

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 3rd December 2018 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Arrived 7:05pm	Cllr Towell	Present
Cllr Hogarth	Apologies	Cllr Waite	Arrived 7:30pm
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Present

Also in attendance:

Deputy Town Clerk

PUBLIC QUESTION TIME

None

365 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

366 DECLARATIONS OF INTEREST

Cllr Piper noted he was the District Member for Ide Hill in relation to item 9 on the agenda which pertains to the 404/405 bus routes.

MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on 19th November 2018.

RESOLVED: That the minutes be approved and signed.

367 PLANNING APPEALS

a) The Committee received and noted submission of the following appeals:

- i. APP/G2245/W/18/3198092: 17/03435/FUL – Land West Of The Croft, Bradbourne Vale Road
- ii. APP/G2245/W/18/3211841: 18/01835/FUL – Fallowfield, 2 Letter Box Lane

b) The Committee received and noted the following appeal decisions:

- i. APP/G2245/D/18/3209370: 18/01078/HOUSE – Keyworth, Hopgarden Lane (Appeal Allowed)
- ii. APP/G2245/W/18/3208932: 18/01280/FUL – 11 Bouchier Close (Appeal Dismissed)

368 SOUTH EAST WATER: PROPOSED NEW WATER MAIN IN SEVENOAKS

The Committee noted the details of public consultation meetings, and the stakeholder meeting on the 18th January 2018.

RESOLVED: That the Deputy Town Clerk and Cllr Clayton attend the stakeholder meeting as representatives of the Town Council.

NB: The Town Council's corporate position had already been established ref Planning Committee Minute 348.

369 THREE-YEAR STRATEGY FOR KENT'S LIBRARIES: PUBLIC CONSULTATION (21ST NOVEMBER 2018 – 29TH JANUARY 2019)

The Committee noted the launch of the consultation, and that consultation papers would be circulated with the Wednesday packs.

370 DISCOVER GATWICK 2018/19

The Committee noted invitation to attend a future community engagement event at Gatwick.

RESOLVED: Cllrs Parry and Mrs Parry would attend on the 19th February 2018, and that Cllr Mrs Walshe would attend subject to transport arrangements date to be confirmed.

371 BUS SERVICES 404/405: PUBLIC CONSULTATION (22ND NOVEMBER – 19TH DECEMBER 2018)

The Committee received and noted the consultation.

RESOLVED: That KCC be requested to provide usage data for the current services.

372 PLANNING APPLICATIONS

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

b) The Committee considered planning applications received during the two weeks ending 27th November 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

373 PRESS RELEASES

None

Finished: 8:15pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 3-12-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02693/HOUSE	Alexis Stanyer 12-12-2018	Cllr Towell	Mr Howe 01580 891701
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Radford		Woodlands	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/18
Single storey rear extension.				

Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied with the proposals and the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties through overlooking.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03015/FUL	Sean Mitchell 14-12-2018	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hook		Land South Of	27-33 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/11/18

Proposed new single storey detached dwelling.

18/03015/FUL - Amended plan

Amended drawings showing the development within the site location plan - Cross sections and elevations/plans have been submitted.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03053/HOUSE	Alexis Stanyer 14-12-2018	Cllr Clayton	Mr Goodey 07725607040
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Fletcher			63 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/18

Single storey side extension with rooflights and a new canopy. Loft conversion with rear dormer window. Alterations to fenestration.

18/03053/HOUSE - Amended plan

Minor amendment to the size of the proposed dormer so that it sits below the ridgeline of the subject property.

Following a site visit, Sevenoaks Town Council recommended refusal unless the rear dormer windows are obscure glazed and fixed shut, to preserve the amenities of neighbouring properties in Cobden Road.

Planning Applications Considered

Applications considered on 3-12-18

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03234/FUL	Natalie Rowland 13-12-2018	Cllr Piper	Mr White 01983 615004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Tingley		Land North East Of Heron Woo	Gracious Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/11/18
Demolition of existing equestrian buildings and exercise arena; Construction of four detached dwellings with parking and landscaping.				

Sevenoaks Town Council recommended refusal as the proposals represent encroachment on the Green Belt.
 Informative: Sevenoaks Town Council did not object to properties 2 3 and 4, but property 1 is not replacing any current structure and would materially impact the openness of the Green Belt.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03362/HOUSE	Natalie Rowland 06-12-2018	Cllr Towell	Mr Woodman 077536757
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Miller		3 Jubilee Cottages	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/18
The installation of a garden annexe.				

Sevenoaks Town Council recommended approval subject to the building being enured to the main dwelling in perpetuity.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03440/HOUSE	Alexis Stanyer 17-12-2018	Cllr Mrs Parry	Mr Stott-Brookes 078430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Farley			2 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/18
Demolition of existing single storey side extension to facilitate two storey side and rear extension. Replacement of front canopy. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03459/HOUSE	Alexis Stanyer 05-12-2018	Cllr Mrs Walshe	Mr Brooks 02088501087
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Howie			39A Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/18
Single storey rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-12-18

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03462/FUL	Emma Gore 12-12-2018	Cllr Piper (OOW Adjoining Pari	Mr McQuillan 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Groom		Land Rear Of	2 Uplands Close	Riverhead (Adjoining Pari
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/18
Construction of detached three bedroom dwelling incorporating garage, access and off-street parking.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that hand landscaping will be adequately permeable to prevent water run-off. The Council noted that there was a significant amount of hard landscaping proposed.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03492/FUL	Natalie Rowland 17-12-2018	Cllr Parry	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Land Rear Of Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/18
Proposed new dwelling.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03537/HOUSE	Alexis Stanyer 12-12-2018	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wheldon			9 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/18
First floor rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-12-18

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03540/HOUSE	Holly Pockett 17-12-2018	Cllr Parry	Miss Davies 0771753368
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Furse			16 Oak Warren	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/18
Demolition of existing subsiding rear conservatory. Erection of single storey front and side extension with a new conservatory at rear.				

Sevenoaks Town Council recommended refusal, on the following grounds:
The property is situated on Metropolitan Green Belt Land.
The proposal is overbearing and of excessive bulk.
The proposal would have an unacceptably adverse impact on the amenity of neighbouring properties.
Informative:
Sevenoaks Town Council believes that the conservatory which is to be demolished was added after the original build. With regards to this, Sevenoaks Town Council queries how great an increase in overall mass would be permissible.
Sevenoaks Town Council believes that there may be historic conditions attached to development on this land and would ask the Planning Officer to take any such conditions into consideration.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03546/MMA	Natalie Rowland 13-12-2018	Cllr Canet	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			21 Bosville Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/11/18

Minor Material Amendment to 16/01662/HOUSE.

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03582/HOUSE	Emma Gore 14-12-2018	Cllr Piper	Mr 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>
				26/11/18

Two storey front bay with first floor extensions either side of the bay.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-12-18

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03588/FUL	Natalie Rowland 17-12-2018	Cllr Piper (Chairman OOW)	Mr J Browne 789788
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Rugby Football Clu	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/11/18
The replacement of one cricket pitch with an enclosed 3G Multi Use Games Area (MUGA), a 3G cricket wicket and two multi-purpose grass pitches, including associated landscaping, lighting and enclosures.				

Sevenoaks Town Council declined to comment as it is the applicant.