

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 7th October 2019 at 7.02pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present - Arrived 7.19pm	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Apologies	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present - Arrived 7.18pm
Cllr Hogarth	Present - Arrived 7.44pm	Cllr Waite	Present - Arrived 7.10pm

Also in attendance:

Deputy Town Clerk
Planning Committee Clerk
Planning Assistant
5 Members of the Public

PUBLIC QUESTION TIME

None

309 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

310 DECLARATIONS OF INTEREST

Councillors Raikes and Waite declared a non-pecuniary interest in the following application:

[Plan no. 2] 19/02055/FUL: 24 Wildernes Mount

Councillor Busvine declared a non-pecuniary interest in the following application:

[Plan no. 7] 19/02633/FUL: 3 Clarendon Road

311 DECLARATIONS OF LOBBYING

Councillors Hogarth and Raikes declared that they had been lobbied on the following site:

[Plan no. 2] 19/02055/FUL: 24 Wildernes Mount

INFORMATIVE: Councillor Hogarth did not arrive at the meeting until after discussion and voting on this application had finished.

Councillor Bonin declared that he had been lobbied (in favour of) the following application:

[Plan no. 7] 19/02633/FUL: 3 Clarendon Road

312 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 23rd September 2019.

RESOLVED: That the minutes be approved and signed.

313 PLANNING APPEALS

(a) The Committee received notice of the submission of the following appeal:

APP/G2245/D/19/3235455: 19/00853/HOUSE – 61 The Moor Road

Sevenoaks Town Council recommended approval for this application at Planning Committee on 23rd April 2019.

(b) The Committee noted that the following appeal had been allowed and partial costs awarded:

APP/G2245/W/19/3231676: 18/03443/FUL – Site Of 166 High Street

i. The Committee noted that Sevenoaks Town Council had recommended refusal for this application under Chairman's Action on 27th November 2018, on the following grounds:

- *The proposal would have a detrimental impact on the privacy and amenity of neighbouring properties, due to increased noise, light disturbance and overlooking.*
- *The proposal would have a detrimental impact on congestion, especially given the proximity to Pembroke Road junction.*

ii. The Committee received and noted the following associated documents:

- a. Email dated 25th September 2019 from Sean Mitchell, Principal Planning Officer at Sevenoaks District Council.
- b. Appeal Decision Notice
- c. Costs Decision Notice

INFORMATIVES:

- The Committee regretted that very real concerns over highway safety had not been upheld and questioned the quality and depth of research conducted. Members also continued to express concern over the loss of capacity that would result at Pembroke Road junction, especially given the costly work which had previously been undertaken to increase capacity in order to accommodate the new multi-storey car park at Buckhurst.
- Given that that the permission is for temporary 3-year use as a car park, and that a renewal of the application might be submitted in future, it was suggested that more concrete evidence could be compiled in the interim, for example through conducting traffic surveys on site, as opposed to relying on remote/desktop studies.

314 INVITATION TO DISCOVER GATWICK

(a) The Committee received and noted a further invitation from Community Engagement at Gatwick Airport to “behind the scenes” events on the following dates:

- Tuesday 22nd October 2019
- Thursday 28th November 2019

(b) It was noted that Gatwick were holding three places for Sevenoaks Town Councillors as requested earlier in the year, with the following being given priority [Minute no. 98].

- Cllr Camp
- Cllr Parry
- Cllr Mrs Parry

(c) The following Members were nominated to attend:

Tuesday 22 nd October 2019:	Cllr Parry
Thursday 28 th November 2019:	Cllr Camp and Cllr Granville Baxter

INFORMATIVE: Since the meeting took place, Gatwick have informed the Town Council that they are unable to accommodate Councillors on Thursday 28th November and have offered places on 22nd October instead.

315 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to enable members of the public to speak for three minutes on the following applications, by prior arrangement.

[Plan no. 2]	24 Wildernes Mount - Against
[Plan no. 2]	24 Wildernes Mount - For

(c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 1st October 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

316 PRESS RELEASES

None.

Finished: 8.18pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 7-10-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02881/FUL	Mr M Mirams 08-10-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
RHF Developments Ltd		48 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/09/19	

Change of use from redundant offices and a flat to create 3 flats.

18/02881/FUL - Amended plan:

Revised plans and additional supporting documents to provide more details of all works proposed.

Amended proposal description:

Change of use from redundant offices, flat and outbuilding to provide four flats.

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no issue with overlooking between flats.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02055/FUL	Sean Mitchell 08-10-2019	Cllr Waite	Mrs Yamak-Laity 452200
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
D.B. Design & Build Ltd		24 Wildernes Mount	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/09/19	

Demolition of existing property and construction of two detached dwellings with associated parking and access.

19/02055/FUL - Amended plan:

Amended information received:

- Amended elevations, siting/height of new dwellings
- Plot 2 reduced to 3 bed
- Revised Design & Access Statement

Sevenoaks Town Council recommended approval, subject to:

-The Planning Officer being satisfied that neither Plot 1 nor Plot 2 adversely affects the residential amenity of the neighbouring properties No. 22 and No. 26.

-The Planning Officer being satisfied that the proposal respects guidance contained in the Residential Character Area Assessment SPD, in terms of materials used, boundary treatment and planting/soft landscaping.

-Appropriate boundary treatment on all sides to protect the privacy of neighbouring properties, especially between Plot 1 and No. 26 and Plot 2 and No. 22.

-The application of TPOs where necessary, for example in the front garden.

-The removal of Permitted Development Rights for both Plots 1 and 2.

Planning Applications Considered

Applications considered on 7-10-19

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02100/HOUSE	Rebecca Fellows 16-10-2019	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Millington		Bankside	114 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/19
Alteration and modernisation of existing dwelling - including single storey rear extension and first floor extensions to front and back. 19/02100/HOUSE - Amended plan: Amendment to the internal layout and introduction of obscure glazing to the proposed first-floor windows on front elevation.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02204/HOUSE	Alexis Stanyer 10-10-2019	Cllr Waite	David Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Landale-Down			16 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/19
Convert the roof void with a rear dormer and two conservation roof lights to the front roof slope. 19/02204/HOUSE - Amended plan: The applicant has submitted revised plans to reduce the size of the proposed dormer in response to the initial feedback received from the Town Council.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02574/HOUSE	Alexis Stanyer 09-10-2019	Cllr Bonin	Miss Di Brigida 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Neale		Uplands House	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/19
Proposed refurbishment and extension of Uplands House, including single and two storey extensions to the south west corner, remodelling of double garage to form storage and BBQ area and associated landscaping.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.

Planning Applications Considered

Applications considered on 7-10-19

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02586/HOUSE	S Simmons 14-10-2019	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Sabin			5 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/19
Rear facing dormer window, 2 no. front facing rooflights and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02633/FUL	Emma Gore 14-10-2019	Cllr Bonin	Mr Blunt 01233 713870
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Macdonald			3 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/19
Proposed replacement detached dwelling, store, retaining wall and widening existing access.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.

Informative: Cllr Busvine did not take part in the debate and abstained from voting.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02660/CONVAR	Rebecca Fellows 11-10-2019	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>
				24/09/19
Variation of condition 4 (hard and soft landscaping) of application 17/00998/FUL for a detached dwelling and a new access. Demolition of 4 outbuilding with amendment to change the porous asphalt to porous silver tegular block paving.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-10-19

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02671/HOUSE	Alexis Stanyer 11-10-2019	Cllr Camp	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Harris		Stamford Bungalow	67 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/19
Proposed new internal layout at ground floor; new external patio at rear; proposed first floor extension.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no overshadowing or loss of privacy to the houses on either side.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02673/FUL	Emma Gore 11-10-2019	Cllr Bonin	Mr Jenner 01689 820720
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Cooke		Granville House, 7 Station Par	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/19
Change of use from A1 to D2 Gym and Pilates studio, spin classes and the like, with A1 retained for retail sale of sports clothes and equipment, and A3 food and drink for small cafe associated with D2 use.				

Sevenoaks Town Council recommended approval.

Informative: Cllr Parry abstained from voting.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02690/FUL	Alexis Stanyer 18-10-2019	Cllr Piper	Mr Alderman 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G Algar			15 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/19
Demolition of existing dwelling and construction of a replacement dwelling, provision of additional vehicular access plus associated landscaping.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-10-19

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02708/HOUSE	Alexis Stanyer 16-10-2019	Cllr Hogarth	Mr Rigby 07793 836977
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M O'Hagan		Craig End	2 Kincaig Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/19
Proposed new garage and loft conversion including 5 dormers and internal changes to include garage conversion and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02737/MMA	Alexis Stanyer 17-10-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P West			12 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/19
Amendment to 19/01315/HOUSE.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02740/HOUSE	Holly Pockett 18-10-2019	Cllr Shea	Mr Sparrow 01322 28650
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Kimber			26 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/19
Single storey rear/side extension.				

Sevenoaks Town Council recommended approval.