

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 16th January 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Apologies

Also in attendance:

Town Clerk

Assistant Town Clerk

8 members of the public

PUBLIC QUESTION TIME

None

386 REQUESTS FOR DISPENSATIONS

None received.

387 DECLARATIONS OF LOBBYING

Cllrs Eyre, Parry, and Piper declared they had been lobbied in respect of Planning Application:

[8] 16/03865/FUL – Land n/e of 7 Parkland Close

388 MINUTES

It was **RESOLVED that** the minutes of the Planning Committee meeting held on the 19th December 2016 previously approved at Council be received and signed.

389 HIGHWAYS

The Committee received and noted the following Road Closure notice:

i. Bosville Road / Lambarde Road

390 NORTHERN SEVENOAKS MASTERPLAN

The Committee received and considered a presentation on the Northern Sevenoaks Masterplan Consultant's current proposals.

It was **RESOLVED that** the Committee supports the vision outlined.

391 PLANNING APPLICATIONS

(a) The Committee received and noted comments forwarded to Sevenoaks District Council under Chairman's Action.

(b) The meeting was adjourned to enable members of the public to speak on the following application:

[12] 16/03896/FUL – Summerhill, Seal Hollow Road – Against

[12] 16/03896/FUL – Summerhill, Seal Hollow Road – For

(c) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 12th January 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

392 PRESS RELEASES

It was **RESOLVED that** a press release be issued noting Sevenoaks Town Council's support for the proposed extensive redevelopment of the Royal Oak Hotel.

There being no further business the meeting was closed at 8:34pm

CHAIRMAN

Planning Applications Considered

Applications considered on 16-1-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02810/HOUSE	P Dadswell 25-01-2017	Cllr Eyre	Mr Ansell 01892 671320
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Brightwell		Little Foxes	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/17
Demolition of existing timber garage and erection of new double garage with workshop. Erection of an automatic timber gate.				

Sevenoaks Town Council recommended refusal as the proposal is contrary to the Residential Character Area Assessment SPD, and the garage would be built in front of the established build line of the road.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02938/HOUSE	R Fellows 20-01-2017	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Brady			51 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/17
Drop kerb outside property.				
SE/16/02938/HOUSE - Amended plan:				
The red line boundary has been amended to include the kerb				
Amended proposal description:				
Drop kerb outside of property to create vehicular access.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03455/FUL	S Mitchell 25-01-2017	Cllr Towell	Mr Lanham 01892 78518
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McCarthy			9 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/17
Replacement dwelling.				
SE/16/03455/FUL - Amended plan				
Revised Block Plan received.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-1-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03586/HOUSE	N Armour 12-01-2017	Cllr Schneider	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Shelley			8 Plymouth Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/16
Erection of a single storey front extension.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03643/HOUSE	C Shearing 24-01-2017	Cllr Parry	Mr McKay 03301228903
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Yantella Corp			55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/17
The erection of a two storey front and side extension. Conversion of loft into a habitable space. Alterations to the internal layout and external fenestration.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03727/HOUSE	P Dadswell 19-01-2017	Cllr Parry	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Pearce		Woodlands	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/17
Erection of detached triple garage with habitable space, alterations to boundary treatment & conversion of existing garage to habitable space.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03852/MMA	S Mitchell 19-01-2017	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>
				03/01/17
Minor Material Amendment to SE/16/01851/MMA (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 plot 3.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-1-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03865/FUL	M Besant 20-01-2017	Cllr Piper (Chairman)	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Sevenoaks)		Land North East Of	7 Parkland Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/17
Erection of a detached dwelling with integral garage and with new access from Tonbridge Road.				

Sevenoaks Town Council made no comment, noting that it had a financial interest in the application.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03880/HOUSE	H Pockett 19-01-2017	Cllr Raikes	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Vince			64 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/17
Proposed ground floor rear extension with rooflights; ground and first floor side extension with rooflight; new fenestration at side; ground floor front extension; new driveway at front with retaining wall.				

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

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03893/FUL	P Dadswell 26-01-2017	Cllr Parson	Mr Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd		The Royal Oak Hotel	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/17
Erection of a two storey rear extension with basement to hotel building plus single storey side extension to form new restaurant area with roof top terrace; construction of a new detached two storey building in the rear car park area to accommodate staff facilities; a single storey extension to the function room to the existing building at the rear of the site; the reconfiguring of the car park including landscape facilities; the introduction of additional dormer and other windows along the northern elevation of the hotel building; general enhancement works to the front of the hotel building including reinstatement of the wrought iron feature to the existing canopy, replacement of all the upvc windows with traditional timber sashes; general internal alterations including relocation of kitchen, formation of a new entrance to the rear of the building, the introduction of an internal lift and staircase.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposals will not have a negative impact on the character of the conservation area.

Planning Applications Considered

Applications considered on 16-1-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03894/LBCALT	P Dadswell 26-01-2017	Cllr Parson	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd		The Royal Oak Hotel	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/17
Erection of a two storey rear extension with basement to hotel building plus single storey side extension to form new restaurant area with roof top terrace; construction of a new detached two storey building in the rear car park area to accommodate staff facilities; a single storey extension to the function room to the existing building at the rear of the site; the reconfiguring of the car park including landscape facilities; the introduction of additional dormer and other windows along the northern elevation of the hotel building; general enhancement works to the front of the hotel building including reinstatement of the wrought iron feature to the existing canopy, replacement of all the upvc windows with traditional timber sashes; general internal alterations including relocation of kitchen, formation of a new entrance to the rear of the building, the introduction of an internal lift and staircase.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposals will not have a negative impact on the character of the conservation area.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03896/FUL	M Durling 19-01-2017	Cllr Mrs Walshe	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/17
Demolition of two storey dwelling, subdivision of plot and erection of 2 no. new two storey dwellings with accommodation in the roof and garages.				

Sevenoaks Town Council recommended refusal as the proposal represent overdevelopment of a modest site, over doubling the built form. The Town Council is concerned there will be a dominating impact on neighbouring properties, but is unable to determine the extent of this due to the lack of topographical sections in the planning documents. The Town Council also expressed concern with regards to the impact on trees within, or surrounding, the site in particular due to one of the detached garages being sited within a root protection zone.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03937/HOUSE	Mr M Holmes 25-01-2017	Cllr Chakowa	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Crutchlow		Camden House	21 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/17
Demolition of existing WC and utility room. Erection of a single storey rear extension and conversion of existing conservatory. Alterations to fenestration and internal alterations.				

Sevenoaks Town Council recommended approval.