

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 4th July 2016 at 7pm

Present:

Committee Members

Cllr Arnold – Vice Chairman, in the Chair.	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Arrived 7:25pm
Cllr Mrs Parry	Present	Cllr Walshe	Apologies

Also in attendance:

Assistant Town Clerk

PUBLIC QUESTION TIME

None

125 REQUESTS FOR DISPENSATIONS

None received.

126 DECLARATIONS OF INTEREST

Cllr Raikes declared a non pecuniary interest in the following items and abstained from voting and discussion:

[3] 16/01158/HOUSE – Donyland Cottage, Wildernes Avenue
(7i) Development Control Committee, Wildernes Gates

127 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 20th June 2016 be approved and signed.

128 SEVENOAKS DISTRICT COUNCIL CALL FOR SITES

The Committee received and noted the District Council report on the Call for Sites process. It was noted that the District Council would begin inviting public comments on the merits of individual sites in 2017 at this point Sevenoaks Town Council will consider making a comment on individual sites.

129 HIGHWAYS

The Committee noted the following start of works notice:

- i. Seal Hollow Road

130 TREE PRESERVATION ORDERS

The Committee noted the making of the following tree preservation order:

- i. White Friars Lodge, Oak Lane.

131 DEVELOPMENT CONTROL COMMITTEE

The Committee considered making representation on the following items due to be discussed at the Sevenoaks District Council Development Control Committee meeting on the 7th July.

- i. Entrance Gates at Wildernesse Avenue
- ii. 6 Plymouth Drive

It was **RESOLVED that** no further representation be made on either application.

132 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 the Sevenoaks District Council during the two weeks ending 30th June 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

133 PRESS RELEASE

None

The meeting closed at 7:33pm

CHAIRMAN

Planning Applications Considered

Applications considered on 4-7-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/SE/16/141/RVAR	Miss Mary Green 06-07-2016	Cllr Raikes	DPP Planning 020770662
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
KCC Property & Infrastructure	Sevenoaks Primary School	Bradbourne Park Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/06/16	
Details of all materials to be used externally, Biodiversity Management Plan, sustainable surface water drainage scheme, unexpected contamination and Construction Management Scheme Plan pursuant to conditions (3), (10), (13), (16) and (20).				

Sevenoaks Town Council made no comment other than noting that the photographs depicting parking levels in Bradbourne Park Road are not realistic or typical of a normal day, while it was noted that deliveries were to be scheduled outside of school drop off / pick up hours there may still be access difficulties to the site.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00988/CONVAR	Mr A Byrne 05-07-2016	Cllr Eyre	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>	
			17/06/16	
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. SE/16/00988/CONVAR - Amended plan Delivery hours now proposed from 08.00am - 20.00pm (application was originally made for 07.00am - 10.00pm). Amended proposal description: 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 - 08.00am to 20.00pm.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01158/HOUSE	H Weston 14-07-2016	Cllr Arnold	Mr A Barrett 452200
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Tynan	Donyland Cottage	Wilderness Avenue	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/06/16	
Erection of first floor extensions.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-7-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01159/HOUSE	J Overall 11-07-2016	Cllr Hogarth	Mr Penfold 01474 816690
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Edwards			99 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/16
Demolition of store. Erection of part 2 storey and part single storey side extension with changes to fenestration. SE/16/01159/HOUSE - Amended plan Proposed front elevation amended.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01420/HOUSE	H Weston 19-07-2016	Cllr Arnold	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Bateman		4 Blackhall Cottages	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/16
Demolition of an existing outhouse. Side and rear extensions. New main entrance and porch, internal alterations, roof extension that facilitates the additional loft conversion, the front and side dormers and alteration to fenestration.				

Sevenoaks Town Council recommended refusal due to incorrect documentation being supplied.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01576/FUL	P Dadswell 13-07-2016	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Levett		St Nicholas Church	Rectory Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/16
The installation of a new stone memorial bench in the Near Church of St Nicholas Sevenoaks.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01596/HOUSE	J Overall 08-07-2016	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clifford		Hoye	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/16
Replacement vehicular entrance gates.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-7-16

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01641/HOUSE	P Dadswell 11-07-2016	Cllr Chakowa	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mc Ginn			53 Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/16
Conversion of garage into habitable space, first floor extension and erection of a new side porch. Various internal and fenestration alterations.				

Sevenoaks Town Council recommended approval.

//Informative: It was noted that this property was next door to the Town Council Offices//

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01693/FUL	Mr M Holmes 11-07-2016	Cllr Mrs Walshe	Mr Coleman 0772598811
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Ali (West Kent Housing Association)			60 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/16
Demolition of existing bungalow and the erection of 2. no 2 bedroom houses.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no detrimental impact on neighboring properties, and the conservation officer being satisfied with the proposed materials.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01730/MMA	H Weston 08-07-2016	Cllr Arnold	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Roberts		Brackens, Plot 2	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/16
Minor material amendment to application SE/15/02207/FUL for the erection of one detached dwelling plus garaging: including the closure of the existing access and the creation of a new access to show an extension to kitchen & utility area and internal alteration to garage and two dormers on the rear elevation.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no negative impact from the inclusion of the 2nd dormer windows.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01798/HOUSE	J Overall 11-07-2016	Cllr Eyre	Miss Johnston 02076886
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Parish		The White House	15A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/16
Erection of a single-storey glass extension to the rear of the property.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-7-16

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01824/FUL	Mr M Holmes 18-07-2016	Cllr Hogarth	Mrs Gregson 666446
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Beckingham			71 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/16
Conversion of B1 (Dental laboratory) and ancillary offices to a single dwellinghouse with demolition of existing rear extension and erection of single storey rear extension. Insertion of additional double doors to ground floor rear elevation and provision of Juliette balconies to lounge doors. Insertion of first floor south elevation bathroom window. Creation of patio area.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01825/HOUSE	J Overall 13-07-2016	Cllr Parson	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Abbott			2 Plymouth Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/16
New part-pitched roof over existing garage; extension to porch with part-pitched roof; two-storey side extension; new projecting bay window to rear.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01830/MMA	H Weston 14-07-2016	Cllr Arnold	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Roberts		Brackens, Plot 2	Blackhall Lane	Wildernesses
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/16
Minor material amendment to application SE/15/02207/FUL for the erection of one detached dwelling plus garaging: including the closure of the existing access and the creation of a new access to show a small extension to kitchen and utility area, changes to garage and insertion of two dormers on the rear elevation and also to include the addition of a basement.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no negative impact from the inclusion of the 2nd dormer windows.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01838/HOUSE	R Fellows 18-07-2016	Cllr Chakowa	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown			73 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/16
Dormer at rear.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-7-16

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01851/MMA	H Weston 19-07-2016	Cllr Towell	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks)			46 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/16
Minor material amendment to application SE/16/00109/FUL for the demolition of existing dwelling and erection of a staggered terrace of 3 three-bedroom houses of 2.5 storeys in height including an altered access to show altered design of windows to both front and rear elevations.				

Sevenoaks Town Council recommended approval.