

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 26th September 2016 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Apologies	Cllr Towell	Apologies
Cllr Hogarth	Arrived 7:05	Cllr Waite	Apologies
Cllr Mrs Parry	Left 7:19pm	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

2 Members of the public

PUBLIC QUESTION TIME

None

244 REQUESTS FOR DISPENSATIONS

None received.

245 DECLARATIONS OF INTEREST

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

[14] Shelrok, Wildernes Avenue

246 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 12th September 2016 be approved and signed.

247 CONSULTATIONS

The Committee received and considered the KCC Highways and Transportation Survey.

It was **RESOLVED** that the comments made at the meeting be included within a draft response, to be brought back to the next Committee meeting along with further details on the Annual Highways Parish Seminar.

248 APPEALS

The Committee noted that the inspector had allowed the following appeal:

- 35A St Botolph's Road

249 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable a two members of the public to speak for 90 seconds each on the minutes on the following application:

- [1] 16/02384/FUL – 43 Bethel Road - Against

(b) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 22nd September 2016 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

250 TERMS OF REFERENCE

The Committee received and considered its terms of reference.

It was **RESOLVED that** any suggested modifications were considered at a future Council meeting.

251 PRESS RELEASE

None.

The meeting closed at 8:45pm

CHAIRMAN

Planning Applications Considered

Applications considered on 26-9-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02384/FUL	J Russell 03-10-2016	Cllr Clayton	Mr Ciric 07776202245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr V Goldstein			43 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/16
Demolition of outbuilding and erection of a two storey side extension to form additional accommodation to the ground floor and first floor flat.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal would have a detrimental impact on the character of the conservation area and would be out of keeping with other properties in the area
- It is a cramped form of development occupying almost all the area of the site , leaving no garden or amenity space for residents
- The bulk and mass of the building plus extension – occupying almost all the width of the site within 4.3m of the mall rear gardens in Sandy Lane at first floor plus roof level – will enclose and overshadow homes and gardens of no 35 to 43 Sandy Lane damaging residential amenities.
- The new windows created at first floor level would overlook at close range the gardens of 35 to 43 Sandy Lane
- Insufficient parking arrangements for the flats in a congested area

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02601/HOUSE	R Fellows 10-10-2016	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Dalziel			8 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/16
Demolition of existing garage and erection of a single storey extension to create a new kitchen.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02619/HOUSE	H Weston 10-10-2016	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pamela Wackett			10 Lea Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/16
Erection of a single storey rear and side extension with 2 skylights. Demolition of existing rear and side extension and construction of terraced area in rear garden. Construction of dropped kerb.				

Sevenoaks Town Council recommended approval subject the planning officer being satisfied there will be no loss of amenity to neighboring properties.

Planning Applications Considered

Applications considered on 26-9-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02630/HOUSE	R Fellows 30-09-2016	Cllr Hogarth	Mr Coleman 0772598811
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Barker			15 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/16
Erection of single storey side extension with rooflight.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02644/FUL	P Dadswell 03-10-2016	Cllr Busvine	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Lloyd Williams		Uplands House	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/16
Demolition of existing garages. Demolition of existing external staircase. Erection of a part two storey, part single storey side and rear extensions to existing dwelling, including balcony to front and terrace to rear, changes to roof gable on West elevation and conversion to form 4 apartments with undercroft parking and car lift. Erection of 1 new attached dwelling and associated landscape works.				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal represents overdevelopment of the site.
- The bulk and mass of the proposal will have a negative impact on the character of the conservation area and the special open character of the Vine
- The additional property will have a detrimental impact on the character of the conservation area, open character of the vine, and St Botolphs street scene.
- The proposal would have an overbearing impact on no.56 St Botolphs Road
- The actions proposed in the tree survey will have a detrimental impact on the street scene and character of the conservation area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02646/HOUSE	R Fellows 30-09-2016	Cllr Towell	Nadia Ledger 459578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Neeves			156 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/09/16
Erection of single storey rear extension with flat roof and rooflight.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-9-16

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02656/FUL	S Mitchell 05-10-2016	Cllr Parson	Mr W Kauffman 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Walker			35 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/16
Change of use from office (B1) into one residential (C3) unit.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02657/LBCALT	S Mitchell 05-10-2016	Cllr Parson	Mr W Kauffman 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Walker			35 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/16
Change of use from office (B1) into one residential (C3) unit.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02668/HOUSE	H Weston 29-09-2016	Cllr Canet	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Mitu		Silver Birches	67 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/16
Erection of a single storey extension to the front of garage. Conversion of garage into habitable space.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Insufficient parking provision
- Overdevelopment of the site.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02673/HOUSE	H Weston 05-10-2016	Cllr Parry	Mr Sharp 07880342843
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Robinson		Yarnfield	100 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/16
Erection of two storey side and rear extension, installation of two chimneys and internal remodelling works together with new front elevation design and insulation works.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-9-16

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02675/HOUSE	H Weston 05-10-2016	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hughes			7 White Friars	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/16
Extension of room in roof with the addition of 3 dormers, 1 rooflight and 1 new window. Externally hung tiles to replace mock Tudor timber beams at first floor level.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02700/HOUSE	S Mitchell 30-09-2016	Cllr Arnold	Mr A Pelling 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pelling		Craigower	Woodland Rise	Wildernessse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/16
Proposed Oak Framed Double Garage with associated landscaping.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02705/HOUSE	R Fellows 30-09-2016	Cllr Waite	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Cunningham			28 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/16
To demolish the detached garage and construct a two storey side extension to the left flank elevation, a single storey extension on the front elevation and additional parking to the front.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the materials are in keeping with the existing house.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02709/HOUSE	R Fellows 04-10-2016	Cllr Arnold	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Pritchard		Shelrok	Wildernessse Avenue	Wildernessse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/16
Extension and conversion of the garage roof to living accommodation with dormer windows, balcony and car port to the west elevation, roof lights to the east elevation and a first floor extension to the main house on the west elevation.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the proposals will not result in any loss of amenity of privacy to neighboring properties.

Planning Applications Considered

Applications considered on 26-9-16

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02710/CONVAR	J Russell 10-10-2016	Cllr Raikes	Mr Woodward 01959 562 888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Welsh		Redcot	64 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/16
Variation of conditions 2 and 3 of SE/16/01377/HOUSE (Removal of existing asbestos roof to garage, and replace with a tiled pitched roof forming store/workroom in new roofspace. Erection of a rear extension to garage. Installation of 3 rooflights) to provide a more sustainable and aesthetically better in appearance. (sic)				

Sevenoaks Town Council recommended approval.