

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 31<sup>st</sup> July 2017 at 7:00pm

**Present:**

**Committee Members**

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

**Also in attendance:**

Town Clerk

Assistant Town Clerk

3 members of the public

**PUBLIC QUESTION TIME**

None

182 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

183 **DECLARATIONS OF INTEREST**

Cllr Schneider declared a non-pecuniary interest in the following planning application:

[5] Shell Select, 128 Seal Road.

184 **DECLARATIONS OF LOBBYING**

Cllr Waite declared he had been lobbied in respect of planning application:

[4] Buckhurst 2 Car Park, Buckhurst Lane

185 **MINUTES**

It was **RESOLVED** that the minutes of the planning committee meeting held on the 17<sup>th</sup> July 2017 be approved and signed subject to the following amendment:

i) Item 154, 'Hayways' should read 'Haywards'

186 **COMMUNICATIONS**

The Committee received and considered a notice of forthcoming gas works in London Road.

It was **RESOLVED** that a letter be sent to the gas company requesting that the impact on the lives of Sevenoaks residents be minimised and that crews maximise their working hours per day to reduce the length of works. It was requested that similar communication be made to the local KCC councillor, Member of Parliament, and local paper.

187 **TREE PRESERVATION ORDERS**

The Committee received and noted the following Tree Preservation order:

i. 02/2017 – Briarwood Blackhall Lane

188 APPEALS

The Committee received and noted the submission of the following appeal:

- i. 17/3177655 - Land adjacent to 48 The Moor Road

189 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. [7] 6 Lake View Road - Against  
ii. [7] 6 Lake View Road - For

(c) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 26<sup>th</sup> July 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

190 PRESS RELEASES

None

There being no further business the meeting was closed at 8:33pm

CHAIRMAN

## Planning Applications Considered

Applications considered on 31-7-17

|                                                                                                                                                                                                                                                                                                                               |                    |                         |                        |                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>1</b>                                                                                                                                                                                                                                                                                                                      | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                                                                                                                                                                               | SE/17/00810/MMA    | Mr M Mirams 09-08-2017  | Cllr Parry             | Mr P Hobbs 760023       |
| <b>Applicant</b>                                                                                                                                                                                                                                                                                                              |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr M A Wright                                                                                                                                                                                                                                                                                                                 |                    |                         | 17 Brattle Wood        | Kippington              |
| <b>Town</b>                                                                                                                                                                                                                                                                                                                   |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                                                                                                                                                                               |                    |                         |                        | 20/07/17                |
| <b>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 &amp; minor increase of height of the retaining walls to the rear and alterations to perimeter fencing.</b> |                    |                         |                        |                         |
| <b>SE/17/00810/MMA - Amended plan</b>                                                                                                                                                                                                                                                                                         |                    |                         |                        |                         |
| <b>Updated and revised details provided to indicate sections, retaining walls and land levels.</b>                                                                                                                                                                                                                            |                    |                         |                        |                         |
| <b>SE/17/00810/MMA - Amended plan</b>                                                                                                                                                                                                                                                                                         |                    |                         |                        |                         |
| <b>Updated and revised details provide to indicate sections, retaining walls and land levels.</b>                                                                                                                                                                                                                             |                    |                         |                        |                         |

Sevenoaks Town Council recommended approval.

|                                                                                                                  |                    |                         |                        |                         |
|------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>2</b>                                                                                                         | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                  | SE/17/01992/HOUSE  | N Armour 09-08-2017     | Cllr Raikes            | Mr Spencer 07590080855  |
| <b>Applicant</b>                                                                                                 |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mrs M Potts                                                                                                      |                    |                         | 59 St Johns Road       | St Johns                |
| <b>Town</b>                                                                                                      |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                  |                    |                         |                        | 20/07/17                |
| <b>Single storey front extension, and raising the garage roof. Part removal of brick wall to widen driveway.</b> |                    |                         |                        |                         |

Sevenoaks Town Council recommended approval.

|                                                                                                                                                                                      |                    |                         |                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>3</b>                                                                                                                                                                             | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                                      | SE/17/02131/HOUSE  | N Armour 01-08-2017     | Cllr Parson            | David Dennis 240140     |
| <b>Applicant</b>                                                                                                                                                                     |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr & Mrs Catherall                                                                                                                                                                   |                    |                         | 68 The Drive           | Town                    |
| <b>Town</b>                                                                                                                                                                          |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                                      |                    |                         |                        | 12/07/17                |
| <b>Demolition of garage. Ground and first floor, side and rear extension; demolish existing garage; new roof configuration at side and rear; new dormer at rear; new rooflights.</b> |                    |                         |                        |                         |

Sevenoaks Town Council recommended approval

## Planning Applications Considered

Applications considered on 31-7-17

|                                                                                                                                                                        |                    |                         |                        |                         |
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| <b>4</b>                                                                                                                                                               | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                        | SE/17/02149/FUL    | Mr M Mirams 10-08-2017  | Cllr Schneider         | Mrs Hawkes 01622 77622  |
| <b>Applicant</b>                                                                                                                                                       |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr R Wilson (Sevenoaks District Council)                                                                                                                               |                    | Buckhurst 2 Car Park    | Buckhurst Lane         | Town                    |
| <b>Town</b>                                                                                                                                                            |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                        |                    |                         |                        | 21/07/17                |
| <b>Proposed development of a multi-decked car park, ten townhouses and associated landscaping, including ground remodelling and landscaping to Environmental Park.</b> |                    |                         |                        |                         |

Sevenoaks Town Council recommended approval subject to:

- A more detailed design being submitted for the restoration of the environmental park for its return to community use, this should be developed in consultation with end users to avoid unnecessary reworking of the site post completion.
- An appropriate plan for reprovision of spaces during construction; especially for businesses which require easy and frequent access to their cars during the day.
- A construction management plan created with local businesses to minimise the impact on the road network, avoiding any traffic during peak hours, especially through Pembroke Rd junction. The Town Council objects to the proposal to focus deliveries in the 7-8am window, and requests this is replaced by a prior to 7:30am arrangement.
- While the Town Council welcomes the ability to increase the number of electrical charging points in the future, it believes that in light of changes in government legislation there should be additional infrastructure included to allow a larger number of electrical charging points to be installed when necessary.
- The Town Council requests that the developer enter into a s106 agreement to fund the restoration of Webbs Alley to provide a improved and alternative pedestrian link to Knole house.
- The Town Council is concerned there will be a detrimental impact on the flow of traffic through Pembroke Rd traffic lights as a result of the development and requests that other access routes should be investigated to solve the issue.

|                                                                                                                                                                                                                                                           |                    |                         |                        |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>5</b>                                                                                                                                                                                                                                                  | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                                                                                                           | SE/17/02189/CONVAR | R Fellows 04-08-2017    | Cllr Canet             | Mr Adcock 01789 414202  |
| <b>Applicant</b>                                                                                                                                                                                                                                          |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Motor Fuel Group                                                                                                                                                                                                                                          |                    | Shell Select            | 128 Seal Road          | Northern                |
| <b>Town</b>                                                                                                                                                                                                                                               |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                                                                                                           |                    |                         |                        | 17/07/17                |
| <b>Variation of condition 1 of SE/95/0839 to extend hours of use of petrol filling station to 6am to 11pm (excluding car &amp; jet wash.) As amended by letter dated 16.6.95 and letter dated 3.7.95 to allow 24 hours use of petrol filling station.</b> |                    |                         |                        |                         |

Sevenoaks Town Council recommended refusal as the proposal is unneighbourly and would adversely affect the amenities of surrounding residential properties. The Town Council is also concerned this would set an unwelcome precedent for 24hr operation in a primarily residential area

## Planning Applications Considered

Applications considered on 31-7-17

|                                                                                                                     |                    |                         |                        |                         |
|---------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>6</b>                                                                                                            | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                     | SE/17/02206/FUL    | R Fellows 03-08-2017    | Cllr Parson            | Mr Draper 07894849814   |
| <b>Applicant</b>                                                                                                    |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr T Ngoc Ngugen                                                                                                    |                    |                         | 3 London Road          | Town                    |
| <b>Town</b>                                                                                                         |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                     |                    |                         |                        | 14/07/17                |
| <b>Installation of a single air conditioning external condenser unit to rear of property at ground floor level.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval**

|                                                                                                                                                                         |                    |                         |                        |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------------|
| <b>7</b>                                                                                                                                                                | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>                  |
|                                                                                                                                                                         | SE/17/02231/HOUSE  | N Armour 07-08-2017     | Cllr Mrs Parry         | Mr Stott-Brookes 01322 837010 |
| <b>Applicant</b>                                                                                                                                                        |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>               |
| Mr D Robinson                                                                                                                                                           |                    |                         | 6 Lake View Road       | Northern                      |
| <b>Town</b>                                                                                                                                                             |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b>       |
|                                                                                                                                                                         |                    |                         |                        | 18/07/17                      |
| <b>Demolition of garage. Construction of a two storey side extension with a rear single storey extension. Alterations to fenestration incl. juliet balcony to rear.</b> |                    |                         |                        |                               |

**Sevenoaks Town Council recommended approval.**

|                                                               |                    |                         |                        |                                         |
|---------------------------------------------------------------|--------------------|-------------------------|------------------------|-----------------------------------------|
| <b>8</b>                                                      | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>                            |
|                                                               | SE/17/02234/FUL    | R Fellows 14-08-2017    | Cllr Parson            | WS Planning & Architecture 01307 006344 |
| <b>Applicant</b>                                              |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>                         |
| Socius Projects                                               |                    | Perfetto                | 8 Blighs Walk          | Town                                    |
| <b>Town</b>                                                   |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b>                 |
|                                                               |                    |                         |                        | 25/07/17                                |
| <b>Installation of a Retractable Canopy and Servery Unit.</b> |                    |                         |                        |                                         |

**Sevenoaks Town Council recommended approval.**

|                                                                                                                       |                    |                         |                        |                         |
|-----------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>9</b>                                                                                                              | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                       | SE/17/02271/FUL    | Mr M Holmes 09-08-2017  | Cllr Parson            | Mr Anthony 01227 78444  |
| <b>Applicant</b>                                                                                                      |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Holdfirst Ltd                                                                                                         |                    | 3 Webbs Court           | Buckhurst Lane         | Town                    |
| <b>Town</b>                                                                                                           |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                       |                    |                         |                        | 20/07/17                |
| <b>Change of Use of Business Premises (B1) to Residential (C3) and First Floor Extension to accommodate 1no Flat.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval subject to retention of historic Webs Alley Knole Park sign.**

## Planning Applications Considered

Applications considered on 31-7-17

|                                                                                       |                          |                         |                        |                         |
|---------------------------------------------------------------------------------------|--------------------------|-------------------------|------------------------|-------------------------|
| <b>10</b>                                                                             | <b>Plan Number</b>       | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                       | <b>SE/17/02327/HOUSE</b> | N Armour 14-08-2017     | Cllr Eyre              | Mr Farrell 01323 446612 |
| <b>Applicant</b>                                                                      |                          | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr & Mrs Stacey                                                                       |                          | Charlands               | 19 Oakhill Road        | Kippington              |
| <b>Town</b>                                                                           |                          | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                       |                          |                         |                        | 25/07/17                |
| <b>Erection of a two storey orangery extension to the side with extended balcony.</b> |                          |                         |                        |                         |
| <b>Sevenoaks Town Council recommended approval.</b>                                   |                          |                         |                        |                         |