

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 29th August 2017 at 7:00pm

Present:

Committee Members

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

Also in attendance:

Town Clerk
Assistant Town Clerk
9 members of the public

PUBLIC QUESTION TIME

None

214 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

215 **DECLARATIONS OF INTEREST**

None.

216 **DECLARATIONS OF LOBBYING**

Cllr Raikes declared he had been lobbied in respect of planning application:
[2] 75-77 St Johns Road

217 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 14th August 2017.

RESOLVED: that minutes be approved and signed as an accurate record.

218 **APPEALS**

The Committee noted that the inspector had allowed the following appeal:
i. 1 Farnaby Drive.

219 **CONSULTATIONS**

(a) The Committee received and considered the Sevenoaks District Council Issues and Options Consultation.

RESOLVED: That the item be deferred, and that the consultation be considered at a separate meeting to take place 6:30-7:30pm on the 11th September 2017 prior to the Planning Committee Meeting.

(b) The Committee received and considered the Kent County Council Rights of Way Consultation.

RESOLVED: That the item be deferred to a future meeting.

220 STREET NAMING AND NUMBERING

The Committee received and noted the following property name updates:

- i. The Cypress, Wilderness House Sahni House
- ii. Carlton Works

221 HIGHWAYS

The Committee received and noted the following start of works notice:

- i. London Road.

222 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. [1] Summerhill - Against
- ii. [1] Summerhill - For
- iii. [2] 75-77 St Johns Road - For

(c) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 23rd August 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

223 PRESS RELEASES

None

There being no further business the meeting was closed at 8:30pm

CHAIRMAN

Planning Applications Considered

Applications considered on 29-8-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00330/FUL	Mr M Mirams 30-08-2017	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Brentfield Homes	Summerhill	Seal Hollow Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/08/17	

Demolition of dwelling and garage. Erection of a replacement dwelling and garage.

SE/17/00330/FUL - Amended plan

Revised site location plan with correct topographical information. Amended width of new dwelling and re-positioned on site. New topographical information for the current dwelling added to the existing elevations and floor plans.

SE/17/00330/FUL - Amended plan

Updated proposal site plan and a response to comments received.

SE/17/00330/FUL - Amended plan

The proposal has been amended. Development now proposed is only for a replacement dwelling and no longer includes the demolition of the existing garage or the construction of a replacement garage.

Amended proposal description:

Demolition of existing dwelling and construction of a replacement dwelling.

Sevenoaks Town Council recommended refusal on the following grounds:

- Over development of the site as the proposal is for a house about one fifth bigger than that previously approved
- Impact of the height, bulk and proximity of the house on immediate neighbours down hill to the east, whose ground floors are about 50 feet below the ridge height of the proposal
- Failure to meet the Residential Character Assessment (rural lanes) because of the loss of planting in the road to the site.

The Town Council notes that the proposal for a path up the drive is contrary to the conditions requiring an evergreen hedge next to Levenhurst / Dawning (SE/15/00936/CONVAR) - which has been planted, now appears to be dying, and would be replaced by a pedestrian path in this new proposal.

Planning Applications Considered

Applications considered on 29-8-17

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01867/FUL	S Mitchell 04-09-2017	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>
				16/08/17
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. SE/17/01867/FUL - Amended plan Cross Section of existing and proposed ground levels received.				

Succeed Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no impact on the amenities of existing flats or on neighbouring properties in Golding and St James' Road.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02086/ADV	N Armour 04-09-2017	Cllr Towell	Mr Hoggard 01430 42149
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Churchill		Unit 1, Bat And Ball Enterpris	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/08/17
Three elevation signs and one opening hour sign.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02103/FUL	N Armour 30-08-2017	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Greatness Playing Fields	Mill Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/17
Creation of accessible external public WC attached to Pavilion in Greatness Recreation Ground.				

Sevenoaks Town Council noted it was the applicant and declined to comment.

Planning Applications Considered

Applications considered on 29-8-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02180/HOUSE	N Armour 31-08-2017	Cllr Parson	Mr Burrows 07802580112
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lingreen			69 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/17
Hip to gable roof extension. Loft conversion with three velux windows and rear dormer. Removal of chimney.				

Sevenoaks Town Council recommended approval subject to a loss of light assessment being carried out and the planning officer being satisfied that the gable extension would not create a terracing effect detrimental to the character of the area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02429/HOUSE	N Armour 04-09-2017	Cllr Eyre	Mrs B Reading 700033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Holden		Glendevon	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/17
Demolition of existing conservatory with rear single storey extension. Removal of external staircase and construction of a single storey extension to the rear and side. Rooflights to the second floor. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02431/HOUSE	Mr M Mirams 06-09-2017	Cllr Towell	D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Palermo		2 Bottle Cottages	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/08/17
Lowering existing garage roof height.				

//Awaiting Chairman's Action//

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02432/HOUSE	R Fellows 04-09-2017	Cllr Eyre	Ms Loizou 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wagstaff		Wildbriar	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/08/17
Demolition of existing outbuildings and replaced with new double bay garage.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-8-17

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02488/LBCALT	N Sargent 31-08-2017	Cllr Busvine	National Trust 462100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/08/17
Installation of a fire protection ceiling lining.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the works will remain in-keeping with the existing Grade I listed house and that hay loft is, as stated, of low architectural significance.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02501/HOUSE	N Armour 05-09-2017	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Karolik			10 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/17
Enlarge the windows/sliding glass doors of the existing juliet balconies on the upper ground floor of the West and North faces of the house.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02528/FUL	S Mitchell 04-09-2017	Cllr Raikes	Mr D Mills 885253
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Steggle			49 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/08/17
Change of use from office to residential and minor alterations to fenestration at rear.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02546/FUL	H Pockett 08-09-2017	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Pyke			50 Watercress Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/17
Replacement windows and front door.				

Amended Plan (For Information Only) received from SDC 22-08-2017:

The planning reference for this application has been amended from 'SE/17/02546/HOUSE' to 'SE/17/02546/FUL'.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-8-17

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02552/HOUSE	N Armour 04-09-2017	Cllr Raikes	Mr Ibbotson 01142 72332
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bartlett		Brindle House	Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/08/17
Demolishing garage side extension. Erection of a two storey side extension with additional dormers to the side and to the rear. Erection of a single garage and creating a wider entrance on driveway.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02555/HOUSE	N Sargent 11-09-2017	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Swift			1 Mill Pond Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/17
Continue the wall down the side boundary of the property.				

Sevenoaks Town Council recommended approval subject to:

- the highway authority being satisfied that there will be adequate sight lines at the exit of Millpond Close onto the A25
- appropriate planting is agreed to 'green' the entrance to Millpond Close.
- parking for neighbouring properties is not adversely affected.

It was noted that Sevenoaks Town Council owns the adjoining land at Millpond Wood, but is not affected by this proposal.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02575/HOUSE	N Sargent 05-09-2017	Cllr Arnold	Mr Page 01580 850113
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Hall		Saltcoats	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/17
The erection of a new single storey Orangery style rear extension with roof lantern.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-8-17

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02583/HOUSE	N Sargent 07-09-2017	Cllr Clayton	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ford			17 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/08/17
Removal and raising of the roof in order to incorporate first floor extension. Alterations to fenestration, two dormers, rooflights.				

Sevenoaks Town Council recommended approval subject to: - the planning officer being satisfied that there is minimal impact on the Vine Court conservation area, and on the listed building at 6 Dartford Road - the planning officer being satisfied there is no detriment to the residential amenity of no 19, and in particular that the boundary wall is retained to guarantee privacy - permitted development rights for further extension are withdrawn, recognising the fact that the house will have already doubled in size on a relatively restricted plot.				
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17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02590/HOUSE	R Fellows 04-09-2017	Cllr Busvine	Mr Tomsett 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wisharts			39 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/17
Erection of two storey front extension.				

Sevenoaks Town Council recommended approval.				
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