

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 18th December 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Left 7:48pm	Cllr Schneider	Apologies
Cllr Eyre	Arrived 7:07pm	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Arrived 7:04pm	Cllr Walshe	Present

Also in attendance:

Town Clerk
 Assistant Town Clerk
 4 Members of the public

PUBLIC QUESTION TIME

None

404 REQUESTS FOR DISPENSATIONS

No new requests for dispensations were received.

405 DECLARATIONS OF INTEREST

None

406 DECLARATIONS OF LOBBYING

Cllrs Piper, Mrs Parry, and Raikes declared they had been lobbied in respect of 11 Weald Road.

Cllrs Hogarth and Raikes declared they had been lobbied in respect of 2A Bradbourne Road.

407 MINUTES

(a) The Committee received and considered the minutes of the Planning Committee meeting held on the 4th December 2017, previously approved at Council.

RESOLVED: The minutes be signed.

408 PLANNING APPLICATIONS

(a) The Committee received and noted comments made under Chairman's Action on the 13th December 2017.

- (b) The meeting was adjourned to enable members of the public to speak on the following application for 3 minutes:
- a. 11 Weald Road - Against
 - b. 11 Weald Road - For

(c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 13th December 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

409 PRESS RELEASES

None

There being no further business the meeting was closed at 8:17pm

CHAIRMAN

Planning Applications Considered

Applications considered on 13-12-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02386/MMA	Mr M Holmes 15-12-2017	Cllr Busvine	Mrs Gregson 0780105519
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Park Property Group (Sevenoaks) Ltd		Ragstones	1 The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/17
Minor material amendment to application SE/15/02253/FUL for the demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking to show modification of the north roof slope at third floor level to create an inverted terrace, frame less balustrade. SE/17/02386/MMA - Amended plan Amended plans received showing the proposed terrace further recessed into the approved roof form and additional plans showing the scope of view from the terrace.				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03331/HOUSE	N Sargent 13-12-2017	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Peggs		South Park Cottage	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
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. SE/17/03331/HOUSE - Amended plan Amendments to western dormer; change from one large dormer to two.				

//Chairman's Action//

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.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03661/FUL	Mr M Holmes 19-12-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
Sub division of plot, rebuilding of existing garage with additional volume to create a 3 bed detached dwelling with basement and 8 solar panels on roof.				

//Chairman's Action//

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 13-12-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03663/HOUSE	H Pockett 18-12-2017	Cllr Parry	Mr John 01622 715599
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Middleton			1 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/17
The erection of a single storey rear extension with flat roof with skylight and Bifold doors to side.				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03671/HOUSE	H Pockett 18-12-2017	Cllr Schneider	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Clark			34 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/17
Demolition of existing extension and the erection of a single storey rear extension.				

//Chairman's Action/

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-12-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03068/HOUSE	N Armour 22-12-2017	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>
				05/12/17
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. SE/17/03068/HOUSE - Amended plan Following discussions with the Case Officer and having taken into consideration neighbour comments, the application was revised and resubmitted to the Council for consultation. The applicant has reduced the design of the development from a two storey extension to a single storey extension. Amended proposal description: Demolition of existing garage and erection of a single storey front and side extension. New rooflights to existing single storey rear extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is sufficient off-road parking.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03230/HOUSE	H Pockett 20-12-2017	Cllr Piper	Knight 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
Additional drive pavement cross over to form a carriage drive.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03347/HOUSE	N Sargent 22-12-2017	Cllr Piper	Mr Cowap 07850849032
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cowap		Chatsworth	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/17
Erection of a two storey extension to the northern and southern elevations with new gable roofs on both new extensions and a gable roof over the existing southern part of the house. Erection of a rear single storey extension to the eastern elevation. New roof over the main house with ridge level being 1.5 m higher than the existing. Conversion of loft into a habitable space. All as planning permission SE/16/03891/HOUSE. Erection of an extra dormer on the front and rear elevation.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-12-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03348/HOUSE	Louise Cane 20-12-2017	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Anayi			11 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
Erection of a rear ground floor extension and rear first floor bedroom extension.				

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

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03459/HOUSE	N Sargent 22-12-2017	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A McDowell		Ashgrove Cottage	Gracious Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/17
The erection of a new garage and store to replace existing dilapidated garage and store.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03491/LBCALT	Mr M Holmes 25-12-2017	Cllr Busvine	Miss C Proto 462100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/17
Refurbishment and extension of safety roof access system on south elevation and installation of new roof access system to west and north elevations.				

Sevenoaks Town Council recommended approval subject to the conservation officer is satisfied the impact is adequately managed, and the works will remain in keeping with the Grade I listed house.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03615/HOUSE	N Sargent 25-12-2017	Cllr Arnold	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Timperon		Woodhall	4 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/17
Proposed swimming pool extension and refurbishment of the existing dwelling including alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the amenity of neighbouring properties will not be compromised.

Planning Applications Considered

Applications considered on 18-12-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03649/FUL	Mr M Mirams 21-12-2017	Cllr Mrs Parry	Mr McCaffrey 01908 3052
<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>
				01/12/17
The redevelopment of the site to include four employment buildings for open B1(b), B1(c), B2 and B8 use. Associated parking and landscape planting.				

Sevenoaks Town Council recommended refusal as the Town Council is concerned about the onsite parking provision for employees and visitors, and the impact the increased vehicular movements will have on the amenities of neighbouring residential properties.

If the Planning Officer is minded to approve the scheme the Town Council requests that deliveries be restricted to 0700 - 1900 Monday to Friday, 0730 - 1730 Saturday, with no deliveries taking place on Sundays or Public Holidays. The Town Council also requested that a site specific s106 is requested for the provision of a pedestrian/cycle path running through the site North/South.

The Town Council would be more sympathetic to a scheme which shifted the main vehicular access from The Moor Road to the Vestry Road to the north of the site. This would ameliorate some of the detrimental impact on surrounding residential properties.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03696/ADV	N Sargent 21-12-2017	Cllr Hogarth	Mr Cogram 02087777700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Williams			2A Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Advert for 3 non-illuminated signs. (sic)				

Sevenoaks Town Council recommended refusal for the change of use, as it would be inappropriate for the area, due to existing volumes of traffic and parking, The proposal would have a detrimental impact on the viability of the hollybush shopping centre as it would further exacerbate the lack of parking in the area, resulting in significant congestion.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03697/FUL	N Sargent 21-12-2017	Cllr Hogarth	Mr Cogram 02087777700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Williams			2A Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Change of use from office (B1) to an Early Years Education Centre (D1).				

Sevenoaks Town Council recommended refusal for the change of use, as it would be inappropriate for the area, due to existing volumes of traffic and parking, The proposal would have a detrimental impact on the viability of the hollybush shopping centre as it would further exacerbate the lack of parking in the area, resulting in significant congestion.

Planning Applications Considered

Applications considered on 18-12-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03703/FUL	Mr M Holmes 25-12-2017	Cllr Raikes	Mr Murphie 02084871306
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Powell		The Castle	87 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/17
Demolition of ground floor rear extension and erection of two storey extension to provide ground floor flat and first floor flat. Refurbishment and change of use of existing basement and ground floor A4 Public House to provide A3 restaurant/cafe area. Conversion of existing Manager's accommodation on first and second floors to provide two further flats.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the style of the extension does not detract from the locally listed building.

//informative: the Town Council requested that the planning officer estimates the demand on spaces from St James car park. The Town Council welcomes the retention of an A3 restaurant facility on the ground floor noting this is inline with its ambitions set out in the Northern Sevenoaks Masterplan, to promote lower St Johns as a neighbourhood / village centre//

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03720/LBCALT	Mr M Holmes 21-12-2017	Cllr Busvine	Miss C Proto 467152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Installation of 30 minute fire protection to the underside of the residential accommodation area (Archway/Stable Court Flat) which is jointly the ceiling of a storage room.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposed works will remain in keeping with the Grade I listed house.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03727/HOUSE	Louise Cane 25-12-2017	Cllr Clayton	Mr Connolly 0796780246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Johnstone			18 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/17
Demolition of existing garage. Erection of single storey rear extension and a two storey side extension, new porch and loft conversion with dormer window.				

Sevenoaks Town Council recommended refusal, unless:

- There is no detriment to the street scene due to loss of the symmetrical approach to extension which no. 20 has adopted
- There is no loss of privacy in gardens to the rear from the roof height dormer.

Planning Applications Considered

Applications considered on 18-12-17

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03747/HOUSE	Louise Cane 21-12-2017	Cllr Schneider	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Knowles			2 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Part demolition of garage; two storey rear/side extension and associated works.				

//Awaiting chairman's action//

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03803/HOUSE	H Pockett 28-12-2017	Cllr Raikes	Miss K Donovan 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Edwards			49 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/17
Proposal for external alteration and extension of existing building, including raising of the height to facilitate the use of the first floor area, removal of chimney and addition of rooflights. Alterations to front elevation to create new entrance and demolition of existing side extension. Associated landscaping alterations.				

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

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03806/FUL	S Cottingham 27-12-2017	Cllr Mrs Walshe	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Watson		Willowbank	12 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/17
Demolition of existing dwelling and construction of new dwelling.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there will be no detrimental impact on the residential amenities of neighbouring properties due to the increased bulk at the rear of the proposed property and the increased ridge height and length.

Planning Applications Considered

Applications considered on 18-12-17

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03806/FUL	S Cottingham 28-12-2017	Cllr Mrs Walshe	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Watson		Willowbank	12 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/17
Demolition of existing dwelling and construction of new dwelling. SE/17/03806/FUL - Amended plan Amended plan received to address slight discrepancy with the first floor window positions between the elevation and street scene plans.				

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

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03839/FUL	Louise Cane 29-12-2017	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>
				11/12/17
Demolition of existing single storey side extension and the erection of a 2 storey side extension to form 2 bed dwelling.				

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