

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 11th September 2017 at 7:35pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Arrived 7:45pm	Cllr Towell	Apologies
Cllr Hogarth	Left 7:55pm	Cllr Waite	Present
Cllr Mrs Parry	Apologies	Cllr Walshe	Apologies

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public.

PUBLIC QUESTION TIME

None

246 REQUESTS FOR DISPENSATIONS

No new requests for dispensations were received.

247 DECLARATIONS OF INTEREST

None.

248 DECLARATIONS OF LOBBYING

Cllrs Busvine and Raikes declared they had been lobbied in respect of planning application [5] 17/02486/FUL - 11A Granville Road

249 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on the 29th August 2017.

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

250 CONSULTATIONS

(a) The Committee received and considered the Sevenoaks District Council Issues and Options Consultation. It was noted that a pre-meeting had commenced at 6:30pm, prior to the planning meeting, and Councillors present had formulated a draft response to the non-technical consultation.

RESOLVED: That the Chairman, with the Town Clerk, formulates a draft response to the technical questions. To be brought back to a future meeting for approval.

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

RESOLVED: That a response is made to the consultation in line with Councillor comments made at the meeting.

251 STREET NAMING AND NUMBERING

The Committee received and noted the following property name updates:

- i. Oakhill Road
- ii. London Road
- iii. Hawkes Place

252 HIGHWAYS

The Committee noted an invitation to the Highways and Transportation Parish Seminar on the 20th October 2017.

RESOLVED: That the Chairman and Vice-Chairman of the Planning Committee be asked to attend on behalf of the Council.

253 PLANNING APPLICATIONS

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

(b) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 6th September 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

254 PRESS RELEASES

None

There being no further business the meeting was closed at 8:10pm

CHAIRMAN

Planning Applications Considered

Applications considered on 11-9-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00802/HOUSE	N Armour 19-09-2017	Cllr Clayton	Mr Jones 07736589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Gadd			14 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/17
Removal of dormer and replacement with an enlarged dormer. Alterations to fenestration. SE/17/00802/HOUSE - Amended plan Amended plans received SE/17/00802/HOUSE - Amended plan Amended plans received				

Sevenoaks Town Council recommended approval provided that the planning officer is satisfied that there will be no loss of privacy and amenity to homes in Cobden Road, that the roofscape is maintained and that material match the existing roof.

Informative - STC commends this design as a model for the unresolved application at the neighbouring house, no 16.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01857/FUL	Mr M Mirams 25-09-2017	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>
				05/09/17
Demolition of the existing building and construction of replacement dwelling. SE/17/01857/FUL - Amended plan Supporting information from the Daylight and Sunlight consultants. Small alteration to the first floor to cut volume out of the roof and the flank elevation.				

Sevenoaks Town Council recommended unless the planning officer is satisfied this will not lead to an unacceptable loss of amenity to neighbouring properties, in particular 32 South park.

Planning Applications Considered

Applications considered on 11-9-17

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01961/HOUSE	Mr M Holmes 20-09-2017	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>
				01/09/17
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. Amended plan (Information Only) received from STC 29-07-2017 Replacement Covering Letter to the supplementary document. Plan reference category has changed from 'FUL' to 'HOUSE' SE/17/01961/HOUSE - Amended plan Amendments to the design of the proposed side extension. Inclusion of a single storey rear extension and loft conversion including a rear dormer window. Amended proposal description: Demolition of existing garage, shed, kitchen and living room to facilitate the erection of a part two storey, part single storey rear extension, a part two storey, part single storey side extension including new garage and a loft conversion including a rear dormer window. Changes to external fenestration and landscaping.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02116/LDCEX	Mr M Holmes 25-09-2017	Cllr Busvine	Mr Shaw 01892 893854
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Kay (National Trust)		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/17
Car parking area in front of main house. SE/17/02116/LDCEX - Amended plan The red line of the application has been amended according to the revised location plan received on 01-09-2017.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-9-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02486/FUL	N Armour 21-09-2017	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Cohen			11A Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/17
Erection of gate and gate posts.				

Sevenoaks Town Council recommended refusal due to the confusing and conflicting information supplied with the application and requested the application be resubmitted once inaccuracies have been rectified.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02510/HOUSE	N Sargent 20-09-2017	Cllr Raikes	Mr Harris 01474 360477
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Parker		Vale Lodge	124 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/17
Garage conversion to habitable room and proposed ramp.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02511/LBCALT	N Sargent 20-09-2017	Cllr Raikes	Mr Harris 01474 360477
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Parker		Vale Lodge	124 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/17
Garage conversion to habitable room and proposed ramp.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02633/HOUSE	N Sargent 13-09-2017	Cllr Piper	Mr Kettle 01233 612876
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Dr Hemsley		Gabled Lodge	The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/17
Demolition of existing conservatory. Erection of a two storey rear extension to create a new lounge and bedroom and internal alterations.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-9-17

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02634/HOUSE	N Armour 13-09-2017	Cllr Parry	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Sankar			19 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/17
Demolition of existing conservatory. Erection of 2 storey side extension and single storey side and rear extension. Widening of driveway and removal of chimneys.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02639/FUL	S Mitchell 13-09-2017	Cllr Parson	Mr W Kauffman 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Walker			35 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/17
Change of use from B1 (office) to C3 (residential).				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02681/HOUSE	R Fellows 15-09-2017	Cllr Parson	Mr Ripley 07767338389
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Larou			24 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/17
Loft conversion with the installation of three roof windows.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02706/HOUSE	N Sargent 20-09-2017	Cllr Waite	Mr Lau 07842231244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Ashdown			33 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/17
Loft conversion into first floor, increasing the roof height and insertion of first floor dormer windows. Demolition of chimney. Alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no loss of amenity to neighbouring properties.

Planning Applications Considered

Applications considered on 11-9-17

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02707/HOUSE	R Fellows 20-09-2017	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>
				04/09/17
To erect a first floor side extension to the southern flank elevation with rooflight.				

Sevenoaks Town Council recommended approval provided the planning officer is satisfied that the separation to no 1 Swaffield road is sufficient to avoid terracing or loss of amenity to the neighbour, and that car parking is satisfactory.