

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 17th December 2018 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Arrived 7:05pm
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	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	Apologies
Cllr Mrs Parry	Arrived 7:05pm	Cllr Walshe	Left 8:00pm

Also in attendance:

Deputy Town Clerk

4 members of the public.

PUBLIC QUESTION TIME

None

382 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

383 DECLARATIONS OF INTEREST

Cllr Schneider declared he had a non pecuniary interest in application:
[4] Cavendish House.

384 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on 3rd December 2018 previously approved at Council.

RESOLVED: That the minutes be approved and signed.

385 HOLIDAY ARRANGEMENTS

The Committee received and noted that the next Planning Committee Meeting will take place on Monday 14th January 2019:

Applications received before 12/12/18
Will be considered by the Planning Committee on 17/12/18
Applications received after 12/12/18 with a deadline of 14/01/19 or earlier
Chairman's action
Applications received after 12/12/18 with a deadline of 15/01/19 or later
Will be considered by the Planning Committee on 14/01/19

RESOLVED: that authority to the Chairman and Deputy Town Clerk to progress any urgent Planning matters which cannot be delayed until the first Planning Committee meeting in 2019.

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

The Committee considered papers previously circulated in packs and via email.

RESOLVED: That comments made at the meeting be communicated to Kent County Council via the provided response form.

387 PLANNING APPLICATIONS

- a) The Committee received and noted planning applications considered under Chairman's Action.
- b) The meeting was adjourned to enable members of the public to speak on the following items for 3 minutes:
 - a. 10 The Glade – Against
 - b. 10 The Glade - For
- c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 12th December 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

388 PRESS RELEASES

RESOLVED: a press release be issued following the Council's response to the Library consultation.

Finished: 8:45pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 17-12-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02951/HOUSE	E Gore 21-12-18	Parry	N Mulholland 0758300200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Fell			41 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/18
Roof alterations, loft conversion and internal alterations				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02980/FUL	M Mirams 241218	Busvine	R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Upsher		Land to the Rear	26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/18
18/02980/FUL - Amended plan				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials used and that there will be no detrimental impact on the character of the Conservation Area.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02980/FUL	M Mirams 241218	Busvine	R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Upsher		Land to the Rear	26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/18
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched.				
18/02980/FUL - Amended plan 06/12/18				
Existing and proposed elevations of the south now received. Upsher, Land to the Rear, 26 High Street, Town, ,				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials used and that there will be no detrimental impact on the character of the Conservation Area.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03223/FUL	E Gore 26/12/18	Cllr Eyre	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Digweed		Cavendish House	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/18
To construct a bespoke children play house and climbing frame.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 17-12-18

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03527/HOUSE	Natalie Rowland 18-12-2018	Cllr Eyre	Mr Whitehead 02071831062
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Crook			41 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/18
Remodelling of existing facades with new materials, new roof and ground floor front extension. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03572/FUL	S Mitchell 21/12/18	Schneider	Ibbett Mosely 07949730567
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Holland and Others			9 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/18
Demolition of existing building erection of 8 flats to include undercroft parking and associated works.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Poor quality of design which fails to enhance the townscape or street scene.
- Loss of viable and required office employment space within the Town.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03592/HOUSE	Holly Pockett 19-12-2018	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Drozdov			20 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/18
Timber framed summer house at rear.				

Sevenoaks Town Council recommended approval

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03603/HOUSE	A Stayner 20-12-18	Schneider	Coleman Anderson 01892537484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Fenwick			2 Chestnut lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/18
Loft conversion with rooflights and dormer windows. Addition of front elevation gable and replacement of front porch. Alterations to fenestration.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 17-12-18

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03605/HOUSE	Holly Pockett 18-12-2018	Cllr Piper	Mr Chandler 0776457878
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Raeburn		9 Quarry Cottages	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/18
Single storey side and rear extension. Replacement of existing mono pitched roof with flat roof.				

Sevenoaks Town Council recommended approval subject to the Planning Office being satisfied there will be no loss of amenity to no.8.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03606/HOUSE	Emma Gore 18-12-2018	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Montanaro		Les Arbres	10 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/18
Erection of rear and side extension, new dormer and rooflights.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03608/HOUSE	Alexis Stanyer 18-12-2018	Cllr Canet	Mr Burwood 0759021255
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Marsh			35A Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/18
Single storey side extension with mono-pitch and hip end roof design.				

Sevenoaks Town Council recommended approval

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03617/FUL	Mr M Mirams 18-12-2018	Cllr Arnold	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Potter		Land South Of Blackhall Spinn	Blackhall Lane	Wildernessee
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/18
Erection of detached dwelling with double garage.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-12-18

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03625/HOUSE	Alexis Stanyer 19-12-2018	Cllr Parry	Mr Woodhams 07763463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Benfield and Mr Quine			7 Garvock Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/18
Extension to existing garage including loft conversion with new dormer windows. Alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the inclusion of an electrical charging point.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03634/HOUSE	Holly Pockett 19-12-2018	Cllr Piper	Miss Nash 01303 656001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Noss			6 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/18
Single storey side and rear extension with rooflights.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03645/FUL	M Mirams 24/12/18	Busvine	Maddison 07921365957
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/18
Sub division of plot, rebuilding of existing garage with additional volume to create a detached dwelling with basement and solar panels on roof.				

Sevenoaks Town Council recommended approval, but noted inconsistencies with the paperwork.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03668/HOUSE	E Gore 25/12/18	Hogarth	Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sargeant			10 The Glade	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/18
Removal of existing decking and steps. Erection of a single storey side extension with glass balustrade roof terrace. Partial conversion of garage and alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning office being satisfied there will be no loss of amenity to No.7 Pine Needle Lane.

Informative: The Town Council would welcome a condition requiring the retention of existing landscaping.

Planning Applications Considered

Applications considered on 17-12-18

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03681/MMA	A Stanyer 26/12/18	Cllr Schneider	BHD 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Flawn			84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/18
Amendment to 18/00668/HOUSE.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03684/HOUSE	E Gore 27/12/18	Waite	SevenoaksPlans 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/18
First floor rear and side extension, proposed new rear dormer in the loft; proposed new roof at side. Alterations to fenestration rooflights and solar panels. New internal layout at ground floor.				

Sevenoaks Town Council recommended refusal on the following grounds:

- Gross overdevelopment of the site
- Loss of privacy to neighbouring gardens
- Insufficient parking
- The inclusion of floor to ceiling windows and juliette balconies would have an unacceptable impact on neighbouring properties.