

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 25th September 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman in the Chair	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Left at 7:19pm	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Left 7:30pm	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public.

PUBLIC QUESTION TIME

None

267 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

268 **DECLARATIONS OF INTEREST**

None.

269 **DECLARATIONS OF LOBBYING**

Cllr Raikes declared he had been lobbied in respect of planning application 17/02064/FUL 48A High Street.

Cllr Parson declared he had been lobbied in respect of planning application 17/02785/FUL - Land ro 31 Serpentine Road

270 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 11th September August 2017.

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

271 **CONSULTATIONS**

(a) The Committee received and considered a draft response to the Sevenoaks Issues and Options consultation which had been drafted by officers in consultation with the Chairman.

RESOLVED: That subject to requested amendments the response be forward to Sevenoaks District Council. Thanks, were extended to officers for their work on the drafting of the response.

(b) The Committee received and considered a DCLG consultation on housing needs.

RESOLVED: That Councillors read the document and formulate a draft response at the next planning meeting.

272 DEVELOPMENT CONTROL COMMITTEE

The Committee considered sending a representative to the Development Control Committee on the 28th September 2017 to speak on the following plan:

a) 16 Prospect Road

RESOLVED: That Councillor Waite be registered to speak as the Town Council's representative, with Cllr Parson in reserve.

273 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 20th September 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

274 PRESS RELEASES

None

There being no further business the meeting was closed at 8:31pm

CHAIRMAN

Planning Applications Considered

Applications considered on 25-9-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02064/FUL	Mr M Mirams 25-09-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Grant			48A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/09/17
Continuance of change of use B1 (professional offices) to A1 (art gallery) for a further 2 years.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02594/FUL	Mr M Mirams 26-09-2017	Cllr Parson	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ridgewood Sevenoaks Ltd			5-13 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/09/17
Demolition of No.5, 9, 9A & 13 Lime Tree Walk. Renovation of No.11 including refurbishment of ground floor commercial space with conversion of upper floor into residential unit with loft conversion. Erection of a semi detached 4 bed house built adjacent to No.11. Erection of two residential blocks built to the rear of the site with car parking and ancillary accommodation including cycle & refuse storage areas with associated landscaping.				

Sevenoaks Town Council recommended refusal on the grounds of:

- Excessive bulk and dominance in a conservation area,
- Detrimental impact on neighbouring properties
- The proposal does not preserve or enhance conservation area
- The proposal constitutes overdevelopment of the site.

Informative:Sevenoaks Town Council would be more sympathetic to a two storey scheme in the courtyard.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02657/HOUSE	N Sargant 27-09-2017	Cllr Waite	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Priestley			129 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/09/17
Erection of a single storey rear extension with two roof lights.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-9-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02662/HOUSE	N Sargent 28-09-2017	Cllr Eyre	Peter Bodman 01892 723 542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Thomas			18 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/17
Erection of a part single/part two storey side extension.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02687/FUL	Mr M Mirams 28-09-2017	Cllr Parson	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr V Heckman		Great Haul Of China	8-10 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/17
Proposed alterations and change of use to Micro pub.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02712/HOUSE	N Armour 04-10-2017	Cllr Towell	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Green			14 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/17
Partial demolition to the rear. Erection of a two storey rear extension with balcony and raised decking to the rear.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the skylight will not overlook no 67 Berenson avenue and the planning officer is satisfied with the height of the rear decking.

Planning Applications Considered

Applications considered on 25-9-17

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02727/FUL	Mr M Mirams 26-09-2017	Cllr Busvine	Mr W Kauffman 456888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr I McLaughlin		20 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/09/17	
Change of use of part of an existing retail unit to residential. Erection of a rear second floor extension. Addition of a dormer window within the roof of the front elevation. Internal alterations to the existing shop and first and second floors, including new staircases to link the shop to the basement and the first and second floors of the new dwelling. Alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to: The Conservation Officer being satisfied that the proposals are in keeping with the Grade II listed building and character of the Conservation Area. The Conservation Officer being satisfied that proposals will not damage the historic integrity of the basement A condition requiring that the ground floor and basement are retained in a commercial use in perpetuity. The removal of all permitted development rights to prevent any further alteration to this important historic asset without the submission of a full planning application Informative: Sevenoaks Town Council would strongly resist any future application which would jeopardise the commercial use of the ground floor and basement.				
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8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02728/LBCALT	Mr M Mirams 26-09-2017	Cllr Busvine	Mr W Kauffman 456888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr I McLaughlin		20 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/09/17	
Change of use of part of an existing retail unit to residential. Erection of a rear second floor extension. Addition of a dormer window within the roof of the front elevation. Internal alterations to the existing shop and first and second floors, including new staircases to link the shop to the basement and the first and second floors of the new dwelling. Alterations to fenestration.				

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Planning Applications Considered

Applications considered on 25-9-17

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02739/HOUSE	N Armour 05-10-2017	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Edun			57 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/17
Erection of a single storey rear extension and raised timber decking to part of garden.				

Sevenoaks Town Council recommended approval provided the planning officer is satisfied there will be no detrimental impact on the neighbouring properties.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02746/HOUSE	N Sargent 29-09-2017	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lindsay			18 White Friars	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/17
Erection of a single storey rear extension with rooflight.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02775/HOUSE	N Armour 27-09-2017	Cllr Eyre	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Beevors			6B White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/17

Erection of a first floor side extension. Demolition of existing conservatory. Erection of a single storey rear and side extension. Entrance porch extension. Garage conversion and alterations to fenestration.

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02785/FUL	Mr M Holmes 02-10-2017	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Cunningham		Land Rear Of	31 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/17
Erection of detached dwelling with integral garage.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will no loss of amenity to neighbouring properties and subject to the bathroom window at the first floor being obscure glazed.

Planning Applications Considered

Applications considered on 25-9-17

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02800/HOUSE	N Sargent 27-09-2017	Cllr Hogarth	Mrs Austen 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs James			67 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/17
Conversion of garage into habitable space with front store, first floor side and roof extension, rear porch infill and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02830/MMA	N Sargent 03-10-2017	Cllr Raikes	Mr J Legon 07786599902
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Legon			55 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/17
Minor material amendment to Appeal ref: APP/G2245/D/16/3150600 relation to 16/00282/HOUSE for erection of two storey side extension and two storey rear extension. Re-location of windows and doors. Creation of dormer. Alterations to garage. Proposed amendments consist of alterations to fenestration, garage door and additional pier on garden wall as well as spiral staircase on South elevation.				

Sevenoaks Town Council recommended approval subject to the remove of permitted development rights.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02835/HOUSE	R Fellows 02-10-2017	Cllr Mrs Walshe	Ms Blamey 07932240620
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Clarkson			32 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/17
Erection of a single storey side and rear extension.				

Sevenoaks town Council recommended approval subject to the planning officer being satisfied that there will be no detrimental impact on the neighbouring properties bearing in mind the height of the proposal.

Planning Applications Considered

Applications considered on 25-9-17

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02837/FUL	R Fellows 02-10-2017	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Johnsons	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/17
Removal of existing covered outhouse and erection of a conservatory with an existing window removed and new door opening to conservatory from kitchen and creation of external bin area.				

Sevenoaks Town Council recommended approval subject to a condition restricting the collection of rubbish to 9-5 on weekdays only to protect the amenities of neighbouring properties.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02844/LDCEX	R Fellows 06-10-2017	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Benham			4 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/17
Old drive to be blocked up and an existing pedestrian entrance to be expanded and a new position for the dropped kerb.				

Sevenoaks Town Council recommended approval subject to a condition with regards to the hedge planting.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02856/FUL	Mr M Holmes 03-10-2017	Cllr Busvine	Mr Burley 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Jones		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/17
Proposed two storey, 60 bedroom boys boarding house with 3 staff units of accommodation, parking and landscaping.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the character of the conservation area will be preserved and arboricultural officer being satisfied that trees of value will be preserved and the aims of planting will be achieved.

Planning Applications Considered

Applications considered on 25-9-17

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02877/FUL	Mr M Holmes 05-10-2017	Cllr Raikes	Mrs Tasker 01689836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent House Partnership		The Moorings Hotel	97 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/17
Demolition of existing hotel buildings in order to facilitate erection of a four storey residential building comprising 8 x 2 bedroom apartments and 1 x 1 bedroom apartment, with 10 off street parking spaces and communal amenity space.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no unacceptable loss of amenity to neighbouring properties and subject to the arboricultural officer being satisfied that trees of importance will be protected.