

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 4th December 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Arrived 7:01pm
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	Apologies
Cllr Eyre	Arrived 7:12pm	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived 7:07pm
Cllr Mrs Parry	Arrived 7:01pm	Cllr Walshe	Apologies

Also in attendance:

Town Clerk

Assistant Town Clerk

PUBLIC QUESTION TIME

None

376 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

377 **DECLARATIONS OF INTEREST**

None

378 **DECLARATIONS OF LOBBYING**

None

379 **MINUTES**

(a) The Committee received and considered the minutes of the Planning Committee meeting held on the 20th November 2017.

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

(b) The Committee received and noted the minutes of the Neighbourhood Plan Steering Committee meeting held on the 20th November 2017.

380 **PLANNING APPEALS**

(a) The Committee received and noted that the following Planning Appeals have been lodged with the Secretary of State:

- i. Tubs Hill House
- ii. 95 Dartford Road

(b) The Committee noted the inspector has dismissed the following appeals

- i. 42 Prospect Road

ii. 42 Prospect Road (costs)

381 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 29th November 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

382 PRESS RELEASES

None

There being no further business the meeting was closed at 7:51pm

CHAIRMAN

Planning Applications Considered

Applications considered on 4-12-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02880/LDCEX	N Sargent 14-12-2017	Cllr Raikes	Mr Atkins 08001223839
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Stone			24 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/17
Proposed rear dormer and front roof light.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to the neighbouring properties.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03383/HOUSE	Michael Clawson 13-12-2017	Cllr Arnold	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Greenslade		Thaxted	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/17
Demolition of existing shed. Erection of a replacement shed.				

Sevenoaks Town Council recommended refusal unless the arboricultural officer deems that the tree proposed for removal is not of significant value.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03400/FUL	N Sargent 06-12-2017	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>
				16/11/17

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.

SE/17/03400/FUL - Amended plan

Amended plans received which show access from Hollybush Lane to proposed shop unit.

Sevenoaks reiterates its previous recommendation for approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03457/HOUSE	H Pockett 13-12-2017	Cllr Canet	Mr Moss 01322 408573
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Bates			32 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/11/17

Conversion of garage to habitable space. New window inserted to front elevation of annexe. New brickwork surrounding new window. New entrance to annexe. Creation of parking space.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-12-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03505/FUL	Mr M Mirams 08-12-2017	Cllr Canet	Mr Gerken 01424 871120
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Smith		Land West Of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/17
Erection of a new dwelling and new vehicular access with a dropped kerb.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is sufficient amenity space for the new and existing properties.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03539/HOUSE	N Sargent 06-12-2017	Cllr Eyre	D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jayasena		Ashwood	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/17
Erection of a side extension at the first floor and in filling the porch. Conversion of garage into living accommodation with replacement hipped roof. 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/17/03551/FUL	S Mitchell 05-12-2017	Cllr Waite	Mr Pain 07506721412
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Fordyce-Grey		Land West Of	17 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/17
Erection of a new detached dwelling on land adjacent to 17 Wickenden Road with off-street parking and the creation of new off-street parking in front of the existing 17 Wickenden Road.				

Sevenoaks Town Council recommended approval subject to there being no loss of light to neighbouring properties and the planning officer being satisfied with the parking arrangements for both the new and existing property.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03565/HOUSE	Louise Cane 11-12-2017	Cllr Parry	P Mallion 01227 786900
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P Gabriel & A Granziera			3 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/11/17
Single storey rear and side extensions, replacement windows and side porch.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-12-17

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03579/CONVAR	S Mitchell 07-12-2017	Cllr Mrs Parry	Mr Rainbird 02035971000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wickes Building Supplies Ltd		Wickes Building Supplies	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/17
Variation of condition 6 (operating hours) of 04/02712/CONVAR relating to non food retail warehousing. Amendment relating to extension of delivery hours of Unit 1. Unit 2 and 3 are to remain as originally permitted.				

Sevenoaks Town Council recommended approval provided the planning officer is satisfied there will be no unacceptable loss of amenity to properties in Cramptons Road.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03588/FUL	S Cottingham 12-12-2017	Clr Eyre	Mr Owens 01949 480326
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ward		Hermesland	96 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/17
Part demolition of front boundary wall to allow access to new parking area and subdivision of the land and building of a new dwelling. Erection of car port with sedum roof.				

evenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03596/HOUSE	Louise Cane 14-12-2017	Cllr Eyre	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>
				24/11/17
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 subject to the planning officer being satisfied there will be no loss of amenity to the neighbouring property, 6A White Hart Wood.

Planning Applications Considered

Applications considered on 4-12-17

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03608/DEMNOT	Mr M Mirams 07-12-2017	Cllr Towell	Mr Harper 02030967010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
SGN		Sevenoaks Gasholder Station	Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/17
Demolition of gasholders and associated structures.				

Sevenoaks Town Council recommended approval subject to:

- The planning office being satisfied that the demolition accords with national regulations for redundant industrial sites
- That the hours of demolition works should be restricted to weekdays 0800-1700 with no weekend on bank holiday working.
- That full decontamination of the site takes place immediately following the demolition of the gas holders to safeguard local residents from possible contamination on the site.
- That a condition is placed on the grant requiring any hoarding to be maintained in good order
- The public footpath running through the site must be kept open at all times and users of the path safeguarded from works and contamination. .

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03612/CONVAR	S Mitchell 12-12-2017	Cllr Mrs Parry	N Thompson 0755395101
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Craft (Travis Perkins PLC)		Wickes Building Supplies	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/17
Variation of condition 2 (approved plans) of application reference 17/01073/FUL to New Showroom Window, New Roller Shutter Goods Entrance, New Security Bollards, New Covered Trolley Park, Car Park Alterations with amendment to new showroom window relocated 1 portal bay across.				

Sevenoaks Town Council recommended refusal on the grounds that the plans do not show 4 disabled parking spaces as referred to in the previous application documents.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03632/HOUSE	S Mitchell 12-12-2017	Cllr Raikes	Mr D Mills 885253
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Steggle			49 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/11/17
Proposed installation of new lantern light over existing kitchen at first floor level.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-12-17

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03635/HOUSE	Louise Cane 14-12-2017	Cllr Arnold	Ms de Linda 0797362809
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms McMillan		Meads	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/17
Erection of a single storey front extension to extend existing garage.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03653/HOUSE	N Sargent 14-12-2017	Cllr Hogarth	Mr Tomsett 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cliff		Garth	8 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/17
Erection of a two storey side extension.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03655/MMA	H Pockett 13-12-2017	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Evans			67 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/17
Minor material amendment to application 17/02193/HOUSE for the demolition of existing conservatory and erection of a single storey rear extension. In order to extend the party wall through into the proposed extension.				

Sevenoaks Town Council recommended approval.