

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 1st February 2016 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Apologies	Cllr Waite	Apologies
Cllr Mrs Parry	Arrived 7:01pm	Cllr Walshe	Apologies

Also in attendance:

Assistant Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

368 **REQUESTS FOR DISPENSATIONS**

None

369 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non pecuniary interest in the following planning applications:

[21] 16/00155/HOUSE – Fairlawn, Wildernes Avenue

Cllr Parry declared an interest in the following planning application and abstained from discussion and voting:

[1] KCC/SE/0007/20 – Sevenoaks Primary School, Bradbourne Park Road

370 **MINUTES**

(a) It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 18th January 2015 be approved and signed.

(b) The Committee received and noted the minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee held on the 18th January 2016.

371 **PLANNING APPLICATIONS**

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 28th January 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

372 PRESS RELEASE
None

The meeting closed at 7:47pm

CHAIRMAN

Planning Applications Considered

Applications considered on 1-2-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0007/20	Miss Mary Green 18-02-2016	Cllr Raikes	DPP Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bowmer Kirkland/Education Fu		Sevenoaks Primary School	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/16
Demolition of the existing main school building and construction of a replacement school building.				

Sevenoaks Town Council recommended refusal as the application does not seek to address the long term demand (15-20 years) for primary school places in Sevenoaks.

Sevenoaks Town Council noted the the traffic survey was undertaken on a day when both Granville and Walthamstow Hall Junior School (Both also on Bradbourne Park Road) were closed. Prior to determination of this planning application Sevenoaks Town Council requested that the survey be repeated at peak hours on a date when all schools in the surrounding area are open.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02918/HOUSE	P Dadswell 11-02-2016	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Pearce		Woodlands	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/16
Erection of triple garage and modification to front boundary wall.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03774/FUL	Mr M Holmes 08-02-2016	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O. Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/16
Sub division of plot, demolition of existing garage and the erection of a 4 bed detached dwelling with basement and 10 solar panels on roof.				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the new proposed is not contrary to policies SP1 and EN1, and that it complies with guidance set out in the residential character area assessment SPD.

Planning Applications Considered

Applications considered on 1-2-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03777/HOUSE	P Dadswell 11-02-2016	Cllr Mrs Parry	Mr L Lowden 505336
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Bonar			20 Weavers Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/16
Single storey rear extension and garage conversion into habitable.				

Sevenoaks Town Council recommended approval

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03937/FUL	Mr M Holmes 11-02-2016	Cllr Chakowa	Mr Galpin 01892 515311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Seymour		Granville School	2 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/16
Demolition of existing school hall and performing arts classroom. Erection of new school hall and creation of new entrance atrium, ICT suite and performing arts classroom.				

Sevenoaks Town Council recommended approval

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03960/HOUSE	J Overall 08-02-2016	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Watkinson			15 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/16
Demolition of existing garage, and construction of new garage with room over. Erection of a single storey rear extension, and 2 storey front extension.				

Sevenoaks Town Council recommended approval

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/04067/HOUSE	J Overall 05-02-2016	Cllr Eyre	Mr Wilson 01892 654033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Foster		Beech Tree Cottage	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/16
Erection of a two storey side extension.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 1-2-16

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00013/HOUSE	P Dadswell 08-02-2016	Cllr Towell	Mr Cartwright0189253758
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Davis			12 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/16
Demolition of existing rear extension. Erection of a two storey side and rear extension and a porch to front.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the amendments.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00022/LBCALT	Mr M Holmes 08-02-2016	Cllr Busvine	Mr Humphries013298293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Humphries		The Old Market House	103 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/16
Refurbishment to existing salon. Enclosure of covered walkway by glazing arched openings. New HVAC equipment in existing roof-space.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal would be detrimental to the street scene
- The present arcade enhances the appearance of the Town Centre
- The proposal would be detrimental to the appearance of the 18th Century listed building.
- The proposal would have a detrimental impact on pedestrian safety.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00063/HOUSE	P Dadswell 10-02-2016	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Heath			7 Hunsdon Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/16
Erection of two storey side extension, single storey rear extension and new porch. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00070/HOUSE	R Fellows 09-02-2016	Cllr Schneider	Mr Garland 01892724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Hayden			7 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/16
Proposed Loft Conversion including new rear facing roof light and new side dormer				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 1-2-16

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00076/HOUSE	J Overall 10-02-2016	Cllr Mrs Parry	Mr A Gay 07748778563
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Stevens			25 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/16
2 storey rear extension to existing dwelling.				

Sevenoaks Town Council recommended approval

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00077/FUL	H Weston 16-02-2016	Cllr Busvine	Ms J Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gill			144 & 144A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/16
Provision of hard standing for two car parking spaces with vehicle crossing/dropped kerb and associated works.				

Sevenoaks Town Council recommended approval subject to a permeable surface being used and adequate landscaping.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00083/HOUSE	J Russell 16-02-2016	Cllr Raikes	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Lester		The New House	19A Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/16
Erection of first floor rear extension and alterations to fenestrations.				

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

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00094/LBCALT	J Overall 15-02-2016	Cllr Piper	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Whiddett		Kippington Lodge	121 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/16
Replan the 1st floor internally at the modern north end, and provide a flat rooflight in the modern north end roof valley and replace the valley roofing felt with lead sheet.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-2-16

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00118/HOUSE	J Overall 16-02-2016	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Miles			21 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/16
Request to erect a small 6m x 3m standalone wooden carport with polycarbonate/wood/asphalt roof on proposed property.				

Sevenoaks Town Council recommended refusal on the following grounds:

- the proposal would have a detrimental impact on the Street Scene
- The proposal is contrary to guidance set out in the residential character area assessment
- The design and materials used are out of keeping with the surrounding area

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00119/FUL	H Weston 12-02-2016	Cllr Busvine	Mr Proctor 02038185700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Snelling		Prospect House	8 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/16
Installation of 3 number air conditioning condenser units.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00120/HOUSE	H Weston 11-02-2016	Cllr Canet	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J de Jonge			81 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/16
Demolition of existing attached garage and erection of detached double garage with bicycle store. Two-storey front and side extension, erection of new porch to front elevation; single-storey extension to rear with lantern roof light; extension of roof canopy to side elevation; removal of two chimneys; replacement of rear window to bedroom 3; internal remodelling and two velux windows to roof.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00151/HOUSE	R Fellows 16-02-2016	Cllr Eyre	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Ryan			11 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/16
New front porch, single storey rear extension and rear roof extension and dormer window.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 1-2-16

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00154/HOUSE	J Overall 12-02-2016	Cllr Busvine	Mr Nagpal 07931931035
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R White			41 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/16
Proposed car port in front of the house.				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the proposal will not be detrimental to the street scene and the amenities of future occupants, and that materials and landscaping are appropriate.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00155/HOUSE	J Russell 16/02/16	Cllr Arnold	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hogh		Fairlawn	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/16
Retractable lights for occasioonal use of tennis court				

Sevenoaks Town Council recommended refusal due to the impact on the night sky through light pollution.