

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 18th July 2016 at 7pm

Present:

Committee Members

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

Also in attendance:

Town Clerk

Assistant Town Clerk

PUBLIC QUESTION TIME

None

148 REQUESTS FOR DISPENSATIONS

None received.

149 DECLARATIONS OF INTEREST

Cllr Clayton declared a non pecuniary interest in the following planning application and abstained from discussion and voting:

[1] 16/00514/ADV – Oak House, London Road

Cllrs Piper and Raikes declared a non pecuniary interest in the following planning application:

[9] SE/16/01889/FUL – Fig Street Farm, Fig Street

Cllr Raikes abstained from discussion and voting.

150 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 4th July 2016 be approved and signed.

151 CONSULTATIONS

(a) The Committee received and considered the consultation on the Draft Kent Waste Strategy.

It was **RESOLVED** that Councillors submit comments to the Clerk, who would produce a draft response based upon comments submitted and made at the meeting, which would then be brought back for consideration at a later Committee Meeting.

(b) The Committee received and noted the proposed order from Sevenoaks District Council to modify off street parking arrangements at the District Council Offices and Hollybush Recreation Ground.

152 HIGHWAYS

The Committee noted the following road closure:

- i. St Johns Road

The Clerk was requested to inquire whether KCC publicises road closure information to schools and libraries.

153 MASTERPLANNING OF NORTHERN SEVENOAKS

The Committee received and considered the progress report on the Northern Sevenoaks Masterplan project.

It was noted that it would be a similar exercise to the one carried out by Sevenoaks District Council in Swanley and Hextable though on a more focused geographic area.

It was **RESOLVED that** delegated authority is given to the Town Clerk and Chairman of Planning to progress the project and obtain tenders.

154 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 14th July 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

155 PRESS RELEASE

It was **RESOLVED that** a press release be issued at an appropriate stage in the Northern Sevenoaks Masterplan project.

The meeting closed at 7:51pm

CHAIRMAN

Planning Applications Considered

Applications considered on 18-7-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00514/ADV	H Weston 29-07-2016	Cllr Parson	Mr Johnson 01634739009
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Miss S White	Oak House	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/07/16	
Ground installed double sided illuminated monolith sign to front paved area of building. SE/16/00514/ADV - Amended plan Amended block plan showing the sign in correct position and amended signage to scale showing how it is to be fixed.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/00740/HOUSE	J Overall 21-07-2016	Cllr Eyre	Mr Glass 832430
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms Beevors		6B White Hart Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/07/16	
Part conversion of existing garage to habitable space to incorporate a first floor side extension. Demolition of existing conservatory for single storey rear extension and side extension. Creation of entrance porch and raised patio with screen. SE/16/00740/HOUSE - Amended plan Amended proposed elevation received, demonstrating visual screen on 28/06/2016. ,				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the 1.8m screen overcomes the previous reasons for refusal.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01639/FUL	Mr M Holmes 25-07-2016	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Cuthbert	Land North Of	119 Wickenden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/07/16	
Demolition of existing three garages. Erection of single storey building to be used as offices. SE/16/01639/FUL - Amended plan Certificate B has been completed. Address amended to read: 'Land North Of 119 Wickenden Road'.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no unacceptable impact on 119 Wickenden Road, and that a condition is placed on the grant to prevent any night time use of the property to protect the amenities of the surrounding residential properties.

Planning Applications Considered

Applications considered on 18-7-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01728/FUL	J Russell 22-07-2016	Cllr Eyre	Mr Jackson 01227 26145
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Carpenter		Cross Keys Lodge	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/16
Demolition of existing dwelling. Erection of two detached dwellings with attached garages and associated parking and landscaping.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01846/HOUSE	R Fellows 25-07-2016	Cllr Clayton	Mr Meadley 01580 75216
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Pantling			5 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/16
Demolition of existing single storey rear extension and erection of replacement single storey rear extension, loft conversion and porch canopy.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the dormers will not have an overbearing impact.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01867/CONVAR	P Dadswell 20-07-2016	Cllr Chakowa	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Blake			25 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/16
Variation of condition 2 and 3 of SE/15/03369/FUL for the erection of of a two bedroom attached dwelling to 25 Bradbourne Road in order to make internal changes and elevational changes. Removal of Section 106 Deed of Unilateral undertaking dated 29th February 2016.				

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment of the site, and the lack of amenity space for the existing and proposed properties.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01868/MMA	H Weston 20-07-2016	Cllr Chakowa	Mr Brunning 0792121164
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Styles			26 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/16
Minor material amendment to application SE/16/00150/HOUSE (Demolition of existing rear single storey extension, construction of new rear and side single storey extension. 2 storey side garage extension and garage conversion, attic conversion and construction of stairway to front of dwelling) to amend the size of the rear dormer.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-7-16

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01889/FUL	Mr M Holmes 26-07-2016	Cllr Piper	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Toalster		Fig Street Farm	Fig Street	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Proposed change of use and conversion of two redundant agricultural barns into one dwelling. External alterations to include changes to fenestration and changes to existing link extension.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01891/HOUSE	Mr M Holmes 26-07-2016	Cllr Arnold	Mr P Evans 460652
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Erection of a two storey rear extension and part single storey part two storey side extension. Removal of chimney. Internal alterations and associated external works.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01892/LBCALT	Mr M Holmes 26-07-2016	Cllr Arnold	Mr P Evans 460652
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Erection of a two storey rear extension and part single storey part two storey side extension. Removal of chimney. Internal alterations and associated external works.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01905/CONVAR	H Weston 26-07-2016	Cllr Piper	Mr Mckay 03301228903
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hochman		Hurst	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Removal of condition 9 (1st floor bedroom window in South Elevation shall be obscure glazed and non openable) of SE/15/03204/FUL - Demolition of existing 2-storey dwelling; Erection of replacement 2-storey dwelling with basement accommodation; Extinguish existing access and relocate new access to eastern side onto Clenches Farm Road; Erection of detached single storey double garage; Associated hard and soft landscaping improvements.				

Sevenoaks Town Council recommended refusal as no information has been supplied to justify the removal of this condition.

Planning Applications Considered

Applications considered on 18-7-16

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01925/MMA	R Fellows 25-07-2016	Cllr Clayton	Mr Ypma 01892 671950
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Stuart			8 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Minor material amendment to application SE/15/03268/HOUSE for the erection of a single storey rear extension. New steps to front door. New windows to rear and flank elevations. Internal alterations and partial conversion of garage to show amendments to garage and fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is sufficient on site car parking for the enlarged property, and that the windows and materials are in keeping with the existing property.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01926/MMA	Mr M Holmes 28-07-2016	Cllr Arnold	Ms Ross 02070892121
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lee-Dickson		Wilderness House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/16
Minor material amendments to planning permission SE/16/00338/MMA 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 to show redesign of the Sylvan Heritage elements.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposals.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01940/LBCALT	R Fellows 26-07-2016	Cllr Arnold	Mr P Evans 460652
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Renew roof covering, replace metal window inserts, replace dormer window and remove soil and vent pipe.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 18-7-16

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01947/HOUSE	R Fellows 27-07-2016	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Regan			6 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Removal of chimney. Erection of a single storey rear extension with roof lantern. Removal of existing roof and erection of a new roof with extensions and raising of ridge height. New roof to include 1 dormer and 2 rooflights at front, and 2 dormers to the rear, to form living accommodation.				

Sevenoaks Town Council recommended refusal due to overdevelopment of the site and overlooking of neighbouring properties.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01965/HOUSE	R Fellows 26-07-2016	Cllr Clayton	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Beveridge			34 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/16
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of light or amenity to the neighbouring property no.33.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01971/HOUSE	P Dadswell 29-07-2016	Cllr Raikes	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Hogan			45 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/16
Demolition of rear extensions and greenhouse. Erection of part single and part double rear extension with rooflights on the single rear extension.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/01994/HOUSE	J Overall 29-07-2016	Cllr Mrs Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Barnard			2 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/16
Demolition of existing garage, store and first floor. The erection of single storey side and rear extensions and the raising of the roof to incorporate a new first floor accommodation.				

Sevenoaks Town Council recommended approval.