

**MINUTES OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER,
SEVENOAKS TOWN COUNCIL OFFICES ON 23rd October 2017**

Present:

Committee Members

Cllr Arnold, Vice Chairman in the Chair	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper, Chairman	Apologies
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Present, Left 7.10 p.m.	Cllr Walshe	Apologies

Also in attendance:

Town Clerk

It was noted that the meeting was not recorded. Cllr Arnold Chaired the Meeting.

Public Question Time

None

317. Requests for Dispensations

None Received

318. Declarations of Interest

Cllr Parry Declared an Interest in planning application numbers 19 and 20.

Cllr Parson Declared an Interest in planning application number 15.

319. Minutes of the Meeting held on 9th October 2017

RESOLVED: That the Minutes of the Meeting held on 9th October 2017 be agreed and signed as a true record.

320. Planning Obligations

The Committee received and noted a schedule of s.106 payments secured in respect of development within Sevenoaks town. Information had been supplied by Sevenoaks District Council and circulated with the agenda.

RESOLVED: To communicate the following to Sevenoaks District Council

- i) Gratitude for providing the information.
- ii) Request details of how the s.106 are processed and calculated.
- iii) Request details as to why the list appears to be incomplete e.g. only up to 2014, excluding STC's s.106 agreements for replacement gym and indoor cricket school, known receipts not indicated.
- iv) Confirmation of the time limit for the funds to be spent.

- v) Request a SDC Planning Officer to provide a presentation relating to the above queries.

321. Planning Appeals

RESOLVED: To receive and note that the following Planning Appeal had been lodged with the Secretary of State – 2 Bottle Cottages.

322. Planning Applications

The Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 18th October 2017.

RESOLVED:

- i) To receive and note the comments on applications made under Chairman's Actions.
- ii) That the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

323. Press Release

RESOLVED: Not to issue a Press Release.

There being no further business the Chairman closed the meeting at 8.15 p.m.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 23-10-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02681/HOUSE	R Fellows 25-10-2017	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>
				09/10/17
Loft conversion with the installation of three roof windows.				
SE/17/02681/HOUSE - Amended plan				
Certificate A has been signed but 24 Eardley Road contains 3 separate flats with different leaseholders. Certificate B was received on 4th October 2017.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02869/HOUSE	N Sargant 26-10-2017	Cllr Hogarth	Mr Collins 01424 843369
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tromsostan Ltd			57 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/17
Removal of existing storage shed and construction of garage workshop at rear.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02884/FUL	Mr M Holmes 27-10-2017	Cllr Schneider	Mr Chauhan 01582 46106
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Daley (Care UK)		Weald Heights	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/17
Alterations to external area of existing operational care home including regrading of landscape areas with introduction of railing to footpath, patio area adjacent to building entrance and new pedestrian gate alongside vehicle control barrier to neighbouring church car park.				

Sevenoaks Town Council recommended approval subject to the replanting of the tree which will need to be removed due to the construction of the pathway.

Planning Applications Considered

Applications considered on 23-10-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02919/FUL	R Fellows 27-10-2017	Cllr Busvine	Mrs Rawson 01158 71960
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Tebbutt			144 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/17
Installation of air conditioning condensers located on the rear elevation.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the noise generated from units will not adversely impact the amenities of residents.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02924/FUL	Mr M Mirams 25-10-2017	Cllr Hogarth	Mr Anderson 01892 5371
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dabner		Susans	135 - 137 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/17
Provision of 3 x 1 bed flats and 3 x 2 bed flats by conversion, extension and refurbishment of shops, rear extension of first floor flats and conversion with extension of loft space. Installation of dormers.				

Sevenoaks Town Council recommended refusal on the grounds that the proposal would result in the loss of vital retail space in the St Johns area, and result in adverse impact on air pollution. The Town Council noted the proposal was contrary to proposals in the emerging Sevenoaks Neighbourhood Plan which seeks to strengthen the retail offering in the St Johns area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02969/HOUSE	R Fellows 25-10-2017	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Catherine Hurst and Lucy Barro			71 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/17
Erection of a part single, part two storey front extension and a single storey rear extension. Removal of chimney and 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/17/02982/FUL	Mr M Mirams 01-11-2017	Cllr Parson	Mr Long 01438 833003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Solman			107 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/17
Change of use of first floor office/storage to residential, new ground floor entrance door to residential and new ground floor shopfront.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-10-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02989/HOUSE	N Sargent 02-11-2017	Cllr Piper	Mr De Pascalis 760712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Matson		Timbers	65 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/17
Erection of residential swimming pool & pool house to the rear.				

Sevenoaks Town Council recommended refusal unless the planning officer is confident that there is no loss of amenity to the neighbours both now and in the future due to loss of amenity and noise.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03000/CONVAR	N Armour 26-10-2017	Cllr Schneider	Mr Russell 01959 524483
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Bucknall			32 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/17

Variation of condition 3 (materials) of 17/01218/HOUSE for erection of single storey side extension to rear and alterations to fenestration with amendments to fenestration, raising glass walk roof to rear by 400 mm.

Amended plan (Information Only) received from SDC 09-10-2017:

Amended proposal description:

Variation of condition 2 (approved plans) and 3 (materials) of 17/01218/HOUSE for erection of single storey side extension to rear and alterations to fenestration with amendments to fenestration, raising glass walk roof to rear by 400 mm.

Sevenoaks Town Council recommended approval

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03039/HOUSE	N Sargent 25-10-2017	Cllr Mrs Parry	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hoade			5 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/17

Demolition of side extension, rear chimney and existing porch. Erection of a two story side extension and single storey rear extension. Erection of front porch, rooflights to the rear and a dropped kerb to widen the driveway.

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 23-10-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03040/FUL	Mr M Holmes 26-10-2017	Cllr Busvine	Mr Terry 02086655252
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Patel		J H Lorimer	78 - 78A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/17
Erection of a two storey extension to create two additional floors, providing 6 new flats, creating a residential entrance, a new staircase, a lift shaft and a bin store within the existing retail unit; reorganisation of retail unit.				

Sevenoaks Town Council recommended approval subject to the conservation officer and planning officer being satisfied that the higher profile will not adversely impact the neighbouring properties or the character of the conservation area and that the loss of retail space is not significant.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03056/HOUSE	R Fellows 27-10-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Douglas		High Banks	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/17
Creation of garden decked area.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03068/HOUSE	N Armour 30-10-2017	Cllr Raikes	Mr Cartwright 079444793
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Gidley		Little Bradbourne	99A Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/17
Demolition of existing garage and erection of a two storey front and side extension. New chimney, juliette balcony, new rooflights to existing single storey rear extension.				

Sevenoaks Town Council recommended refusal due to the lack of separation between properties resulting in a detrimental impact on the street scene and overdevelopment of the site

Planning Applications Considered

Applications considered on 23-10-17

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03105/CONVAR	S Mitchell 24-10-2017	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Rugby Football Clu	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/17
Variation of condition 3 of 14/02458/FUL for levelling and extension of the existing reinforced grass track to provide overspill car parking; with amendment to allow use of the overspill carparking to accommodate displaced season ticket holders during the development of the multi storey car park, between 1st January 2018 and 31st December 2018, Monday to Friday 6am to 6.30pm.				

Sevenoaks Town Council declined to comment

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03106/FUL	S Mitchell 31-10-2017	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Vadgama		Crofters	67 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/17
Demolition of the existing single-family dwelling and replacement with a block of 5no. luxury flats with associated communal parking at the front and rear garden area. The proposed building will be two-storeys in height with accommodation in the roof. The proposals also include for the removal of some trees and planting of 4no. New trees.				

Sevenoaks Town Council recommended refusal as the proposal fails to preserve or enhance the character of the conservation area, and is contrary to the residential character area assessment. The Town Council notes the nearest block of flats is a mile away next to the mainline station.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03121/FUL	R Fellows 02-11-2017	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir (Sevenoaks School)		School House	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/17
Improvements of an existing outdoor tennis court with a floodlit multi-use games area and cricket wicket.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the lighting will not be intrusive to neighbours. The Town Council request that, if approved, a condition be placed on the grant restricting the hours of use and lighting to Weekdays 0830-2130, Weekends 0830-2000, and not open on bank holidays.

Planning Applications Considered

Applications considered on 23-10-17

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03138/HOUSE	N Sargent 03-11-2017	Cllr Busvine	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Wood			128 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/17
Erection of a single storey rear extension and loft conversion with dormer to the rear with rooflights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03168/FUL	S Mitchell 01-11-2017	Cllr Parson	Miss Hadden 01622 7762
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Chua		Joules Ltd	1-2 Brewery Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/17
The continued use of the ground floor as an A1 retail unit in the form of a patisserie and use of the upper floor as ancillary retail in the form of a food preparation area. Upper floor last known lawful use B1(a) offices.				

Sevenoaks Town Council recommended approval

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03193/HOUSE	R Fellows 01-11-2017	Cllr Eyre	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Massey		Penderlee	3A Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/17
Detached two car garage and the alteration of the existing driveway to accommodate the new garage.				

Sevenoaks Town Council recommended refusal due to the impact on the street scene. The Town Council requests that the arboricultural officer confirms the claims made by the applicant in respect of trees on the site.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03194/HOUSE	R Fellows 01-11-2017	Cllr Eyre	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Massey		Penderlee	3A Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/17
Single storey and two storey rear extension, internal alterations and alterations to existing retaining wall.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-10-17

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03196/FUL	Mr M Mirams 01-11-2017	Cllr Raikes	Mr Bedford 01622 776226
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Powell			109-111 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/17
Change of use of vacant ground floor offices to D1 (personal training consultancy facilities) and external two/three storey extension and external modifications to create 3x one bed apartments.				

Sevenoaks Town Council recommended approval

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03231/LBCALT	N Armour 02-11-2017	Cllr Waite	Mr Scoble 01489 567727
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Fawcitt			57 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/17
Repair and redecoration of damage to rear right hand corner of the property, both internally and externally, following localised drain related subsidence.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposals