

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 20th November 2017 at 7:15pm

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Assistant Town Clerk
 One member of the public.

PUBLIC QUESTION TIME

None

353 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

354 **DECLARATIONS OF INTEREST**

None

355 **DECLARATIONS OF LOBBYING**

None

356 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 6th November 2017.

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

357 **NORTHERN SEVENOAKS MASTERPLAN FEEDBACK**

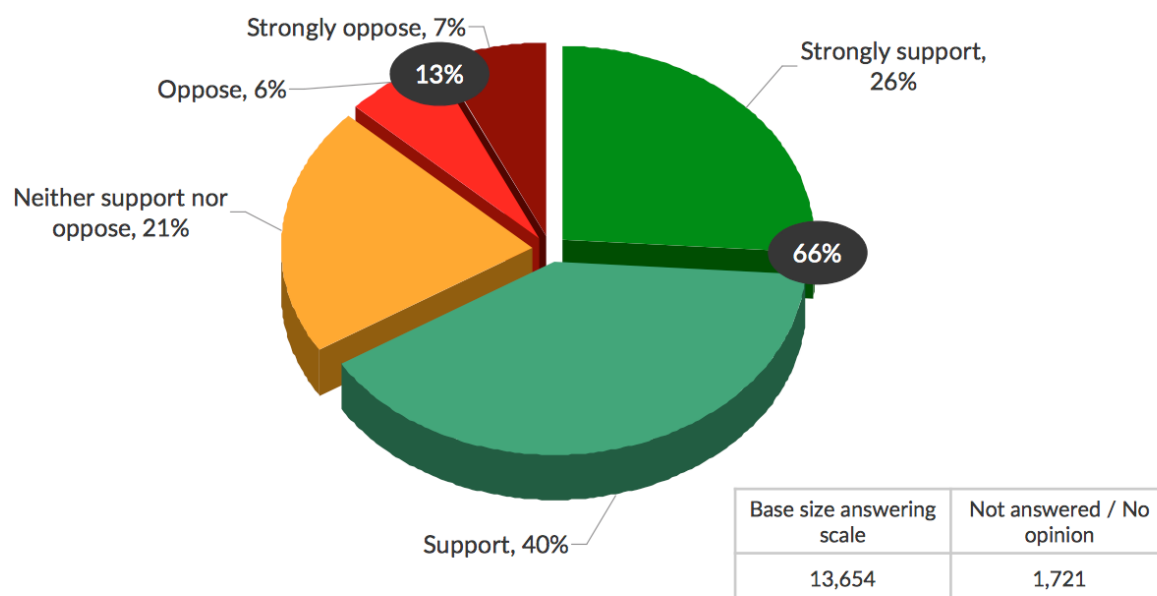
(a) The Committee received and considered. the Sevenoaks District Council issues and options public consultation responses document (extract included in minutes below)

RESOLVED: That the Committee welcomes the clear public endorsement of proposals set out within the Northern Sevenoaks Masterplan.

Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

Draft Northern Sevenoaks Masterplan



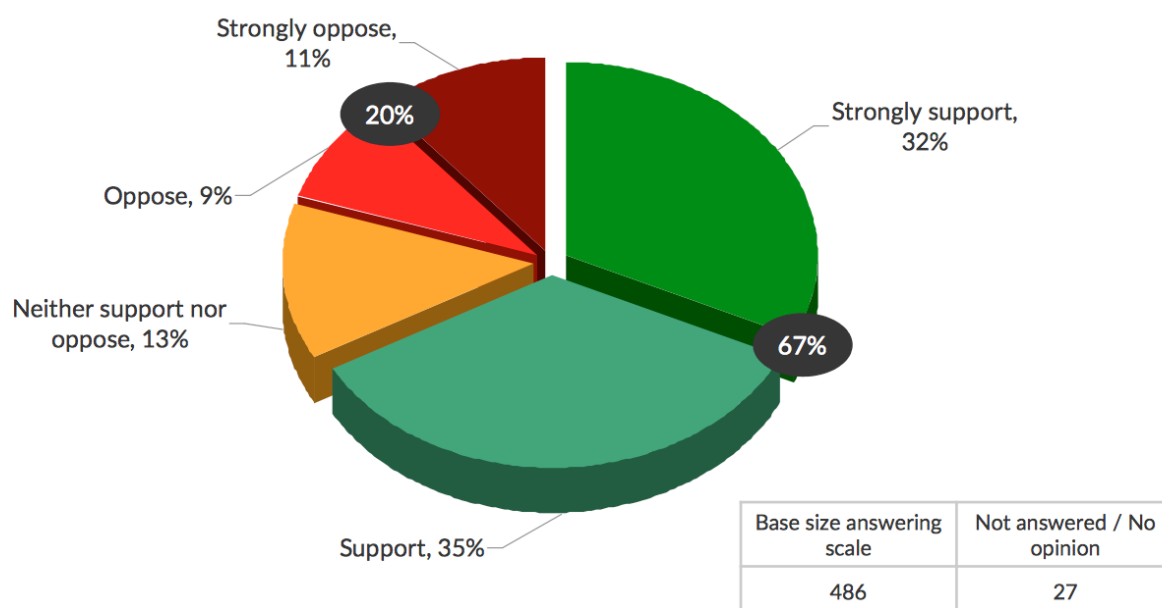
Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

7

Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

Draft Northern Sevenoaks Masterplan - Based on Sevenoaks North ward responses only



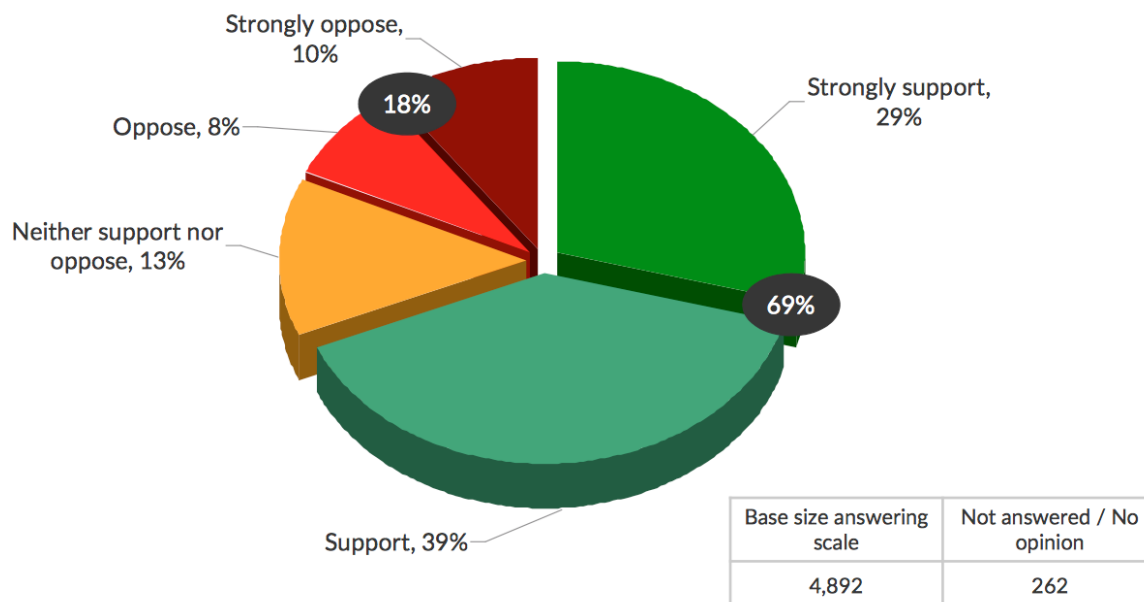
Base: Various for each question (Not relevant & not answered excluded – original base size 513)

8

Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

Draft Northern Sevenoaks Masterplan - Based on Sevenoaks wards, Otford, Dunton Green, Kemsing and Seal responses only



Base: Various for each question (Not relevant & not answered excluded – original base size 5,154)

9

(b) The Committee further noted the project timescales for the Neighbourhood Development Plan creation:

Draft plan presented to NDP Committee	Jan/Feb 2018
Public Consultation on Draft Plan	May/June 2018
Amendments	July 2018
Submission to SDC for examination	August 2018
Pre-examination consultation	August/September 2018
Amendments	October 2018
Referendum	Nov/Dec 2018
Plan is made	Early 2019

358 DEVELOPMENT CONTROL COMMITTEE

The Committee noted that Cllr Waite attended the Development Control Committee meeting on the 16th November as the Town Council's representative speaking on the following item:

- i. Summerhill

359 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 15th November 2017 and **it was RESOLVED**

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

360 PRESS RELEASES

RESOLVED: That a press release be issued on the Northern Sevenoaks Masterplan, and public feedback.

There being no further business the meeting was closed at 8:01pm

CHAIRMAN

Planning Applications Considered

Applications considered on 20-11-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03039/HOUSE	N Sargent 23-11-2017	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>
				13/11/17
Demolition of side extension, rear chimney and existing porch. Erection of a two storey side extension and single storey rear extension. Erection of front porch, rooflights to the rear and a dropped kerb to widen the driveway. SE/17/03039/HOUSE - Amended plan Amended plans.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03169/HOUSE	N Sargent 23-11-2017	Cllr Waite	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wakerley			4 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/17
Erection of a single rear extension with rooflights.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03221/LBCALT	N Sargent 29-11-2017	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms F Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/17
Window and back door replacement.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03368/CONVAR	N Armour 22-11-2017	Cllr Schneider	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Adams			50 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/17
Variation of conditions 2 and 3 of application reference number 17/00447/HOUSE for a single storey rear extension, conversion of loft with extension to the roof line to form a new gable end and side dormer window. Change existing window to new doors to ground floor study. In order to change brick to render, change roof finish to rear extension and change glazed gable to juliet balcony.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 20-11-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03400/FUL	N Sargent 22-11-2017	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Terry			40 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/17
Demolition of existing cold storage unit, outside store and store to facilitate the erection of single storey rear extension with flat roof to form additional shop area with additional window.				

Sevenoaks Town Council recommended approval provided the planning officer is satisfied with the parking arrangements.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03419/HOUSE	N Sargent 21-11-2017	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sam Baker			7 Quarry Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/17
Demolition of chimney. Conversion of garage into living space and loft conversion with rear dormers and rooflight. Alterations to the roof and alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no impact on the amenities of neighbouring properties through overlooking.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03425/FUL	S Mitchell 28-11-2017	Cllr Raikes	Mr James 004420740380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Regal Care Homes Ltd		Alpine Residential Home	10 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/17
Demolition of the existing 24 person care home and the erection of 16 care flats together with associated communal facilities, matters of access and car parking on this site.				

Sevenoaks Town Council recommended refusal on the following grounds:

The proposal would be out of keeping with neighbouring properties and excessively bulky resulting in the development being injurious to the street scene
 Overdevelopment of the site
 Proposals are contrary to guidance set out in the residential area character assessment SPD
 Under provision of car parking spaces in a particularly congested area of Town, especially during the morning and evening school run.

Planning Applications Considered

Applications considered on 20-11-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03435/FUL	Mr M Holmes 27-11-2017	Cllr Canet	Mr Eames 01580 230413
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Wharton		Land West Of The Croft	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/17
Erection of 4 residential dwellings and 2 garage/carports.				

Sevenoaks Town Council recommended refusal as the site is within the Green Belt.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03451/HOUSE	N Armour 22-11-2017	Cllr Piper	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Durant		The Oaks	62A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/17
New dormers and rooflights. Demolition of rear conservatory and erection of a rear orangery.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03502/MMA	Mr M Mirams 27-11-2017	Cllr Canet	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
ICG Construction		St Johns Ambulance Brigade	Chatham Hill Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/17
Minor material amendment to application 17/00683/FUL for Demolition of existing buildings; erection of 8no. residential apartments and associated works including car parking, cycle and refuse stores and landscaping scheme showing amendments to fenestration including materials and finishes, balconies on eastern elevation, incorporation of lift shaft, lift over-run and reduction of car parking spaces, internal layouts.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03508/FUL	Mr M Holmes 28-11-2017	Cllr Parson	Mr Anthony 01227 78444
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Holdfirst Ltd			3 Webbs Court	Buckhurst Lane
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/17
Change of use of business premises (B1) to residential (C3) and erection of a first floor extension to accommodate 1no. flat.				

Sevenoaks Town Council recommended approval.