

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 12th October 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Left 7:15pm	Cllr Walshe	Present

Also in attendance:

Assistant Town Clerk

6 members of the public

PUBLIC QUESTION TIME

None

233 REQUESTS FOR DISPENSATIONS

None

234 DECLARATIONS OF INTEREST

It was noted that Cllrs Canet, Eyre, Parson, Piper and Raikes were members of Sevenoaks District Council, the applicant for application [17] 15/03019/FUL – Suffolk House

Cllr Waite declared a non pecuniary interest in planning application:
[16] 15/03019/FUL – 35 Prospect Road

Cllr Raikes declared a non pecuniary interest in planning application:
[8] 15/02855/HOUSE – Dell House, Wildernes Avenue

Cllr Raikes declared a non pecuniary interest in planning application:
[15] 15/03002/HOUSE – 41 Dartford Road

235 DECLARATIONS OF LOBBYING

All Councillors present declared they had been lobbied in respect of application:
[12] 15/02932/FUL – Carlton Works, St Johns Hill

Cllr Raikes declared he had been lobbied in respect of planning application:
[15] 15/03002/HOUSE – 41 Dartford Road

236 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 28th September 2015 be approved and signed.

237 NEIGHBOURHOOD DEVELOPMENT PLAN

(a) The Committee received and noted the Sevenoaks District Council call for sites consultation.

It was **RESOLVED that** it be brought back to the next meeting of the Planning Committee for Sevenoaks Town Council to identify any potential sites which could make a contribution towards meeting the District Council's target.

(b) The Committee received and considered the KCC consultation on street lighting.

It was **RESOLVED that** members submit individual responses to the clerk who would draft a collective response to be considered at the next meeting.

(c) The Committee received and considered the Local Government Boundary Commission Consultation on the revised scheme for Sevenoaks. Thanks were extended to all organisations who spent time reworking boundaries to prevent Sevenoaks Town Council being split between two wards.

It was **RESOLVED that** the Town Council strongly supports the proposed modification.

238 Planning Appeals

The Committee noted that the following householder appeal had been submitted:

- i. 15/ -3134361 – 12 Knole Road

239 DEVELOPMENT CONTROL COMMITTEE

The Committee received and noted the development control meeting on the 1st October 2015 and it was **RESOLVED that** no representation be made.

240 PLANNING APPLICATIONS

The meeting was adjourned three times to enable the following representations to be made by members of the public on planning applications:

- i. Against – 15/002723/HOUE – 19 Shenden Way
- ii. Against – 15/01759/FUL – Jade Cottage, Wildernesse Mount
- iii. For – 15/02932/FUL – Carlton Works, St Johns Hill

The meeting was reconvened Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 8th October 2015 and it was **RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

241 PRESS RELEASE

None

The meeting closed at 8:31pm

CHAIRMAN

Planning Applications Considered

Applications considered on 12-10-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0184/2015	Mr J Wooldridge (08-10-2015)	Cllr Canet	Mr E Bright 02036915810
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Treacy	Sevenoaks Quarry	Bat & Ball Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/09/15	
Non-material amendments to conditions attached to planning permission SE/08/675 (i.e. main quarry permission) and to the details approved pursuant to that permission KCC/SE/0184/2015 - Amended plan Further information submitted.				

Sevenoaks Town Council recommended approval

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01962/ADV	M Besant 23-10-2015	Cllr Parson	Mr Prince 01914 910097
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms D Crossley		137 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/10/15	
1No. 6310 x 830mm folded aluminium panel internally illuminated by means of white LEDs, 1No. 800 x 700mm projecting sign. Non illuminated. SE/15/01962/ADV - Amended plan Amended site location plan SE/15/01962/ADV - Amended plan Alteration of internally illuminated to externally illuminated by means of overhead trough. Amended proposal description: 1No. 6310 x 830mm folded aluminium panel externally illuminated by means of overhead trough, 1No. 800 x 700mm projecting sign. Non illuminated.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposals are in keeping with the character of the high street conservation area.

Planning Applications Considered

Applications considered on 12-10-15

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02661/HOUSE	H Weston 19-10-2015	Cllr Waite	Mr Jenkins 02083187401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin			54 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/15

Part single storey, part two storey side extension.

SE/15/02661/HOUSE - Amended plan

Amended plans received.

Proposal amended to include the creation of an off-street parking area to front:

Part single storey, part two storey side extension and creation of off-street parking area to front with access.

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the alteration in levels and a condition requiring permeable surfacing.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02683/HOUSE	M Besant 13-10-2015	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Flawn			84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15

Demolition of existing garden wall and metal gates to accommodate a wider drive way. Widening of the drive way by approximately 2-2.5 m at the pathway end of the drive, and to encompass the existing grass/earth front garden and to go some way up the side of the house too. Levelling the area to the front of the property accordingly, and covering the area with an appropriate hard covering.

//Chairmans action//

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02723/HOUSE	P Dadswell 16-10-2015	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Stockbridge			19 Shenden Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/15

The erection of a detached garage.

Sevenoaks Town Council recommended refusal on the following grounds:
i. The application would be contrary to the Sevenoaks Residential Character Area Assessment SPD
ii. The application would set an undesirable precedent in the area
iii. The application would be obtrusive and unneighbourly to no.18 Shenden Way.

Planning Applications Considered

Applications considered on 12-10-15

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02756/FUL	M Besant 26-10-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Bowen			5 Nicolson Way	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/15
Replace a large ground floor window with sliding doors (the same width as the existing windows) and replace existing doors in UPVC.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02759/FUL	H Weston 14-10-2015	Cllr Clayton	Mr Mineham01634226560
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecomb Investments LLP		Jade Cottage	Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15
Demolition of existing dwelling. Erection of 2 new dwellings including balcony, associated garages and access drives. Landscaping and associated works.				

Sevenoaks Town Council recommended refusal on the following grounds:

- two houses of the height, bulk and depth proposed. sited towards the top of the steeply sloping plot, would dominate both Cleve and Keilour on either side which are lower down their plots
- the large and almost identical houses sited so close together would not fit the neighbourhood character assessment, which is 'Large individually designed detached houses are set well back from the road, and are well screened and generally have minimal impact on the street scene'. (the existing house and both neighbours currently meet this characterisation)
- the impact on the street scene in the narrow lane of two large houses and the courtyard garages would be damaging
- the garage of the southern house of the proposed pair would eliminate mature trees which currently screen Jade Cottage from Cleve, and which contribute to the Neighbourhood Character Assessment

//Informative// The Town Council (and the neighbours) accept that division of the site and a second house are possible, but the division should split the site into upper and lower plots. This would be consistent with layouts at Monksilver, Kent Cottage, Cleve and Keilour (some of which are Bailey Scott designed) and would also make it easier for development to respect the neighbourhood character assessment.

Planning Applications Considered

Applications considered on 12-10-15

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02855/HOUSE	H Weston 27-10-2015	Cllr Arnold	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tovey		Dell House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/15
Front and side/rear extension. Changes to internal layout. Partial loft conversion. Alterations to windows including new two storey bays. Alteration to internal arrangement of existing garage.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02883/HOUSE	P Dadswell 22-10-2015	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Clarke		Keillour	9 Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/15
Landscaping of garden, demolition and replacement of existing garages, and building of additional new garages.				

Sevenoaks Town Council recommended approval subject to the trees and hedging being retained at the front of the property.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02884/FUL	Mr M Holmes 16-10-2015	Cllr Parson	Mr R Mills (Tel no. N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Mills		Main Lodge	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/15
Provision of off road parking for four vehicles to serve Main Lodge.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied the proposals will not have an unacceptable impact on the green belt.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02885/MMA	H Weston 15-10-2015	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Davis			35 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15
Minor material amendment to SE/14/02989/HOUSE for 'Single storey rear extension with velux windows; loft conversion with rear dormer window and front rooflights' to show raised roof.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-10-15

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02932/FUL	J Russell 16-10-2015	Cllr Raikes	Mrs Gregson0162229660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Carlton Mews Ltd		Carlton Works	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/15
Conversion of existing building to 8 apartments.				

Sevenoaks Town Council recommended approval

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02944/CONVAR	J Russell 15-10-2015	Cllr Parry	Mrs Gapper02920668662
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gratton		Lidl UK	80 London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15
Variation of condition 5 (opening hours) of SE/13/01171/MMA (Demolition of existing buildings and erection of a Lidl food store with 70 car parking spaces, 12 covered secure bicycle spaces & 4 short term bicycle spaces and associated landscaping. Closure of existing site access and creation of new site access. Erection of 2m high boundary fencing to rear & North West side of site) with amendment to opening hours: Mondays to Saturdays- 7.00am to 10.00pm and Sundays- 8.00am to 6.00pm.				

Sevenoaks Town Council recommended refusal of the application due to the store's 'in town' location and the fact the initial application specifically sought to distance itself from traditional supermarkets.

//informative: The Town Council would be sympathetic to a similar application which sought to increase the hours to Mon – Friday 7am – 10pm, Saturday 8am – 10pm, Sunday 10am – 4pm.//

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02981/HOUSE	M Besant 21-10-2015	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Snook			122 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/15
Creation of driveway and new access.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 12-10-15

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03002/FUL	Mr A Byrne 22-10-2015	Cllr Chakowa	Mr Hadley01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Burlanes Interiors		First Floor Premises	41 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/15
Change of use of redundant first floor space to provide additional space for ground floor interior design showroom (A1 use).				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03011/HOUSE	R Fellows 26-10-2015	Cllr Waite	Mr Fowler01622 730719
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Wooten			35 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/15
Conversion of garage to habitable room.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03019/FUL	Mr A Byrne 23-10-2015	Cllr Schneider	Mr Paul 07753224220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Keating		Suffolk House	154 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/15
Installation of 2 No. additional dormer windows and 1No. Velux rooflight to the front (South) elevation to match existing size and materials. Installation of 6No. Photovoltaic (PV) Panels to the front (South) elevation.				

Sevenoaks Town Council recommended approval.