

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 5th June 2017 at 7:45pm

Present:

Committee Members

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

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

77 REQUESTS FOR DISPENSATIONS

No new requests for dispensations were received.

78 DECLARATIONS OF INTEREST

None

79 MINUTES

It was **RESOLVED** that the minutes of the planning committee meeting held on the 22nd May 2017 be received and signed.

80 HIGHWAYS

(a) Bus Services

The Committee received and considered an email from Kent County Council concerning bus services in the area.

It was **RESOLVED** that:

- Town Council express regret at the loss of the service to Kent County Council and Ariva, noting that it would remove services from Sevenoaks to Farnborough hospital and prevent those in settlements surrounding Sevenoaks from being able to access the Town.
- Sevenoaks Town Council to arrange a representative to attend a public meeting on the 22nd June 2017 at 7pm in Knockholt village hall.
- Sevenoaks Town Council thanks Go Coach for stepping up and trying to recreate some of the service.
- That the proposed timetable be obtained and circulated to Councillors.

(b) Start of Works Notice

The Committee received and noted the Start of Works notice for London Road and the High Street.

81 PLANNING APPLICATIONS

(a) The Committee received and noted Planning Comments made under Chairman's Action.

(b) The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 31st May 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

82 PRESS RELEASES

None

There being no further business the meeting was closed at 8:15pm

CHAIRMAN

Planning Applications Considered

Applications considered on 5-6-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00477/HOUSE	R Fellows 16-06-2017	Cllr Waite	Mr Foyster 01603 892120
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Campbell			85 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/17
Replacement conservatory. SE/17/00477/HOUSE - Amended plan Certificate B and proposed and existing block plan received. SE/17/00477/HOUSE - Amended plan Formal notice under article 13 for application for planning permission has now been received.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00802/HOUSE	N Armour 16-06-2017	Cllr Clayton	Mr Jones 07736589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Gadd			14 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/17
Removal of dormer and replacement with an enlarged dormer. Alterations to fenestration. SE/17/00802/HOUSE - Amended plan Amended plans received				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposed dormers are so large as to make the eastern elevations of the houses four stories high, when the predominant character of the Conservation Area is two storey dwellings
- This would have a significant impact on the character of the Conservation Area because the site is prominent and would impact on rooflines
- The development would overlook and dominate cottages in Cobden Road which are two storeys lower down the hill, and would face effectively a four storey facade well above them, separated only by short gardens, resulting in a loss of privacy and amenity.
- The development would overshadow the gardens and rear windows of 34-41 Cobden Road and would adversely affect the overall roofscape of the Conservation Area.

Planning Applications Considered

Applications considered on 5-6-17

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01342/HOUSE	R Fellows 13-06-2017	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Shatkov			8 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/17
The erection of a decked terrace and a glass balustrade on a flat roof of an existing rear ground floor extension and alterations to fenestration.				

Sevenoaks Town Council recommended refusal due to the loss of privacy and amenity to neighbouring properties.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01459/ADV	Mr M Holmes 09-06-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Arpino		Valentina Fine Foods Ltd	143 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/17
Change of fascia sign.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01529/HOUSE	H Pockett 07-06-2017	Cllr Parson	Mr Coleman 0772598811
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barker			21 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/17
Loft conversion with pitched roof rear dormer and conservation roof lights.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01534/FUL	S Mitchell 09-06-2017	Cllr Hogarth	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd			19 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/17
Demolition of existing property. Proposed replacement with 2No. detached dwellings with separate road access.				

Sevenoaks Town Council recommended refusal on the following grounds:
•Loss of amenity to no.17 due to the bulk and scale of the proposed adjacent dwelling
•Negative impact on the street scene.

Planning Applications Considered

Applications considered on 5-6-17

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01538/HOUSE	R Fellows 12-06-2017	Cllr Hogarth	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Popplewell			62 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/17
Demolition of existing conservatory. Erection of a two storey rear extension and part single storey extension with associated internal alterations and landscaping improvement. Alterations to fenestration and a new lantern rooflight.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01540/HOUSE	H Pockett 07-06-2017	Cllr Canet	Mr Tomsett 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G S Brown			9 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/17
Loft conversion with change of hip to gable roof, a rear dormer and removal of chimney. Addition of windows.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01553/HOUSE	N Armour 14-06-2017	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Wills			13 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/05/17
Demolition of single storey rear conservatory. Erection of a single storey rear and front extension. Loft conversion with dormer and roof lights.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01577/HOUSE	Mr M Holmes 12-06-2017	Cllr Piper	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o RBG Development			59 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/17
Proposed demolition of the existing front porch, chimney, retaining walls and single storey side extension; with the erection of a single storey front and two storey front extension, a front dormer extension; a single storey rear/side extension with rooflights, a first floor rear extension and raising of the roof height to incorporate a second floor. Alterations to fenestrations and driveway.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-6-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01589/HOUSE	R Fellows 13-06-2017	Cllr Hogarth	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Emily Carey			1 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/17
Demolition of existing chimney and conservatory to erect a single storey side extension with rooflights, double storey rear extension and alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to retention of mature trees fronting onto Mount Harry Road.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01598/V106AH	Mr M Holmes 13-06-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Thompson			46 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/17
Variation of affordable housing obligations on S106 legal agreement dated 17th March 2016 in relation to planning permission SE/15/03356/FUL.				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the payment being offered confirms with the original requirement.