

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 9th October 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Arrived 7:05pm	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived 7:25pm
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public.

PUBLIC QUESTION TIME

None

301 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

302 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non-pecuniary interest in application [14] 17/02899/HOUSE - Dell House Wildernes Avenue

303 **DECLARATIONS OF LOBBYING**

None

304 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 25th September 2017.

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

305 **CONSULTATIONS**

The Committee received and considered the DCLG Consultation on housing needs, previously considered on the 25th September 2017.

RESOLVED: That comments made at the meeting be used to draft a response in liaison with the Chairman, to be brought back to the next committee meeting for consideration.

306 COMMUNICATIONS

The Committee received and considered an invitation from Kent County Council to a community away-day for parishes regarding setting up community transport schemes. On the 2nd November 2017 10:00-15:00 at the Maidstone Hilton Hotel.

RESOLVED: That Cllrs Raikes Piper and Clayton attend the meeting subject to other commitments.

307 PLANNING APPEALS

(a) The committee noted the following appeal had been lodged:
17/00015/HOUSE - 42 Prospect Road

(b) The committee noted the following appeal had been dismissed:
17/01236/HOUSE - Keyworth, Hopgarden Lane

308 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 3rd October 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

309 PRESS RELEASES

None

There being no further business the meeting was closed at 8:21pm

CHAIRMAN

Planning Applications Considered

Applications considered on 9-10-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02367/MMA	R Fellows 10-10-2017	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Abraham			17 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/17
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. SE/17/02367/MMA - Amended plan Revised side and rear elevations to include extended terrace.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02367/MMA	R Fellows 18-10-2017	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Abraham			17 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/17
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. SE/17/02367/MMA - Amended plan Revised side and rear elevations to include extended terrace. SE/17/02367/MMA - Amended plan Amended drawings to reflect what has been built out.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-10-17

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02657/HOUSE	N Sargent 12-10-2017	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>
				22/09/17
Erection of a single storey rear extension with two roof lights.				
SE/17/02657/HOUSE - Amended plan				
Amended plans to show correct location of boundaries and extension.				

Sevenoaks Town Council recommended approval

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02686/HOUSE	N Sargent 11-10-2017	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Taylor		Northview	Hawthorn Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/17
Demolition of existing conservatory and single storey side extension. Erection of a single storey side/rear extension and 2 storey side extension to include an in build car port and Juliet balcony. Erection of a new porch and rooflights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the application meets all the relevant criteria.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02701/FUL	N Armour 16-10-2017	Cllr Busvine	Mr Hansford 0774779817
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council		Suffolk House	154 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/17
Installation of new car park lighting scheme.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the light pollution will be contained, as claimed.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02793/FUL	R Fellows 09-10-2017	Cllr Raikes	Mr Thomas 356562
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Athill Court Freeholders Ltd		Athill Court	St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Replacement entrance doors and window frames to communal staircase enclosures.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-10-17

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02798/HOUSE	N Sargent 11-10-2017	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Price			1 Quaker Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/17
Removal of existing 1.2m fence at the rear of the property and replacement with a 1.8m fence. There is a steep slope down from road to garden and the higher fence is desired to provide privacy within the garden, from pedestrians on the pavement.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02835/HOUSE	R Fellows 16-10-2017	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>
				26/09/17
Erection of a single storey side and rear extension.				
SE/17/02835/HOUSE - Amended plan				
Amended plans (side extension to set back 1200mm).				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02861/FUL	Mr M Holmes 09-10-2017	Cllr Eyre	Mr Draper 07855426262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Turrell			7 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Demolition of existing bungalow and erection of three storey detached house, with basement and garage.				

Sevenoaks Town Council recommended refusal due to insufficient information.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02887/MMA	N Sargent 09-10-2017	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Khan			5 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Variation of condition No 2 of SE/16/01188/HOUSE (Raising of the roof to incorporate a first floor, extension to side and rear and alterations to front steps) to show revised materials and alterations to the garage roof and front elevation.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-10-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02887/MMA	N Sargent 19-10-2017	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Khan			5 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/10/17
Variation of condition No 2 of SE/16/01188/HOUSE (Raising of the roof to incorporate a first floor, extension to side and rear and alterations to front steps) to show revised materials and alterations to the garage roof and front elevation.				
SE/17/02887/MMA - Amended plan				
Amended description, amended application form and additional plan received PD03-C to show proposed amendments.				
Category changed from 'CONVAR' (Variation Of Condition) to 'MMA' (Minor Material Amendment)				
Amended proposal description:				
Variation of condition 4 of SE/16/01188/HOUSE (Raising of the roof to incorporate a first floor, extension to side and rear and alterations to front steps) to show revised materials and alterations to the garage roof and front elevation.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02889/HOUSE	R Fellows 09-10-2017	Cllr Hogarth	Mr Weston 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kumar			11 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Single/two storey rear extension with rooflights. Front porch extension, removal of chimney and internal alterations.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no impact on the neighbouring property.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02893/HOUSE	R Fellows 11-10-2017	Cllr Eyre	Mr Gerken 01424 871120
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Mitchell			74 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/17
Infilling of ditch to create level garden & erection of garden shed.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-10-17

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02899/HOUSE	N Sargent 09-10-2017	Cllr Arnold	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Tovey		Dell House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Small flat roof section, outside Study Room on first floor, changed to accessible maintenance terrace with glazed balustrade to minimise visual impact. New flat roof to existing dormer window proposed, to Study Room.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02904/HOUSE	N Sargent 09-10-2017	Cllr Parry	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wild		Hillside	75 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Single storey extension to existing orangery with addition of roof lantern.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02918/HOUSE	N Sargent 09-10-2017	Cllr Parry	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Prout			51 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Alterations and extensions comprising front and side extensions, alterations to and raising of the roof, changes to existing elevations.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02927/HOUSE	N Sargent 17-10-2017	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hutchinson			34 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/17
Demolition of existing single storey rear extension and existing summer house. Erection of a new single storey rear extension. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-10-17

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02937/OUT	S Mitchell 09-10-2017	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Hugh D'Alton		Sevenoaks Town Council Offic	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Demolition of the existing office accommodation and the construction of 14 No. apartments with some matters reserved.				

Sevenoaks Town Council made no comment.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02961/CONVAR	Mr M Holmes 10-10-2017	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss L Brummit		Mimi Bakery	140 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/17
Variation of condition number 3 (operating hours) of 16/01137/FUL to change of use from Class A2 (financial and professional services) to a mixed use of Class A1 (shop) and Class A3 (restaurant) with amendments to operating hours of restaurant for private hire events from 7.30 am to 6pm daily to Sunday - Thursday 7:30 - 12:30; Friday - Saturday 7:30 - 2:30; with seasonal variations to these hours: Christmas Eve 7:30 - 02:30 and New Years Eve 7:30 - 02:30.				

Sevenoaks Town Council recommended refusal on the grounds that this length of extension would be unneighbourly and set an unwelcome precedent. The Town Council noted that it would be sympathetic to an application to bring the opening hours in line with the opening hours of the Oak Tree and to a future application supplying further information on how the applicant would control noise.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02985/DEMNOT	Mr M Mirams 12-10-2017	Cllr Mrs Parry	Mr McCaffrey 01908 3015 246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dallison Ltd		BPI Films	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/17
Demolition of the existing building on the site circa 1,858sqm in total. Removal of hard standing.				

Sevenoaks Town Council recommended refusal on the grounds of loss of employment space, and would invite any future application to incorporate the proposal for the redevelopment of the site.

Planning Applications Considered

Applications considered on 9-10-17

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02993/ADV	N Armour 20-10-2017	Cllr Busvine	Mrs Wright 01295 711928
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council		Suffolk House	154 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/10/17
Installation of 2 x wall hung fascia signs.				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03001/HOUSE	N Sargent 23-10-2017	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Gullet			31 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/10/17
Demolition of existing chimney and single storey side & rear extension. Erection of a first floor side extension & single storey rear extension and front porch. Conversion of roof void into living accommodation, including rear dormer and rooflights.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03002/FUL	Mr M Holmes 19-10-2017	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			76 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/17
Erection of replacement dwelling.				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03023/HOUSE	N Armour 16-10-2017	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Perry			4 Nursery Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/17
Erection of a two storey side extension, a single storey rear extension with two roof lights, a raised patio with steps to the garden and privacy screens, a front porch and rendering to the elevations.				

Sevenoaks Town Council recommended approval provided the planning officer is satisfied that the impact on no.3 will be minimal and subject relevant guidance on SUDS are being adhered to with regards to the paving of the front garden.

Planning Applications Considered

Applications considered on 9-10-17

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03051/HOUSE	N Sargent 18-10-2017	Cllr Piper	Miss Cole 08454373563
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Stanley		Cedars	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/17
Erection of an orangery to the rear.				

Sevenoaks Town Council recommended approval.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03083/FUL	R Fellows 20-10-2017	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Best			4 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/10/17
Demolition of garage and single storey side extension. Erection of a two storey side extension to form a 2 bed dwelling. New chimney.				

Sevenoaks Town Council recommended refusal due to the detrimental impact on the street scene, overdevelopment of the site, and the unneighbourly impact.