015, a presentation for Councillors would be taking place at 6pm prior to the meeting.

(b) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 12th March 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

435 PRESS RELEASE
None

The meeting closed at 8:10pm
CHAIRMAN

Planning Applications Considered

Applications considered on 16-3-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00331/HOUSE	P Dadswell 20-03-2015	Cllr Hogarth	Mr L Lowden 505336
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			60 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/15
The erection of an attached double garage. SE/15/00331/HOUSE - Amended plan The scale bars now measure correctly.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00344/FUL	H Broughton 18-03-2015	Cllr Hogarth OOW	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hugh D' Alton		Band Practice Room	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/15
Refurbishment, extension & changes to fenestration to band practice room currently used for storage, to facilitate conversion into a Community Cafe (use class A3).				

As the land owner and applicant Sevenoaks Town Council declined to comment on this application.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00423/LBCALT	H Broughton 23-03-2015	Cllr Mrs London	Ms Leonard 01173169451
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/15
Installation of insulation to the Brewhouse Roof (Retrospective).				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00466/FUL	Mr M Holmes 18-03-2015	Cllr Mrs London	Mr D Pope 02078 374477
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Development Securities Ltd		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/15
Change of use from Class B1(a) Offices to Residential Use (Class C3).				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-3-15

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00468/LBCALT	Mr A Byrne 20-03-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shalford Pears (Property) Ltd		Burford House	44 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/15
Redevelopment of the existing office building, including the re-cladding of the principal London Road elevation, the construction of a new refuse store with minor landscaping and internal alterations.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00484/LBCALT	Mr A Byrne 20-03-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shalford Pears (Property) Ltd		Burford House	44 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/15
Redevelopment of the existing office building, including the recladding of the principal London Road elevation, the construction of a new recessed top floor extension, the construction of a new refuse store with minor landscaping and internal alterations.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00499/FUL	Mr M Holmes 26-03-2015	Cllr Canet	Mr Hadley 01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Macey Consultancy Ltd			224 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/15
Demolition of existing dwelling and erection of 2 detached dwellinghouses with integral garages.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00508/FUL	Mr M Holmes 23-03-2015	Cllr Parry	Mr Bedford 01892 750018
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd		Land Rear Of	53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/15
Erection of a detached dwelling and new access.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-3-15

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00560/HOUSE	R Fellows 26-03-2015	Cllr Hogarth	Mr P French 669094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss S Alexander			31 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/15
The erection of a single storey side extension and alterations to the fenestration.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00617/HOUSE	H Weston 25-03-2015	Cllr Baker	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Batchelor			129 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/03/15
Demolition of existing garage and erection of a two storey rear extension with single storey side and part front extension.				

Sevenoaks Town Council recommended refusal due to concerns with regards to the scale of the rear two storey extension unless the planning officer is satisfied there will not be an unacceptable loss of amenity or privacy to neighbouring properties.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00625/HOUSE	P Dadswell 26-03-2015	Cllr Piper	Mr Bressan 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Law			61 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/15
Partial demolition of the rear of property and erection of one single storey extension.				

Sevenoaks Town Council recommended approval.

//informative: The Town Council requested that the hedge between 61 and 63 be maintained, as CGI mockups appeared to indicate a reduction in screening//

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00633/HOUSE	H Weston 27-03-2015	Cllr Busvine	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Weare		Austens Cottage	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/15
Erection of a single storey extension to east elevation and two storey extension to north elevation. Conversion of loft creating master bedroom and erection of porch to front entrance. Removal of existing chimney. New electric gates to driveway entrance and additional parking space. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-3-15

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00642/HOUSE	H Broughton 27-03-2015	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Piper			23 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/15
Demolition of conservatory. Rear double storey extension. Alterations to roof and fenestration.				

Sevenoaks Town Council recommended approval subject to the extension not extending closer than 1m to the boundary.