

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 14 August 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Present (left 8 p.m.)
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

204. REQUESTS FOR DISPENSATIONS

No new requests for dispensations were received.

205. DECLARATIONS OF INTEREST

Cllr Eyre declared a non-pecuniary interest in the following planning application:
23.

206. DECLARATIONS OF LOBBYING

Cllr Raikes declared he was lobbied in respect of planning application 3.

207. MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 31st July 2017 be approved.

The Chairman asked that he be provided with details of the letter written to the Utilities Company.

208. HIGHWAYS

The Committee received and considered the consultation on the modification of parking arrangements in Hopgarden Road.

RESOLVED:

That the modifications be noted.

209. CONSULTATION

The Committee received and considered the Sevenoaks District Council Local Plan Issues & Options Consultation and

RESOLVED:

- i) To defer consideration to the next Planning Committee Meeting
- ii) Town Councillors to forward their comments to the Assistant Town Clerk
- iii) To distribute SDC's general questionnaire when received to Town Councillors.

210. STREET NAMING AND NUMBERING

The Committee noted the following property updates:

- i. Boundary House, Wildernes Avenue
- ii. 224 Seal Road
- iii. Cedars Clenches Farm lane

RESOLVED:

To write to Sevenoaks District Council stating that the Town Council wished all properties to have a street number that was visible from the road. This was a proposed policy in the Sevenoaks Neighbourhood Development Plan, currently in production.

211. PLANNING APPLICATIONS

(a) The Committee queried whether there were any Planning Comments made under Chairman's Action.

RESOLVED:

To provide a report on Chairman's Actions to the next meeting.

(b) The meeting not adjourned to enable members of the public to address the Committee on the following application(s) for 3 minutes, as there were no public present.

(c) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 9 August 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

It was resolved under the Public Bodies (Admission of Meetings) Act 1960 to exclude the public and press for the following item by reason of the confidential nature of the business.

212. TEMPORARY CAR PARKING ARRANGEMENTS

Town Councillors were provided with an Update Sheet providing details of the Town Council's previous resolution relating to permission for Sevenoaks District Council to use Town Council's land for temporary car parking during the construction of Buckhurst Lane 2 Car Park (subject to planning) and Heads of Terms of the proposed agreement.

Sevenoaks Town Council Meeting 6th October 2014, Minute 210

RESOLVED: To permit Sevenoaks District Council to have a temporary car park on Town Council land at the Vine Waste and Knole Paddock during construction of the Buckhurst 2 car park subject to the following matters being addresses as per correspondence circulated to Town Councillors: -

- i) Protection of tree roots
- ii) Provision for SDC long stay permit holders
- iii) SDC to address all legal considerations at its cost
- iv) SDC to pay Business Rates if applicable
- v) Agreement with the Town Council regarding any surface required and reinstatement.
- vi) SDC to submit a full planning permission application for each site to include a transport statement.
- vii) Town Council to receive reasonable financial remuneration for facility.
- viii) Both temporary car parks to be included within SDC's parking order and enforcement protocol.

RESOLVED:

- i) The Town Clerk be authorised to complete the negotiation with Sevenoaks District Council relating to temporary use of the Town Council's land.
- ii) Report grammatical errors on the Heads of Terms document to Sevenoaks District Council.
- iii) Timings be agreed and recorded for change of operation from commercial to community use on Mondays and Fridays.
- iv) Rent be agreed per annum. Increased rent to be negotiated.
- v) Sevenoaks Town Council to be provided with a copy of the Traffic Management Plan to include details relating to five way junction near the Vine Waste and children safety at Knole Paddock.

213. PRESS RELEASES

None

There being no further business the meeting was closed at 8:35pm.

Signed _____ CHAIRMAN

Dated _____

Planning Applications Considered

Applications considered on 14-8-17

1	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/00484/FUL	Mr M Mirams 28-08-2017	Cllr Parson	Mr S Rickards 779580
Applicant	House Name	Road	Locality	
Mr Robbins	Granville House, 7 Station Par	London Road	Town	
Town	County	Post Code	Application date	
			08/08/17	

Demolition of existing building and the erection of a replacement building comprising 6 residential units with 1 commercial unit.

Amended Plan (for information only) received from SDC 03-04-2017:

Updated Design & Access Statement to include 3D images and amended drawings to show the proposal in a more clear and legible manner.

SE/17/00484/FUL - Amended plan

Additional documents on air quality, noise and further information on potential impact to neighbouring properties in terms of loss of light, outlook and privacy.

Sevenoaks Town Council recommended approval

2	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/01514/REM	Mr M Holmes 23-08-2017	Cllr Arnold (OOW:adjoining)	N/A
Applicant	House Name	Road	Locality	
Rydon Homes	Dorton College of Further Educ	Seal Drive	Seal Parish (adjoining Par	
Town	County	Post Code	Application date	
			03/08/17	

Reserved matters (Access, Appearance, Landscaping, Layout, Scale) pursuant to condition 2 of 14/01562/OUT - outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/17/01514/REM - Amended plan

Amended plans showing amended landscaping and elevational treatment to Plots A & B.

Sevenoaks Town Council recommended approval subject to the Conservation Officer accepting the amendments

Planning Applications Considered

Applications considered on 14-8-17

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01721/FUL	Mr M Mirams 22-08-2017	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>
				03/08/17
Change of use from redundant offices, flat and outbuilding to provide four flats.				
SE/17/01721/FUL - Amended plan				
Additional notes in respect of the Listed Building and Conservation Area report including photographs.				

Chairman's Action

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01722/LBCALT	Mr M Mirams 22-08-2017	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>
				03/08/17
Change of use from redundant offices, flat and outbuilding to provide four flats.				
SE/17/01722/LBCALT - Amended plan				
Additional notes in respect of the Listed Building and Conservation Area report including photographs.				

Chairman's action

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01785/HOUSE	N Sargent 24-08-2017	Cllr Mrs Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Regan			6 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/17
Removal of chimney. Erection of a single storey rear, side and front extension. Removal of existing roof and erection of new roof with extension. New roof to include front and rear dormers and 3 front rooflights to form living accommodation. Alterations to fenestration. Proposed high screen.				
SE/17/01785/HOUSE - Amended plan				
The proposal has been amended for clarification:				
Removal of chimney. Erection of a single storey rear, side and front extension. Removal of existing roof and erection of new roof with extension. New roof to include front and rear dormers and 3 front rooflights to form living accommodation. Alterations to fenestration. Proposed high screen and raised patio area.				

Sevenoaks Town Council recommended refusal on the same previous grounds

Planning Applications Considered

Applications considered on 14-8-17

6	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02110/FUL	R Fellows 14-08-2017	Cllr Parry	Miss Cheng 01480 49496
Applicant		House Name	Road	Locality
Mr & Mrs M Findlay		The Limes	71 Kippington Road	Kippington
Town	County	Post Code	Application date	
			26/07/17	
Demolition of existing dwelling and erection of replacement two storey dwelling.				

// Chairman's Action //

Sevenoaks Town Council recommended approval.

7	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02125/HOUSE	N Armour 22-08-2017	Cllr Canet	N/A
Applicant		House Name	Road	Locality
Mr & Mrs S Trofimov			1 Mount Close	Northern
Town		County	Post Code	Application date
				02/08/17
Part first floor part two storey and side extension. Roof alterations.				

Sevenoaks Town Council recommended approval

8	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02217/HOUSE	N Armour 15-08-2017	Cllr Piper	Mr D Burr 742200
Applicant		House Name	Road	Locality
Mr G Hunt		Chestnut Cottage	7 Kippington Road	Kippington
Town		County	Post Code	Application date
				26/07/17
The erection of ground and first floor rear extensions with lantern lights and balconies, side extension, attached garage with dormer windows and link area, internal reconfiguration, external elevational alterations, new gates and piers and driveway resurfacing.				

Sevenoaks Town Council recommended approval

9	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02296/HOUSE	N Armour 25-08-2017	Cllr Eyre	N/A
Applicant		House Name	Road	Locality
Mr J Amos			23 Shenden Way	Kippington
Town		County	Post Code	Application date
				07/08/17
Demolition of the existing front portico and garage and the integration of two new ones. Creation of a new front portico, rear orangery, flat roof side extension, fenestration alteration, landscaping scheme to the front and rear. Roof alterations.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 14-8-17

10	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02298/MMA	N Armour 16-08-2017	Cllr Towell	Mr D Dennis 240140
Applicant		House Name	Road	Locality
Mr & Mrs Shepherd			16 Weavers Lane	Northern
Town		County	Post Code	Application date
				27/07/17
Minor material amendment to application SE/14/03027/HOUSE for the conversion of garage into habitable space. Erection of a single storey rear extension. Modification of porch roof. Loft conversion. Erection of an outbuilding, and alterations to drive entrance and front boundary walls to show that the loft and rear extension are not taking place and there will now be a front extension with an open porch with pitched roof.				

Sevenoaks Town Council recommended approval

11	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02338/HOUSE	N Sargent 22-08-2017	Cllr Piper	Mr Bale 01689 836855
Applicant		House Name	Road	Locality
Mr & Mrs Wild		Hillside	75 Oakhill Road	Kippington
Town		County	Post Code	Application date
				02/08/17
Demolition of single storey side extension. Erection of single storey side/rear orangery extension.				

Sevenoaks Town Council recommended approval

12	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02353/HOUSE	N Sargent 18-08-2017	Cllr Hogarth	Mr Woodward 01959 562 888
Applicant		House Name	Road	Locality
Mr P Woodrow		Tylers Croft	63 Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				31/07/17
Re-roofing of existing flat roof dormers with plain clay tiles, pitched to match existing.				

Sevenoaks Town Council recommended approval

13	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02359/MMA	N Armour 21-08-2017	Cllr Chakowa	N/A
Applicant		House Name	Road	Locality
Mr A Crutchlow		Camden House	21 Camden Road	St Johns
Town		County	Post Code	Application date
				01/08/17
Minor material amendment to 16/03937/HOUSE for 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 to show amendments to the footprint (reduced) and external finishes to the first floor extension (timber), glass roof to single storey extension and render finish.				

Chairman's action

Planning Applications Considered

Applications considered on 14-8-17

14	Plan Number SE/17/02367/MMA	Planning officer R Fellows 22-08-2017	Town Councillor Cllr Parry	Agent Mrs Austin 07866962268
Applicant Mr & Mrs Abraham	House Name	Road 17 Croft Way	Locality Kippington	
Town	County	Post Code	Application date 02/08/17	
Minor material amendment to SE/15/01753/HOUSE for proposed erection of a two storey side extension, single storey rear extension and conversion of loft space into habitable space with dormer and velux rooflights. Removal of chimney stacks, alterations to fenestration with alterations to front steps and widening of driveway to show amendment to the external path level, on the North East side elevation.				

Sevenoaks Town Council recommended approval

15	Plan Number SE/17/02371/HOUSE	Planning officer N Sargent 18-08-2017	Town Councillor Cllr Arnold	Agent Mr Cartwright 079444703
Applicant Mr C Gornley	House Name Green Acre	Road Blackhall Lane	Locality Wildemesse	
Town	County	Post Code	Application date 31/07/17	
Proposed detached single storey garage to top of driveway.				

Sevenoaks Town Council recommended approval

16	Plan Number SE/17/02386/MMA	Planning officer Mr M Holmes 25-08-2017	Town Councillor Cllr Busvine	Agent Mrs Gregson 0780105519
Applicant The Park Property Group (Seve)	House Name Ragstones	Road 1 The Vine	Locality Town	
Town	County	Post Code	Application date 07/08/17	
Minor material amendment to application SE/15/02253/FUL for the demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking to show modification of the north roof slope at third floor level to create an inverted terrace, frame less balustrade.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that there is no significant loss of amenity to neighbouring property and conserves the current Conservation area.

17	Plan Number SE/17/02397/HOUSE	Planning officer N Armour 23-08-2017	Town Councillor Cllr Mrs Parry	Agent Mr Gay 07748778563
Applicant Mr & Mrs Gamer	House Name	Road 46 Robyns Way	Locality Northern	
Town	County	Post Code	Application date 04/08/17	
Front and rear extensions to existing dwelling. Roof alterations with relocation of front dormer. Alterations to fenestration.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 14-8-17

18	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02400/FUL	S Mitchell 28-08-2017	Cllr Piper (Chairman OOW)	Mrs Hawkes 01622 77622
Applicant	House Name	Road	Locality	
Sevenoak District Council	Land South Of Vine Baptist Ch	Park Lane	Eastern	
Town	County	Post Code	Application date	
			08/08/17	
Change of use of land for long stay car parking for a period of up to 18 months from January 2018.				

Sevenoaks Town Council unanimously recommended no comment on this proposal

19	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02409/HOUSE	N Sargent 22-08-2017	Cllr Towell	Mr Howe 01580 891701
Applicant	House Name	Road	Locality	
Mr A Radford	Woodlands	Bradbourne Vale Road	Northern	
Town	County	Post Code	Application date	
			03/08/17	
Single-storey front extension.				

Sevenoaks Town Council recommended approval subject to the Tree Officer being satisfied that the proposal is not detrimental to TPO trees

20	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02422/HOUSE	N Armour 23-08-2017	Cllr Mrs Walshe	Mr B Best 455029
Applicant	House Name	Road	Locality	
Mr S Hand		86 St Johns Hill	Eastern	
Town	County	Post Code	Application date	
			04/08/17	
2 storey side extension.				

Sevenoaks Town Council recommended approval

21	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02425/MMA	N Armour 24-08-2017	Cllr Waite	Offset Arch. 753333
Applicant	House Name	Road	Locality	
Mr & Mrs Begbey		58 Kennedy Gardens	Eastern	
Town	County	Post Code	Application date	
			04/08/17	
Minor material amendment to application SE/17/01657/HOUSE for single storey rear extension. Two storey side (sic) and side garden gate. Alterations to fenestration to show the reduction of the approved rear extension.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 14-8-17

22	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02471/HOUSE	H Pockett 28-08-2017	Cllr Eyre	Mrs Austin 07866 962268
Applicant		House Name	Road	Locality
Mr & Mrs Sindall		Romany	100 Oakhill Road	Kippington
Town	County	Post Code	Application date	
			08/08/17	
Infill the porch. Retain existing roof over porch area.				

Sevenoaks Town Council recommended approval

23	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02489/FUL	R Fellows 28-08-2017	Cllr Piper	Mr Reedman 0776226014
Applicant		House Name	Road	Locality
Mr & Mrs Willems		Parkstone	Clenches Farm Road	Kippington
Town		County	Post Code	Application date
				08/08/17
Erection of a detached dwelling.				

Sevenoaks Town Council recommended approval

24	Plan Number	Planning officer	Town Councillor	Agent
	SE/17/02494/HOUSE	R Fellows 28-08-2017	Cllr Chakowa	Mr D Dennis 240140
Applicant		House Name	Road	Locality
Mr & Mrs Wrafter			22 Woodside Road	St Johns
Town		County	Post Code	Application date
				08/08/17
New open porch at front; loft conversion with dormers at front and rear; rooflights at front, new gable end roof at front to match the existing; existing roof dormer to be pitched.				

Chairman's action

