

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 19th November 2018 at 7.05 pm.

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present (Arrived 7.32pm)
Cllr Mrs Parry	Present (Left 7.20pm)	Cllr Walshe	Present (Arrived 7.25pm)

Also in attendance:

Deputy Town Clerk
Planning Assistant
1 Member of the public

PUBLIC QUESTION TIME

None

344 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

345 DECLARATIONS OF INTEREST

None

346 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on 5th November 2018.

[319] **SNOW CLEARING: BUS ROUTE 8 – SEVENOAKS TOWN CIRCULAR SERVICE**
Sevenoaks Town Council's response to Kent Highways, expressing disappointment that the request to include Bus Route 8 in the Snow Clearing rota had been declined, had been circulated to Councillors prior to the meeting.

The Committee noted that a reply had subsequently been received from Kent Highways. The Chairman requested that this be circulated to Councillors.

[320 (b)] **KENT DESIGN COUNCILLOR NETWORKING EVENT**
Councillor Raikes reported back from the Kent Design Councillor Networking Event, held by Design South East on 13th November. The Chairman thanked Councillor Raikes for attending and representing the Town Council.

RESOLVED: That the minutes be approved and signed.

347 PLANNING APPEALS

The Committee noted the submission of the following appeal:

- APP/G2245/W/18/3212115: 18/01242/FUL – Land West Of 3 Julians Way

348 SOUTH EAST WATER: PROPOSED NEW WATER MAIN IN SEVENOAKS

The Committee received and noted South East Water's document "Securing future tap water supplies to Sevenoaks".

It was RESOLVED that Sevenoaks Town Council would respond to South East Water as follows:

To reconfirm its opposition to routing the new water main through the Town Centre.

To express serious concerns regarding the possibility of routing the main along Seal Hollow Road, which would close off a major gateway into the Town.

To express unanimous support for the option of routing the main down Tonbridge Road, into Knole Park, to follow along the valley (under the Entrance Way to the Park) and then out from the Park under Seal Hollow Road.

349 PLANNING APPLICATIONS

a) The Committee received and noted planning applications considered under Chairman's Action.

b) The meeting was adjourned to allow a member of the public to speak on the following application:

[1] Crabbs Hill, 55 Mount Harry Road (Against)

c) The Committee considered planning applications received during the two weeks ending 13th November 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

350 PRESS RELEASES

It was noted that details of the South East Water consultation would be published, once received.

Finished: 8pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 19-11-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02403/FUL	Mr M Mirams 20-11-2018	Cllr Raikes	Miss Harvey 01227 45754
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Latter		Crabbs Hill	55 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/18
Demolition of the existing dwelling and outbuildings and construct an apartment building containing 10 new flats with associated parking and amenities. 18/02403/FUL - Amended plan Amended plans to indicate privacy screening, obscure glazed windows. Additional drawing SK30 to highlight the existing permanent retaining structures, and hatched area for the new access driveway.				

Sevenoaks Town Council recommended refusal, on the following grounds:

- Continuing concerns regarding overlooking of neighbouring properties.
- Overdevelopment of the site.
- The proposal is out of keeping with guidance contained in the Residential Character Area Assessment SPD.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03270/HOUSE	Holly Pockett 20-11-2018	Cllr Parry	Mr Burrows 07802580112
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Holden			11 Cross Keys Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/10/18
Loft conversion with rooflights.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03276/MMA	Emma Gore 27-11-2018	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>
				08/11/18
Minor Material Amendment to 17/03164/HOUSE.				

Sevenoaks Town Council recommended refusal on the following grounds:

The proposal would create a terracing effect, as the proposed side extension is less than 1m from the boundary with no. 5 Swaffield Road. This goes against guidance set out in the Residential Extensions SPD.

Planning Applications Considered

Applications considered on 19-11-18

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03292/HOUSE	Emma Gore 20-11-2018	Cllr Piper	Mr D Uwera 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Tobro		St Francis Lodge	66 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/10/18
Erection of two storey side and rear extensions including semi-basement with terrace over and open porch. Removal of previous roof extensions and new rooflights. Reconfigure rear retaining walls to increase size of patio and form new garden access stairs.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03299/FUL	Natalie Rowland 20-11-2018	Cllr Parry	Mr Saunders 01580 2419
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Demunck		Land West Of	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/18
Proposed sand school with perimeter fence adjacent to stables.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03306/CONVAR	Sean Mitchell 03-12-2018	Cllr Eyre	Mr Rayner 01622 851218
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
QW Development 4 Ltd			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/11/18
Variation of condition 5 (details of land levels) of application reference 17/00998/FUL to the detached dwelling and a new access. Demolition of 4 outbuildings with amendment to the finish floor level to be raised by 500 mm.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03320/HOUSE	Natalie Rowland 22-11-2018	Cllr Busvine	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Harrison			81 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/18
Erection of infill extension to rear of property. New wrought iron railings.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the historic character of the building will not be unduly compromised, and that the materials to be used are appropriate.

Planning Applications Considered

Applications considered on 19-11-18

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03321/LBCALT	Natalie Rowland 22-11-2018	Cllr Busvine	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Harrison			81 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/18
Erection of infill extension to rear of property. New wrought iron railings.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the historic character of the building will not be unduly compromised, and that the materials to be used are appropriate.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03326/MMA	Mr M Mirams 27-11-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Pain			1 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/18
Minor material amendment to 17/01415/FUL.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03327/FUL	Mr M Mirams 26-11-2018	Cllr Busvine	Mr Riddle 01225 827444
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Perry		Lancaster Motors	92 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/18
External modifications to the showroom building, adding another vehicle access point into the main building from the rear and removing the entry vestibule to the front. Re-configuring the north east and south west facades.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03354/HOUSE	Alexis Stanyer 23-11-2018	Cllr Piper	Mrs Buckland 885484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Wallace			3 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/18
Removal of existing terracing, re-landscaping garden including new terrace that exceeds 300mm from surrounding ground level.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-11-18

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03382/HOUSE	Alexis Stanyer 29-11-2018	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Evans		Rutland	37 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/11/18
Demolition of existing conservatory. Construction of a 2 storey rear extension and single storey front extension. Formation of living accommodation in roof space.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03396/MMA	Emma Gore 26-11-2018	Cllr Waite	Mr Thompson 01689 836 884
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Dennis			12A Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/18
Amendment to 17/01305/FUL.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the overlooking of the gardens of neighbouring properties will not be detrimental to the amenity of these properties.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03428/HOUSE	Holly Pockett 30-11-2018	Cllr Waite	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hugill			102 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/11/18
Demolition of existing conservatory. Erection of single storey rear extension with rooflights and associated landscaping works including new rear terrace.				

Sevenoaks Town Council recommended approval.