

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 6th November 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	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	Present	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk

Assistant Town Clerk

No members of the public.

PUBLIC QUESTION TIME

None

331 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

332 **DECLARATIONS OF INTEREST**

None

333 **DECLARATIONS OF LOBBYING**

None

334 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 23rd October 2017.

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

335 **BOUNDARY REVIEW**

The Committee received and considered the electoral commission boundary review proposals affecting the Sevenoaks constituency.

RESOLVED: That the Town Council welcomes the proposals, whilst noting that the description set out in para 3.75 is inaccurate.

336 **PLANNING APPLICATIONS**

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 1st November 2017 and **it was RESOLVED**

that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

337 PRESS RELEASES

RESOLVED: That a press release be issued on the Town Council's support of the Boundary Review recommendations.

There being no further business the meeting was closed at 7:53pm

CHAIRMAN

Planning Applications Considered

Applications considered on 6-11-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00802/HOUSE	N Armour 08-11-2017	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>
				20/10/17
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 SE/17/00802/HOUSE - Amended plan Amended drawings to reflect true roof pitch of application site including corrected dormer size.				

Sevenoaks Town Council notes the intrusive impact the dormer will have on the character of the conservation area but notes that approval will be forthcoming due to the neighbouring approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01721/FUL	Mr M Mirams 13-11-2017	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Boulteu			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/17
Change of use from redundant offices, flat and outbuilding to provide four flats. SE/17/01721/FUL - Amended plan Additional notes in respect of the Listed Building and Conservation Area report including photographs. SE/17/01721/FUL - Amended plan Revised plans and additional supporting documents to provide more details of all internal works proposed.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-11-17

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01722/LBCALT	Mr M Mirams 13-11-2017	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Boulteu			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/17
Change of use from redundant offices, flat and outbuilding to provide four flats. SE/17/01721/FUL - Amended plan Additional notes in respect of the Listed Building and Conservation Area report including photographs. SE/17/01721/FUL - Amended plan Revised plans and additional supporting documents to provide more details of all internal works proposed.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02367/MMA	R Fellows 09-11-2017	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>
				20/10/17
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. 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 6-11-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02759/MMA	Mirrams 13-11-2017	Piper	Barrett 02031211056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Marriott		Winter Ride	2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/17
Minor material amendment to application 15/03778/MMA relating to demolition of existing house and erection of detached dwelling. Proposed amendments consist of fenestration alteration and inclusion of external materials.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02760/FUL	S Mitchell 13-11-2017	Parry	McKay01892882228
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd			53 & 55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/17
Installation of new access south of Number 53 Oakhill Road. Erection of single detached dwelling to the rear of 53 and 55 Oakhill Road. Associated hard and soft landscaping improvements.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02796/REM	S Mitchell 08-11-2017	Cllr Hogarth	Mr Wise 01622 902902
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Tremain			148-152 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/17
Reserved matters (Landscaping) pursuant to condition 3 of SE/17/01706/OUT - Outline application for proposed construction of a new building on car sales site, to provide a new single shop unit with 6 No. residential apartments and associated alterations to the fenestration of No. 154.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-11-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02861/FUL	Mr M Holmes 06-11-2017	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>
				18/10/17
Demolition of existing bungalow and erection of three storey detached house, with basement and garage. SE/17/02861/FUL - Amended plan Proposed block plan received.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02999/FUL	Mr M Mirams 09-11-2017	Cllr Parson	Miss Mellon 0203882536
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Marks & Spencer			66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/17
Installation of 1no. temporary refrigerated storage container.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be sufficient noise attenuation measures to protect the amenities of neighbouring properties.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03097/HOUSE	N Sargent 08-11-2017	Cllr Mrs Walshe	Mr Breach 01474 852781
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Edwards			159 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/17
Erection of a single storey rear extension with pitched roof. Demolition of side extension flat roof to create a pitched roof and rooflights. Demolition of flue.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03127/FUL	Mirams 13-11-2017	Eyre	DHA Planning 016227622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Locke		Land south of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/17
Erection of new detached six bed dwelling with associated outbuildings.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied there will be no impact on the character of the conservation area.

Planning Applications Considered

Applications considered on 6-11-17

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03164/HOUSE	N Armour 09-11-2017	Cllr Waite	Mr J Osher 700476
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Powell			7 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/17
Demolition of existing garage. Erection of a part single storey front extension and a two storey side extension as a granny annex. Loft conversion with two rear dormers and two front rooflights.				

Sevenoaks Town Council recommended approval subject to there being no loss of light to neighbouring properties, and permeable parking surfaces being used.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03209/HOUSE	N Sargent 09-11-2017	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Moore		Pine Croft	4 Warren Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/17
Proposed alterations to front elevation and relocation of front entrance.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03237/HOUSE	N Sargent 06-11-2017	Cllr Eyre	Mr Curtis 01825 740154
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Miles			21 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/17
Partial demolition to the front porch and hallway. Erection of a part two/part single storey rear extension with rooflight. Erection of a two storey front extension with catslide roof and rooflight. Erection of an attached car port to the front and erection of a first floor side extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-11-17

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03239/HOUSE	Armour 16-11-2017	Piper	Knight 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/17
Erection of a two storey side extension. Rear dormer extension with front rooflight and creation of habitable rooms within roof space. Erection of a single storey rear extension with two roof lanterns. Erection of external steps to the rear and side. Conversion of garage into a habitable room including change of garage door to window.				

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied there will be no loss of amenity to neighbouring properties in Downsview Road due to overlooking.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03297/CONVAR	Mr M Mirams 09-11-2017	Cllr Busvine	Mr Brown 01622 743395
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Alteirac			118A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/17
Removal of condition 2 (use restrictions) of 17/01508/FUL to Change of use of the premises from retail use to office use within Use Class B1(a).				

Sevenoaks Town Council recommended refusal as the applicant has provided no justification for their request to remove Condition 2.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03301/HOUSE	N Armour 09-11-2017	Cllr Piper (Chairman OOW)	Mr Holman 01892 654144
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Northwood		Beechmont Hall	Gracious Lane	Sevenoaks Weald (adjoini
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/17
Extension to Domestic Garage with addition of rooflights and alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the application being within the relevant Green Belt development constraints, and subject to the garage being enured to the main property.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03330/FUL	Mirams 16-11-2017	Parry	SJM Planning 018928822
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tantella Corp		Blue Cedar	102 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/17
Demolition of existing dwelling and erection of replacement detached dwelling. Alterations to parking and turning area and associated hard and soft landscaping.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-11-17

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03331/HOUSE	N Sargent 10-11-2017	Cllr Busvine	Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Peggs		South Park Cottage	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/17
Erection of a rear conservatory, replace the flat roofs to the side extensions with a pitched roof with three roof lights, convert the garage to living accommodation and to convert the loft space to living accommodation with a dormer and two roof lights at the rear.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be adequate space for car parking in the forecourt of the property.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03370/LBCALT	N Sargent 15-11-2017	Cllr Schneider	Bayliss 07909911129
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hogan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/17
Partial demolition of an internal wall between the kitchen and dining room.				

Sevenoaks Town Council recommended approval.