

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 3rd July 2017 at 7:05pm

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	Apologies	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

Three members of the public

PUBLIC QUESTION TIME

None

129 REQUESTS FOR DISPENSATIONS

No new requests for dispensations were received.

130 DECLARATIONS OF INTEREST

None

131 DECLARATIONS OF LOBBYING

Cllr Piper declared he had been lobbied in respect of planning application:
[1] 17/01854/HOUSE -1 Beacons Rise.

132 MINUTES

It was **RESOLVED** that the minutes of the planning committee meeting held on the 19th June 2017 be received and signed.

133 COMMUNICATIONS

The Committee received and considered a letter requesting support from the Archbishop's Palace Conservation Trust.

It was **RESOLVED** that a response be made stating that while Sevenoaks Town Council would support the preservation of such an historic building it also accepts the reality that an income source must be found to fund this ongoing preservation. The Town Council suggested that the 1st and 2nd floors of the building would be suitable for a landmark trust style rental property, providing a stable income to fund ongoing maintenance and some form of community space on the ground floor. The Town Council recommended that Otford Parish Council considers making an application to the District Council to have the building registered as an asset of community value, if the Council has not already done so.

134 LOCAL PLAN

The Committee received and noted that the Sevenoaks District Issues and Options Consultation would be formally launched in August 2017.

135 PUBLIC RIGHTS OF WAY

The Committee received and considered a letter from Kent County Council requesting evidence to support or negate an application for a path linking Morewood Close and Bosville Rd to be added to the definitive map of public rights of way.

It was **RESOLVED that** Sevenoaks Town Council assists with the gathering of support statements, producing a pro forma witness statement to be used by members of the public.

136 APPEALS

The Committee received and noted the following appeals:

- i. Land to the entrance of Farnaby Drive

137 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. 13A The Drive, in favour.

(c) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 28th June 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

138 PRESS RELEASES

It was **RESOLVED that** a press release be issued on the Town Council's pro forma witness statement to support the application to add a public footpath linking Morewood Close and Bosville Rd to the definitive map of public rights of way.

There being no further business the meeting was closed at 8:22pm

CHAIRMAN

Planning Applications Considered

Applications considered on 3-7-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03955/HOUSE	R Fellows 05-07-2017	Cllr Canet	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Simpson	Holmesdale House	Bradbourne Vale Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/06/17	
Wooden Gazebo structure, open on three sides, in the garden to replace an old coach house which has been recently demolished. SE/16/03955/HOUSE - Amended plan Amended plans have been received.				

//Chairman's Action//
Sevenoaks recommended approval subject to the planning officer being satisfied that there will be no negative impact on the amenities of neighbouring properties.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00998/FUL	P Dadswell 03-07-2017	Cllr Eyre	Robinson Escott 01689 86694
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Roberts		79 Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/06/17	
Detached dwelling and a new access. Demolition of 4 outbuildings. SE/17/00998/FUL - Amended plan Amended plans received showing alterations to the proposed fenestration.				

//Awaiting Chairman's Action//

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01089/FUL	R Fellows 07-07-2017	Cllr Hogarth	Mr Hadley 01689 836334
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms S Beale	Land West Of Court Falaise	9 Mount Harry Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/06/17	
Erection of 4 bedroom detached dwelling with associated parking, landscaping and amenity space. SE/17/01089/FUL - Amended plan The new dwelling has been reduced in height.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-7-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01599/HOUSE	R Fellows 05-07-2017	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs & Mrs Thomas			13 Avenue Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/17
Erection of a single storey side extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no negative impact on the amenities of no.9 Avenue Road.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01696/HOUSE	R Fellows 05-07-2017	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Bowman		Penina	2 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/17
Erection of a first floor rear extension over the projecting bay with a Juliet balcony.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01703/FUL	S Mitchell 11-07-2017	Cllr Busvine	Mr Potz 0207891720
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Edge			13A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/17
Demolition of existing bungalow and erection of a new dwelling.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01789/FUL	Mr M Mirams 05-07-2017	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
ELT Southern Ltd			69 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/17
Demolition of existing single storey extension and garage to facilitate the erection of an attached dwelling to the side with single storey rear extension, loft conversion and new dropped kerb and hardstanding to 69 Robyns Way.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be sufficient on site parking.

Planning Applications Considered

Applications considered on 3-7-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01804/HOUSE	N Armour 05-07-2017	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>
				15/06/17
Demolition of existing side and rear extension. Erection of a single storey rear extension with roof light.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01815/FUL	S Mitchell 14-07-2017	Cllr Mrs Parry	Mr Rainbird 02035971068
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Travis Perkins (Properties) Ltd		Unit A & B	2 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/17
Demolition of existing buildings and erection of 1no. commercial building for storage and distribution purposes (Class B8) with trade counter and ancillary showroom and a builders' merchant (sui generis) for the display, sales and storage of building, timber and plumbing suppliers, plant and tool hire, including outside display and storage along with storage racking; access and servicing arrangements, car parking, landscaping and associated works.				

Sevenoaks Town Council recommended refusal on the following grounds:

- * Proposals will lead to an intensification of heavy lorry movements in a predominately residential road not suitable for HGV movements and which already experiences negative impacts from the large number of lorry movements to the existing Travis Perkins site.
- * The proposals will have a negative impact on the neighbouring Sevenoaks Day Nursery site.
- * The bulk, mass and bright colour of the units will have an unacceptable impact on the surrounding residential areas, the development would therefore be unneighbourly and inappropriate
- * The proposed opening hours are unacceptable and the volumes of traffic in the early morning and late evening will have an impact on the amenities of the surrounding residential properties.
- * There are no proposals for adequate screening to the Sevenoaks Community Centre / Day Nursery site.
- * The development conflicts with the aspirations of the emergent Northern Sevenoaks Masterplan and Neighbourhood Plan.

Planning Applications Considered

Applications considered on 3-7-17

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01821/HOUSE	Mr M Mirams 05-07-2017	Cllr Eyre	Mr Ansell 01892 671320
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brightwell		Little Foxes	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/17
Demolition of existing timber garage and erection of new double garage with workshop. Erection of an automatic timber gate.				

Sevenoaks Town Council recommended approval provided the arboricultural officer is satisfied that the tree protection plans are adequate and that the planning officer is satisfied that the proposals are in line with the residential character area assessment.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01830/MMA	R Fellows 11-07-2017	Cllr Parry	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Gotts		Land South East Of	4 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/17
Minor material amendment to application SE/17/00108/CONVAR for the erection of a single storey two bedroom dwelling with associated parking and vehicular access to show amendments to the layout.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01845/HOUSE	R Fellows 05-07-2017	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Humphreys			2 Cedar Terrace Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/17
Demolition of ground floor rear extension. Erection of a two storey rear extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no loss of light to the neighbouring property and that the extension is in a similar style to other properties in the road.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01846/FUL	Mr M Mirams 13-07-2017	Cllr Canet	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Read			12 Heathfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/17
Demolition of existing dwelling. Erection of a chalet style dwelling.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-7-17

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01854/HOUSE	N Armour 06-07-2017	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
N Nomikos & K Nalba			1 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/17
Construction of new, side, single storey utility room between garage and house. First floor extension to North. Roof alterations.				

Sevenoaks Town Council recommended approval

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01857/FUL	Mr M Mirams 10-07-2017	Cllr Busvine	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Dee			30 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/17
Demolition of the existing building and construction of replacement dwelling.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01867/FUL	S Mitchell 07-07-2017	Cllr Hogarth	Mr Moore 01323 898480
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Sinclair		New Inn	75-77 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/17
Erection of a two storey rear extension to provide an additional 2no. one-bed flats, alterations to existing fenestration to the sides and enlargement of existing rear external amenity area.				

Sevenoaks Town Council recommended refusal due to overdevelopment of the site.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01932/HOUSE	N Armour 12-07-2017	Cllr Mrs Parry	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Pool			6 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/17
Demolition of garage and existing side extension. Erection of a single storey side extension with alterations to fenestration.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-7-17

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01936/FUL	R Fellows 12-07-2017	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Purssell		Sevenoaks Indoor Bowls Centr	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/17
Replacement gas heating system.				

Sevenoaks Town Council finds it difficult to comment on this application as there are no drawing showing where the new condensers will be mounted 'high on the west flank elevation'.

If these are to be placed anywhere near the roof or in places where they cannot be effectively screened by planting, the Town Council recommends refusal on grounds of loss of visual amenity, spoiling the view to the AONB to the east, and making the building look more like an industrial unit."

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01961/FUL	R Fellows 14-07-2017	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Farrow			12 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/17
Demolition of existing garage, shed, kitchen and living room to facilitate the erection of a two storey rear and two storey side extensions including new garage. Changes to external fenestration and landscaping.				

Sevenoaks Town Council recommended approval