

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 29th February 2016 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Apologies	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

2 members of the public

PUBLIC QUESTION TIME

None

417 REQUESTS FOR DISPENSATIONS

None

418 DECLARATIONS OF INTEREST

Cllrs Hogarth and Piper noted that they were both Sevenoaks District Council members.

419 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 15th February 2016 previously approved at Council be received and signed.

420 CONSULTATIONS

(a) The Committee received and noted a consultation on changes to parking arrangements in Lambarde Road.

(b) The Committee received and considered a technical consultation on changes to planning policy.

It was **RESOLVED** that a meeting be scheduled for 6pm on 14th March 2016 prior to the Planning Committee meeting to discuss the consultation, after which a draft response would be brought back to Committee for approval. Councillors unable to attend the meeting were asked to forward in their comments to the Assistant Town Clerk before the 14th March to enable them to be considered.

421 APPEALS

The Committee received and noted that the following appeals had been submitted:

i) 4 Vine Avenue

422 PLANNING APPLICATIONS

(a) The Committee received and approved the two schedules of comments forwarded to Sevenoaks District Council under Chairman's Action on the following dates:

- i. 22nd February 2016
- ii. 23rd February 2016

(b) The meeting was adjourned allow members of the public to speak on the following applications for 3 minutes at the Chairman's discretion:

- i) [3] 16/00152/FUL – Site of 21 Bethel Road - Against

(c) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 25th February 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

423 RALEYS SITE PLANNING APPLICATION

The Committee received and considered an update on the planning application for the Raleys site.

A recorded vote was requested by Cllr Piper, on a motion to support the submission of an amendment to the existing application subject to design refinements requested by Knole.

For	Against
Arnold	Eyre
Busvine	Parson
Canet	Piper
Hogarth	
Raikes	
Waite	
Walshe	

It was **RESOLVED that** the Town Council support the submission of an amendment to the existing application subject to design refinements requested by Knole.

424 PRESS RELEASE

None

The meeting closed at 7:58pm

CHAIRMAN

Planning Applications Considered

Applications considered on 29-2-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0017/20	Mrs L Cook 14-03-2016	Cllr Clayton	H McCormack Young012 07454403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
St Johns C Of E Primary School		St Johns C Of E Primary School	Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/16
Single storey extension to hall to provide new storage.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied with the proposed materials.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00113/FUL	J Overall 10-03-2016	Cllr Parson	Mr Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Francis		Land South Of	13 Buckhurst Avenue	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/16
Demolition of existing detached garage and the erection of a new attached two storey dwelling.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00152/FUL	Mr A Byrne 09-03-2016	Cllr Mrs Walshe	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Lane		Site Of	21 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/16
Demolition of five garages. Erection of a two storey dwelling with four dormer windows, two roof-lights, one integral garage, a driveway and private garden.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The height of the proposal is only 1m less than that of the refused application 15/01221 and would thus harm the residential amenities of the residents of 73A and 79A Hartslands Road, close behind the application site
- The loss of so many garages and parking spaces would have a serious effect on the amenities of residents in this narrow Victorian street, for whom there is a notable shortage of both on and off street parking.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00190/FUL	Mr M Holmes 15-03-2016	Cllr Eyre	Mr Goodhew779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bourne			82 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/16
Demolition of existing dwelling. Construction of a two storey 5 bedroom house with detached garage. Alterations to vehicular access and landscaping.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-2-16

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00282/HOUSE	H Weston 11-03-2016	Cllr Raikes	Mr J Legon01435872850
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Legon			55 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/16
Alterations to previously approved scheme 15/03747/HOUSE for the erection of two storey side extension and two storey rear extension. Re-location of windows and doors. Creation of dormer. Alterations to garage.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00293/HOUSE	H Weston 09-03-2016	Cllr Arnold	Mr Cartwright0189253758
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Gormley		Green Acre	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/16
Erection of a single storey rear extension, extension to front of garage, and first floor addition over.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00308/HOUSE	J Overall 09-03-2016	Cllr Parson	Mr Russell07813757871
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Beddell			17 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/16
Demolition of existing conservatory. The erection of a single storey extension to front and rear, two storey side extension, a linked walkway to garage and conversion of garage to cinema room. Alteration to fenestration to front/rear/side of property.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-2-16

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00338/MMA	Mr M Holmes 09-03-2016	Cllr Arnold	Ms Ross02070892121
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lee Dickson (Pegasus Lif		Wilderness House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/16
Minor material amendments to planning permission SE/14/01562/OUT consenting re-development of site to provide an extra care facility for older people, three residential units, parking, a new vehicular access onto Park Lane and an access driveway and associated landscaping. The replacement of the approved wellness centre with the new restaurant pavilion and associated landscaping works, the re-location of the access onto Park Lane, amendments to Mews buildings and associated landscape (size and position of chimneys; treatment of windows; introduction of rainwater pipes; treatment of brick detailing; treatment of entrances and associated landscape).				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00340/HOUSE	P Dadswell 11-03-2016	Cllr Busvine	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B David			4 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/16
Rear first floor extension above existing ground floor and alterations to fenestrations.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00344/HOUSE	J Overall 15-03-2016	Cllr Piper	Mr R Redway (N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Major			4 Hurst Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/16
Single storey front extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is no breach of policy contained in the residential extensions SPD.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00353/HOUSE	P Dadswell 14-03-2016	Cllr Piper	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Morgan			18 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/16
Erection of a new porch to existing house.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-2-16

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00354/FUL	J Russell 09-03-2016	Cllr Parry	Mr Andrews01483284028
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Locke		Stancote	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/16
Construction of a single new-build private dwelling house and detached carport.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00359/HOUSE	R Fellows 09-03-2016	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Wootton			7 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/16
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00365/HOUSE	J Overall 10-03-2016	Cllr Chakowa	Mr Ransley-Hoare753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Manjrekar		Uplands	70 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/16
Single storey rear extension, new larger dormer to rear, replacement front porch, change of roof covering and new roof and dormers over garage to create studio space.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00370/FUL	P Dadswell 15-03-2016	Cllr Busvine	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>
				24/02/16
Installation of 3No. Velux style rooflights to the front (South) elevation to match existing size and materials. Conversion of existing storage space to office accommodation.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-2-16

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00398/HOUSE	R Fellows 15-03-2016	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Canning			16 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/16
Construction of a single storey rear extension with a part glazed, part slate roof, extended over the existing rear projection, and re-roof the existing building with slates to match existing.				

Sevenoaks Town Council recommended approval subject to the Planning Officer placing a condition on the grant requiring the right of way to the rear gardens to be maintained without reduction

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00399/HOUSE	P Dadswell 11-03-2016	Cllr Piper	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Webster		Longspring	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/16
Demolition of existing conservatory, creation of 2 storey rear extension, extension of single storey lean to, new veranda to the rear along with minor internal amendments, addition of roof lights and alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied it does not increase floor space by more than 50% due to the Green Belt location.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00430/HOUSE	J Overall 14-03-2016	Cllr Parry	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Brassington		Garmonsway	28 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/16
Internal loft changes (no change to external elevations). Rear single storey ground floor extension. Lowering of existing boundary wall.				

Sevenoaks Town Council recommended approval.