

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 19th June 2017 at 7:00pm

Present:

Committee Members

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

Also in attendance:

Assistant Town Clerk

One member of the public

PUBLIC QUESTION TIME

None

112 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

113 **DECLARATIONS OF INTEREST**

None

114 **MINUTES**

It was **RESOLVED** that the minutes of the planning committee meeting held on the 5th June 2017 be received and signed.

115 **HIGHWAYS**

(a) Bus Services

The Committee received and noted, with regret, the proposed alterations to the 402 and 431 bus services, while noting the economic rationale behind the decision.

(b) Public Meeting at Knockholt

The Committee noted that a member of the Sevenoaks Rail Travellers Association would be attending the public meeting regarding bus services at Knockholt Village Centre on the 22nd June 2017. It was request that the attendee feedback to the town Council with comments via Cllr Clayton.

(c) Road Closure

The Committee received and noted the closure of Camden Road on the 5th August 2017.

116 **PLANNING APPLICATIONS**

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

(b) The meeting was adjourned to enable a member of the public to address the Committee on the following application(s) for 3 minutes:
i. 19 Mount Harry Road, in favour.

(c) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 14th June 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

117 PRESS RELEASES
None

There being no further business the meeting was closed at 7:35pm

CHAIRMAN

Planning Applications Considered

Applications considered on 19-6-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00712/HOUSE	S Mitchell 28-06-2017	Cllr Eyre	Mr Pope 07971168170
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Yarnold		Redwood House	41 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/17
Erection of a two storey rear and part side extension.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00810/MMA	Mr M Mirams 27-06-2017	Cllr Parry	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M A Wright			17 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/17
Minor material amendment to SE/14/03171/FUL for demolition of existing detached dwelling and garage, and the construction of two new detached dwellings with integral garages to show revised layout, position & minor increase of height of the retaining walls to the rear and alterations to perimeter fencing.				
SE/17/00810/MMA - Amended plan				
Updated and revised details provided to indicate sections, retaining walls and land levels.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01283/ADV	Mr M Holmes 22-06-2017	Cllr Chakowa	J Ellicott 02070892670
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K Mear		Sennocke Car Park	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/17
Signage for Premier Inn Hotel.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-6-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01534/FUL	S Mitchell 28-06-2017	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>
				09/06/17
Demolition of existing property. Proposed replacement with 2No. detached dwellings with separate road access. SE/17/01534/FUL - Amended plan Amended block and landscaping plans, mainly change to width of access drive and other landscaping amendments.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01630/CONVAR	R Fellows 23-06-2017	Cllr Mrs Parry	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Winstanley			157 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/17
Removal of condition 3 (details of visibility splays to Bradbourne Vale Road access point) of SE/16/00615/HOUSE for Ground floor rear extension, garage and shed removal, new workshop at the rear, alterations to fenestration, new driveway and access at the front.				

Sevenoaks Town Council recommended refusal on the grounds of a detrimental impact on highway safety.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01633/HOUSE	R Fellows 22-06-2017	Cllr Mrs Walshe	S Coleman 07725988119
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Manning			12 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/17
Demolition of existing garage and conservatory. Erection of a two storey side and rear extension and construction of porch.				

Sevenoaks Town Council recommended approval subject to the planning officer satisfied there will be no detriment impact on the amenities of neighbouring properties.

Planning Applications Considered

Applications considered on 19-6-17

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01638/MMA	Mr M Holmes 28-06-2017	Cllr Raikes	Mr Skelton 01246 260261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Reef Estates		Sennocke Car Park	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/17
Minor material amendment to application 16/01547/FUL for New Hotel to be built on the existing car park site in order to make alterations to the plant area screen, the screen is to be brickwork wall instead of a metal louvre.				

Sevenoaks Town Council noted it was unable to form a view as the application makes reference to plans which have not been supplied.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01647/HOUSE	Mr M Mirams 26-06-2017	Cllr Eyre	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Roberts		Quarry House	8B Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/17
Erection of two single storey side extensions to the upper ground floor and lower ground floor. The installation of a mezzanine floor at first floor level.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01649/HOUSE	Mr M Mirams 26-06-2017	Cllr Eyre	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Roberts		Quarry House	8B Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/17
Proposed single storey side extension and installation of a mezzanine floor.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01669/HOUSE	S Mitchell 27-06-2017	Cllr Waite	Mr Johnson 01342 85081
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Arrowsmith			32 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/17
Garage conversion and part first floor extension and alterations to fenestration. Removal of pebble dash finish and replaced with smooth render to all elevations.				

Sevenoaks Town Council recommended approval subject to there being sufficient onsite vehicle parking following the removal of the garage.

Planning Applications Considered

Applications considered on 19-6-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01674/FUL	Mr M Mirams 20-06-2017	Cllr Piper	Mr P Grattan 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Sharma			7 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/05/17
Demolition and erection of New Detached House with integral garage and reconfiguration of rear garden in stepped terraces.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01680/HOUSE	R Fellows 23-06-2017	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Thompson			3 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/17
To erect a first floor side extension to the southern flank elevation.				

Sevenoaks Town Council recommended approval subject to the Planning Officer is satisfied that the separation to no.1 Swaffield Road is sufficiently distant to avoid a terracing effect or any loss of amenity to the neighbour, and there being sufficient on site car parking.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01699/CONVAR	Mr M Holmes 22-06-2017	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council		Land North East Of Magistrate	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/17
Variation of condition 1 of SE/16/01023/FUL for 'The temporary change of use and formation of a car park (up to 12 months) with access and associated arboricultural works' with amendment to extend the planning permission period.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01706/OUT	S Mitchell 23-06-2017	Cllr Hogarth	Mr Wise 01622 902902
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms M Boswell			148-152 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/17
Outline application for proposed construction of a new building on car sales site, to provide a new single shop unit with 6 No. residential apartments and associated alterations to the fenestration of No. 154 with some matter reserved.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-6-17

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01713/HOUSE	H Pockett 29-06-2017	Cllr Canet	Mr Newton 358362
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hunt			134 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/17
Erection of a single storey rear extension with rooflight.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01721/FUL	Mr M Mirams 30-06-2017	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Boulteu			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/17
Change of use from redundant offices, flat and outbuilding to provide four flats.				

//Awaiting Chairman's Action//

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01722/LBCALT	Mr M Mirams 30-06-2017	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Boulteu			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/17
Change of use from redundant offices, flat and outbuilding to provide four flats.				

//Awaiting Chairman's Action//

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01728/FUL	S Mitchell 26-06-2017	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>
				06/06/17
Demolition of existing dwelling and erection of new dwelling.				

Sevenoaks Town Council recommended approval subject to:

- The velux windows not overlooking the interiors of neighbouring properties, if so level 5 obscure glazing to be fitted and the windows should not open
- The Planning Officer being satisfied that the ridge height is acceptable
- The parking area in front of the proposed house is not concreted over, but finished with an environmentally-friendly permeable surface
- That any further permitted development rights will be removed.
- The Planning Officer being satisfied with the outcome of the light survey.

Planning Applications Considered

Applications considered on 19-6-17

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01744/HOUSE	H Pockett 26-06-2017	Cllr Piper	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Davies			10 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/17
Part conversion of garage to habitable accommodation and alterations to first floor flank windows.				

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01773/HOUSE	N Armour 30-06-2017	Cllr Piper	Mr Fender 01883 730373
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Neicho		Cumbræ	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/17
Erection of single storey rear conservatory, extension to balcony and alterations to fenestration.				

//Awaiting Chairman's Action//

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01801/MMA	N Armour 03-07-2017	Cllr Clayton	Mr Rigby 07793836977
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Tindal			11 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/17
Minor material amendment to application SE/17/00509/HOUSE (Erection of a two storey rear extension. Alterations to fenestration and internal alterations) to show minor changes to the external elevations including the repositioning of windows and the re alignment of the rear gable ridge plus the inclusion of a small en-suite window at first floor on the side elevation.				

Sevenoaks Town Council recommended approval.