

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 7th November 2016 at 7.00 p.m.

Committee members attendance:-

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present (left 8.00 p.m.)
Cllr Canet	Present	Cllr Piper, Chairman	Present
Cllr Chakowa	Present	Cllr Raikes,	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Waite	Apologies
Cllr Hogarth, Vice Chairman	Present	Cllr Towell	Present
Cllr Mrs Parry	Present (left 7.20 p.m.)	Cllr Walshe	Present

Also in attendance: Town Clerk and 8 members of the public.

PUBLIC QUESTION TIME

None

316. Requests for Dispensations

None Received

317. Declarations of Interest

None Received.

318. Minutes of the Planning Committee Meeting held on 24th October 2016.

RESOLVED: To agree and sign the Minutes as a true record noting one amendment made in relation to quorum of the meeting.

319. Sevenoaks Station Masterplan Proposal

An 'Update Sheet' relating to the following information was circulated at the meeting with maps attached.

Sevenoaks Town Council had been invited to attend a meeting being facilitated by Sevenoaks District Council at the request of Sevenoaks Society to discuss a proposal for a Masterplan for Sevenoaks Station.

Town Councillors were reminded of the actions to date by Sevenoaks Town Council in relation to Sevenoaks Station:-

1. Sevenoaks Station had been identified within the NDP as a 'Gateway' to the town and that it should be a planned area, currently identified as 'Station Square'.
2. Consultation feedback relating to the Sevenoaks Station was provided as part of the NDP engagement process.

3. Sevenoaks Town Council had produced A Transport Strategy and Parking Study for the Town of Sevenoaks and included reference to the creation of a Transport Hub.
4. Different options for the station external layout had been reviewed including a submission by a2d architects.
5. The proposals for the 'Station Square' (as circulated) had been discussed with KCC Officers and agreed in principle.

RESOLVED: Sevenoaks Town Council appoint representatives to attend the meeting scheduled for 22nd November 2016 as a fact finding exercise bearing in mind work and consultation to date. Sevenoaks District Council be requested to invite representatives from the following organisations to be present at the meeting – Owners of the Farmer Site and 160 London Road buildings and a representative from Premier Inn.

320. Enforcement

- i) 51 Bradbourne Vale Road
- ii) 63 -65 High Street

RESOLVED: To receive and note the enforcement notices. Also to note that the Sevenoaks Town Council is the adjacent land owners to 51 Bradbourne Vale Road.

321. Appeals

- i) 9 Crawshay Close
- ii) SU50 & SU51 Footpaths, Public Right of Way

RESOLVED: To receive and note that the inspector had allowed the appeals.

322. Planning Applications

- i) The Committee received and noted comments forwarded to Sevenoaks District Council under Chairman's Action.
- ii) The meeting was adjourned to enable members of the public to speak for 3 minutes each, For and Against on the following applications:

(8) SE/16/02992/LDCPR	3 Holly Bush Lane
(9) SE/16/02993/HOUSE	3 Holly Bush Lane
- iii) The meeting was reconvened and the Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 3rd November 2016 and it was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

323. Press Releases

None

There being no further business the Chairman closed the meeting at 8.15 p.m.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 7-11-16

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0274/20	Mr J Bickle 16-11-2016	Cllr Canet	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
John Bourne & Co Ltd	Sevenoaks Quarry	Bat & Ball Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/10/16	
Extension of area used for the importation of soils to mix with sand for the production of rootzone and top dressing, involving the storing, mixing and bagging of sand / soil mixes, including erection of steel-framed soil storage and processing building, sand storage bays and associated concreting of surrounding yard.				

Sevenoaks Town Council recommend approval subject to the following:-

- No increase in traffic
- No increase in noise to neighbours
- Term of licence not to exceed 5 years
- The plan should not compromise proposed return of land to leisure use in the future.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02443/HOUSE	J Overall 16-10-2016	Cllr Piper	Mr D Dennis 617033
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Obrien		19 Braeside Avenue	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/10/16	
Erection of ground floor: front and rear extension with rooflights on side and rear; Erection of first floor front and side extension; Loft conversion with rear new dormer and rooflights on sides and front.				
SE/16/02443/HOUSE - Amended plan				
Ownership Cert B provided and amended plans ,				

Sevenoaks Town Council recommended approval

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02798/ADV	R Fellows 16/11/16	Cllr Parry	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Sussmes	Land to the Entrance Of	Farnaby Drive	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/10/16	
2.no No parking signs				

Sevenoaks Town Council recommend refusal due to being unneighbourly.

Planning Applications Considered

Applications considered on 7-11-16

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02809/HOUSE	S Mitchell 11-11-2016	Cllr Eyre	Mr Ansell 01892 671320
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Low			5 Parkland Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/16
Demolition of existing rear conservatory and erection of proposed two storey rear extension.				

Sevenoaks Town Council recommended approval

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02863/HOUSE	H Pockett 11-11-2016	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Evans			45 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/16
To re-clad the upper half of the external walls using tiles at the front and two flanks of the house in place of the existing 'pebble dashing'.				

Sevenoaks Town Council recommended approval

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02975/ADV	S Mitchell 16/11/16	Cllr Busvine	AHP Mr Clark 463916
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Sleator		Blighs Meadow	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/16
Installation of 4no. Finger Signs and posts, 1no Finger Sign attached to existing lamp post, 3no Information Board Signs and 1no. Wall mounted Information Board Sign.				

Sevenoaks Town Council recommended approval

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02982/HOUSE	R Fellows 10-11-2016	Cllr Chakowa	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Styles			26 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/16
Demolition of existing rear single storey extension, construction of new rear and side extension. 2 storey side garage extension with roof overhanging next door (agreed with neighbour) and conversion of existing garage into a liveable space. Attic conversion with dormer and rooflights and construction of stairway to front of dwelling.				

Sevenoaks Town Council recommend approval subject to the planning officer being satisfied there is no loss of light to neighbours and a 1m gap to the boundary is retained.

Planning Applications Considered

Applications considered on 7-11-16

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02992/LDCPR		Mrs Walshe	Adams and Collingwood 0
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mrs May			3 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/16
Proposed use of residential outbuilding for ancillary sleeping accommodation.				

Sevenoaks Town Council is unable to establish the facts as requested however anecdotal information says the building has never been used as a dwelling. Members have visited the site in the past and seen it used for storage and therefore deem that this matter requires a Change of Use Planning Application.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02993/HOUSE	S Mitchell 11-11-2016	Cllr Mrs Walshe	Adams + Collingwood 02
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs May			3 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/16

To create a two storey rear extension at ground and first floor levels, and a redesign of the rear elevation to create a double gabled, well fenestrated, facade in keeping with the Kentish vernacular of the existing houses. To convert the existing garage into a ground floor bedroom and bathroom, this will make the house into a lifetime home for its current homeowners. To add a roof light facing the garden which will bring natural light to the centre of the house. To raise a small section of the south side boundary road for security reasons.

Sevenoaks Town Council recommended refusal on the following grounds:

- 1) This proposal will lead to the introduction of car parking in the rear garden which would not be in keeping with the character of the conservation area, and would infringe on the residential amenities of neighbouring properties due to light pollution, noise and general disturbance that would be caused.
- 2) The proposal will have a detrimental impact on the amenities of 1 and 3 Avenue Road due to:
 - a. The loss of light arising from the conversion from a hipped roof to a gable end and the increased height of the garage
 - b. The light pollution caused by the two flank windows, and the lantern on the roof of the garage building.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02998/FUL	M Holmes 22/11/16	Hogarth	Mr Batchelor 0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Brett			121 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/16

Alterations, extensions and the conversion of the lower ground floor to form 1 two bedroom flat; internal and external alterations of the ground floor flat to add a bedroom to existing studio flat, conversion and extension to existing first floor to form 1 one bedroom flat and 1 two bedroom flat; together with refuse and bicycle stores.

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 7-11-16

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03017/FUL	P Dadswell 17/11/16	Schneider	Mr Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Heseltine & P Howe			150A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/16
Conversion of the existing Ground Floor flat into two residential units, and to use the front garden of the property as two parking spaces, including a vehicular crossover.				

//Chairman's Action//

Sevenoaks Town Council recommended refusal due to the size of the proposed ground floor flats.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03054/HOUSE	R Fellows 15 11 16	Cllr Mrs Parry	Mrs Morris 07903356558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mrs Garner			5 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/10/16
To re-design an existing single storey wrap around extension. Demolish existing rear conservatory and continue with single storey extension around. Add pitched roof to front bay window.				

Sevenoaks Town Council recommended approval

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03082/HOUSE	S Mitchell 10-11-2016	Cllr Parry	G Bunce 01622 691169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Bunce			16 Hurst Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/16
Replacement window to front of property and the erection of a single & 2 storey extension to rear.				

Sevenoaks Town Council recommended approval

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03108/HOUSE	R Fellows 14-11-2016	Cllr Towell	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jones			7 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/16
Demolition of existing conservatory and the erection of a rear extension and rooflights; loft conversion with dormer and rooflight.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the bathroom windows were obscure glazed and neighbours were not overlooked

Planning Applications Considered

Applications considered on 7-11-16

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03184/HOUSE	R Fellows 18/11/16	Raikes	Offset Arch 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Petzsch			63 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/10/16
Demolition of double garage and the erection of a two storey front extension. single storey rear extension.				

Sevenoaks Town Council recommended approval

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03190/HOUSE	R Fellows 21/11/16	Cllr Raikes	Offset Arch 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Manjrekar		Uplands	70 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/16
Single storey rear extension, new roof with increased ridge and eaves height, change of roof covering and new front porch.				

Sevenoaks Town Council recommended approval