

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 25th April 2016 at 7.00 p.m.

Present:

Cllr Arnold	Present	Cllr Parry	Arrived 7.10 left 7.35 p.m.
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present (left 7.55 p.m.)
Cllr Eyre	Present	Cllr Towell	Present (arrived 7.20 p.m.)
Vice Chairman Cllr Hogarth	Present	Cllr Waite	Present (arrived 7.25 p.m.)
Cllr Mrs Parry	Present (left 7.20 p.m.)	Cllr Walshe	Present

Also in attendance: Town Clerk

PUBLIC QUESTION TIME

None

It was noted that the meeting was not recorded.

26. REQUESTS FOR DISPENSATIONS

In accordance with Sevenoaks Town Council Standing Order 7(d) and under the Section 33 of the Localism Act 2011 the following Town Councillors had requested a Dispensation as a dual hatted Councillor to allow them to discuss and vote on planning applications where the only reason they would otherwise be prevented from taking part in discussion and voting was due to their membership of Sevenoaks District Council i.e. it does not permit councillors to take part in discussion and voting automatically if they have a declaration of pecuniary unrelated to their membership of Sevenoaks District Council. The dispensation would be valid until the next Town Council Local Election in May 2019.

- Councillor Canet
- Councillor Eyre
- Councillor Piper
- Councillor Raikes

RESOLVED: To accept the requests for dispensations from the Councillors listed above.

27. DECLARATION OF INTERESTS

Cllr Raikes declared an interest in the planning application for gates at Wildernesse and would not participate in the discussion.

Cllr Hogarth declared an interest in the planning application relating to Seal School.

28. DECLARATION OF LOBBYING

Cllr Raikes stated that he had been lobbied in relation to the planning application for Seal School.

29. MINUTES OF THE PLANNING COMMITTEE HELD ON 11TH APRIL 2016

It was noted that the Minute numbers and page numbers had been amended.

RESOLVED: that the Minutes of the Planning Committee held on 11th April 2016 be approved and signed.

30. MINUTES OF THE NEIGHBOURHOOD PLAN STEERING COMMITTEE HELD ON 11TH APRIL 2016

RESOLVED: that the Minutes of the Neighbourhood Plan Steering Committee held on 11th April 2016 be accepted.

31. ROAD CLOSURE

RESOLVED: To note the road closure notice for Cobden Road.

32. PLANNING APPLICATIONS

(a) The Committee received and approved the schedules of comments made under Chairman's Action.

(b) The Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 21st April 2016 and it was

RESOLVED: that the comments on the attached schedule be forwarded to Sevenoaks District Council.

33. MCCULLOCHS PLANNING APPLICATION FOR THE RALEYS SITE

The Committee received and considered a revised submission for the redevelopment of the Raleys site.

RESOLVED: To provide the Town Council's approval for the plans to be submitted by McCullochs for planning permission in line with the contract of sale.

34. PRESS RELEASE

None

35. PLANNING APPLICATION DECISION IN VARIANCE TO TOWN COUNCIL'S RECOMMENDATIONS

The Committee requested that consideration be given to reintroducing the report providing details of planning applications decisions which were in variance to the Town Council's recommendations.

36. TOWN COUNCIL EVENTS

The Committee requested that the Minutes record the Town Councillors appreciation to the staff for arranging three successful events during the past week (1. Lighting of the Beacon for HM Queen 90th Birthday 2) 2016 Business Show 3) First Farmers Market).

There being no further business the Chairman closed the Meeting at 8.00 p.m.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 25-4-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0055/20	Mrs H Edwards 04-05-2016	Cllr Raikes (oow)	Ms Hiscutt 02078514923
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent County Council		Seal C of E Primary School	Zambra Way	Seal (adjoining parish)
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/04/16

Internal alteration and refurbishment of existing Seal CE Primary and the provision of a single storey extension to provide additional teaching and circulation space, car park extension and landscape improvements to enable the school to expand from 1 form of entry to 2 forms of entry.

Recommend approval subject to satisfactory solution for parking and traffic issues being provided and a reduction to the speed limit section of the A25 currently 40 mph to 30 mph.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03912/FUL	H Weston 04-05-2016	Cllr Arnold	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Trustees of Wildernes Avenue Parish Committee		Entrance Gates At	Wildernes Avenue	Wildernes
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/16

Provision of oak vehicular & pedestrian gates at junctions of Wildernes Avenue with Seal Hollow Road, Park Lane & A25.

SE/15/03912/FUL - Amended plan

Amended site location plan.

SE/15/03912/FUL Amended Consultation (Information Only) received from SDC 23-02-16:

Amended plan received to show a reduced height for the proposed gates.

SE/15/03912/FUL - Amended plan

Amended plans.

SE/15/03912/FUL - Amended plan

The gate elevations are now showing on the Public Access website.

Recommendation for refusal due to height of gates, restriction for access for cyclists and emergency vehicles.

Planning Applications Considered

Applications considered on 25-4-16

3	<i>Plan Number</i> SE/16/00635/HOUSE	<i>Planning officer</i> J Overall 02-05-2016	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Kern	Cherry Tree Lodge	Linden Chase	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/04/16	
Unfrosted frosted windows to 3 bathrooms and one guest toilet plus insert new, unfrosted window in guest bathroom.				

Recommend refusal with a note that obscured glass would be better than frosted glass.

4	<i>Plan Number</i> SE/16/00772/FUL	<i>Planning officer</i> P Dadswell 02-05-2016	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Mr B Best 455029
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms Thornborrow		27 Burntwood Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/04/16	
Demolition of existing dwelling. Construction of 2 No. dwellings. Removal of existing site access plus formation of a 2nd access point.				

Recommend approval subject to agreement of s.106.

Cllr Parry did not participate in the discussions.

5	<i>Plan Number</i> SE/16/00782/HOUSE	<i>Planning officer</i> H Broughton 09-05-2016	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Mr Ransley-Hoare753333
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs C Williams		15 Braeside Avenue	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/04/16	
Demolition of side extension and existing conservatory to allow for the erection of single storey rear extension including wine cellar and stove. Erection of a lean-to porch canopy over the front door, roof light serving loft to rear of roof and 2 sun pipes to the side of the roof.				

Recommend approval subject to the Planning Officer being satisfied that there is no impact on amenities to neighbours.

6	<i>Plan Number</i> SE/16/00875/FUL	<i>Planning officer</i> Mr A Byrne 29-04-2016	<i>Town Councillor</i> Cllr Raikes (Chairman)	<i>Agent</i> Offset Architects 753333
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs Linda Larter MBE	Greatness Playing Fields	Mill Lane	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/04/16	
Replacement of the flood lighting lamps. Replacement of the main grass pitch with a 3G synthetic all weather pitch. Construction of a new boundary fence to the pitch.				

No comment.

Planning Applications Considered

Applications considered on 25-4-16

7	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/00886/HOUSE	J Overall 04-05-2016	Cllr Hogarth	Mr Dowie01689 619068
Applicant		House Name	Road	Locality
Mr M Parker			26 Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				20/04/16
Removal of conservatory and replace with single storey rear extension. Erection of detached garage.				

Recommend approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/00903/HOUSE	J Overall 29-04-2016	Cllr Waite	N/A
Applicant		House Name	Road	Locality
Mr T Cornwell			83 Seal Hollow Road	Eastern
Town		County	Post Code	Application date
				11/04/16
Erection of a part two storey/part single storey rear extension.				

Recommend approval subject to the Planning Officer being satisfied that:

- 1) does not cause loss of light / overshadowing of no. 81 & 85 and that
- 2) there is no loss of privacy to the neighbours
- 3) that the materials used are in keeping with the current property.

9	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/00909/MMA	P Dadswell 03-05-2016	Cllr Eyre	Mr Gerken01424 871120
Applicant		House Name	Road	Locality
Mr & Mrs J Mitchell			74 Kippington Road	Kippington
Town		County	Post Code	Application date
				13/04/16
Minor material amendment to application SE/14/00069/FUL for demolition of existing detached property and construction of replacement dwelling to show removal of basement.				

Recommend approval.

10	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/00928/HOUSE	H Broughton 03-05-2016	Cllr Clayton	Mr D Dennis 617033
Applicant		House Name	Road	Locality
Mr J Ball			22B Dartford Road	Eastern
Town		County	Post Code	Application date
				14/04/16
Raising of the roof to incorporate a new gable end and loft conversion. Installation of rooflights at rear. Alterations to fenestration.				

Recommend approval provided planning officers are satisfied with impact in neighbouring homes and on the nearby conservation area.

Planning Applications Considered

Applications considered on 25-4-16

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00929/CONVAR	Mr M Holmes 03-05-2016	Cllr Busvine	Mr P Morrish 779580
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Buxton Building Contractors Ltd	Tubs Hill House	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/04/16	

Variation of conditions 2 (approved plans) and 3 (materials) of SE/15/01507/FUL to Infilling of existing under-croft for the creation of 4 residential units. Modifications to the existing facade including associated landscaping works with amendment to window fenestration and increase in parking spaces.

Recommend approval subject to the Planning Officer being satisfied that the materials enable the appearance of the building to be maintained.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00940/FUL	H Broughton 29-04-2016	Cllr Chakowa	Mr Chambers0184385344
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Croucher (WKHA)		7 & 12 Harrison Way	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/04/16	

Installation of PVCU replacement windows.

Recommend Approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00943/FUL	H Broughton 02-05-2016	Cllr Canet	Mr Chambers0184385344
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Croucher (WKHA)		14, 16 & 48 Watercress Drive	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/04/16	

Installation of PVCU replacement windows.

Recommend Approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00963/HOUSE	J Overall 02-05-2016	Cllr Mrs Walshe	Mr Rayner01622 851218
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Harris		9 North View Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/04/16	

Erection of a single storey flat roof extension to left flank. Internal alterations and alterations to fenestration.

Recommend Approval.

Planning Applications Considered

Applications considered on 25-4-16

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00974/FUL	P Dadswell 06-05-2016	Cllr Parson	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/04/16
Proposed installation of external air conditioning condensing unit.				

Recommend Approval subject to the Planning Officer being satisfied with the sound attenuation.

Cllr Raikes Declared an Interest in the planning application.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00975/LBCALT	P Dadswell 06-05-2016	Cllr Parson	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/04/16
Proposed installation of external air conditioning condensing unit				

Recommend Approval subject to the Planning Officer being satisfied with the sound attenuation.

Cllr Raikes Declared an Interest in the planning application.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00983/HOUSE	P Dadswell 05-05-2016	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Horsburgh			32 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/16
Conversion of loft space to living accommodation with rear dormer and alterations to fenestrations.				

Recommend Approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00987/HOUSE	P Dadswell 29-04-2016	Cllr Arnold	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Coll		Baobab	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/16
Erection of a CCTV camera on timber post to the front of the property.				

Recommend Refusal due to not being in keeping with or enhancing a conservation area.

Planning Applications Considered

Applications considered on 25-4-16

19	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/00988/CONVAR	Mr A Byrne 29-04-2016	Cllr Parry	Mrs Gapper02920668662
Applicant	House Name	Road	Locality	
Mr J Gratton	Lidl UK	80 London Road	Kippington	
Town	County	Post Code	Application date	
			11/04/16	

Variation of condition 4 (delivery hours) of application reference SE/15/02944/CONVAR with amendment to extend the delivery hours on Sundays and Bank Holidays - 07.00am to 10.00pm.

Recommend Refusal due to loss of amenity, noise and disturbance due to extension of Sunday opening hours.

20	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/01003/MMA	J Russell 02-05-2016	Cllr Eyre	Ms J Andrews 456888
Applicant	House Name	Road	Locality	
Mr T Gotts	Land South East Of	4 Hawkes Place	Kippington	
Town	County	Post Code	Application date	
			12/04/16	

Minor material amendment to application SE/14/00123/FUL and APP/G2245/A/14/2221886 for the erection of a single storey two bedroom dwelling with associated parking and vehicular access to show amendments to proposed layout.

Recommend Approval with a comment that any permitted development rights be removed and no further modifications to the 2014 plans be allowed.

21	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/01006/HOUSE	R Fellows 02-05-2016	Cllr Chakowa	Mr Hutchinson 424047
Applicant	House Name	Road	Locality	
Mr & Mrs Nahab		25 Bradbourne Vale Road	St Johns	
Town	County	Post Code	Application date	
			12/04/16	

Replacement front porch.

Recommend Approval.

22	Plan Number	Planning officer	Town Councillor	Agent
	SE/16/01017/FUL	Mr M Holmes 04-05-2016	Cllr Parson	Offset Architects753333
Applicant	House Name	Road	Locality	
Mr & Mrs Bouverie		11 Pound Lane	Town	
Town	County	Post Code	Application date	
			14/04/16	

Erection of a single storey rear kitchen extension.

Recommend Approval.

Planning Applications Considered

Applications considered on 25-4-16

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01022/LBCALT	J Russell 03-05-2016	Cllr Busvine	Mr Rayner 461806
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
The Managing Trustees of The	The Retreat	The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/04/16	
Lead capping to former Party Wall parapet copings.				

Recommend Approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01023/FUL	Mr M Holmes 27-04-2016	Cllr Parry	Mr Blythin01622 776226
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks District Council	Land North East of Magistrate	Morewood Close	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/04/16	

The temporary change of use and formation of a car park (up to 12 months) with access and associated arboricultural works.

Amended consultation (Information Only) received from SDC 13-04-2016:

Additional tree report received.

RESOLVED: Chairman, Ward Councillor and Town Clerk delegated decision.

Recommended Approval subject to all viable trees being adequately protected and the land being suitably restored after the 12 months temporary use.

