

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 2nd December 2019 at 7:12 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present – Arrived 7.28pm
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Apologies	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Planning Assistant
 6 Members of the Public

PUBLIC QUESTION TIME

None

393 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

394 DECLARATIONS OF INTEREST

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

[Plan no. 8] 19/03135/FUL: Land West Of 11 Hill Crest

Councillors Raikes and Piper declared a non-pecuniary interest in the following applications:

[Plan nos. 9 & 10] 19/03148/HOUSE & 19/03149/LBCALT: Whyteladies, Wildernes Avenue

395 DECLARATIONS OF LOBBYING

All Councillors, Councillor Camp excepted, declared that they had been lobbied on the following application:

[Plan no. 3] 19/02945/HOUSE: Riftwood, Oak Avenue

396 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 18th November 2019, previously approved at Council on 25th November 2019. **It was RESOLVED that** that the minutes be received and signed.

397 APPEALS

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

APP/G2245/W/19/3239490 18/01007/FUL: Land Rear Of 82 Brattle Wood

INFORMATIVES:

Sevenoaks Town Council declined to comment on the original application, as the District Council had already declared it invalid by the time it went to Planning Committee on 23rd April 2018.

Sevenoaks Town Council subsequently considered the amended application at Planning Committee on 8th May 2018 and unanimously recommended refusal, on the following grounds:

- *The house is of an inappropriate design for the area.*
- *It attempts to create a new hard surface over open common land.*
- *The proposed exit onto Beechmont road is unsafe, as verified by KCC, and visibility splays cannot be improved as the adjacent land is not owned by the applicant, nor is the land within the scope of the planning application.*
- *The TPO should remain in place as it serves to protect an important tree.*

Sevenoaks Town Council also included the following informative in its recommendation:

Sevenoaks Town Council owns the Sevenoaks Common Land, including the 'track' from Beechmont Lane. Sevenoaks Town Council has not been consulted in advance of the application being submitted, nor has it provided any consent for the proposed resurfacing of common land.

It was RESOLVED that Sevenoaks Town Council would reiterate the above recommendation to the Planning Inspectorate.

(b) The Committee received notice that the following appeal had been allowed:

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

INFORMATIVE: *Sevenoaks Town Council recommended approval for this application at Planning Committee on 23rd April 2019. However, the application was subsequently refused permission by the District Council on 26th July 2019.*

INFORMATIVE: The Committee was pleased to note that Sevenoaks Town Council's recommendation of approval had been upheld by the Planning Inspectorate.

398 PLANNING TRAINING SESSIONS AT SEVENOAKS DISTRICT COUNCIL

The Committee received and noted the email dated 14th November 2019 from Sarah Carter at Sevenoaks District Council regarding the cancellation of the Planning Training Session on 4th December 2019 and giving details of the next session, which is due to take place as follows:

Date: Wednesday 15th January 2020
Time: 4.30pm – 6pm
Venue: The Council Chamber, Sevenoaks District Council

INFORMATIVE: Councillors Michaelides and Shea confirmed that they wished to attend on 15th January 2020.

399 SEVENOAKS DISTRICT LOCAL PLAN

The Committee received and noted the letter of support sent by Sevenoaks Town Council to James Gleave, Strategic Planning Manager at Sevenoaks District Council on 25th November 2019.

INFORMATIVE: It was noted that the Town Clerk had received an acknowledgement from the District Council, thanking Sevenoaks Town Council for its support.

400 DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

(a) It was noted that the deadline for comments from Councillors had now passed.

INFORMATIVE: It was noted that comments submitted on the pre-consultation draft had been considered at the Sevenoaks Town Neighbourhood Plan Steering Committee Meeting which preceded Planning Committee on 2nd December 2019.

(b) It was noted that the Town Council anticipates moving forward to the next stage of the schedule for the NDP, with the preparation of the consultation material.

INFORMATIVE: It was noted that that an updated version of the comments would be put to the next Planning Committee Meeting on 16th December 2019 for ratification and any final comment, before the NDP goes out to public consultation in January 2020.

401 PLANNING APPLICATIONS

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

INFORMATIVE: With regards to application 19/03068/LBCALT (Bat And Ball Railway Station), the Committee received a verbal update from the Town Clerk to note that the original colour scheme proposed for the Platform 1 Passenger Shelter (Southeastern Trains livery) had since been modified to match the rest of the station. The Committee expressed its approval.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior arrangement:

[Plan no. 3] Riftwood, Oak Avenue – Against
[Plan no. 3] Riftwood, Oak Avenue – For

(c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 26th November 2019. **It was resolved that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

402 PRESS RELEASES

None.

Finished: 8.18pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 2-12-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02503/ADV	S Simmons 10-12-2019	Cllr Bonin	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs M Richardson	The Former Mulberry Day Ther	Emily Jackson Close	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/19	

Advertisement signage x 4.

19/02503/ADV - Amended plan

Proposal has been amended. Two signs removed at entrance to close. Remaining two signs (one wall mounted and one free standing) to be non-illuminated. Updated location plan and elevation plan. Additional information on wall mounting.

Amended proposal description:

Advertisement signage x 2

19/02503/ADV - Amended plan

Additional location map to show the location of the freestanding signage in relation to a nearby tree and lamppost.

Request for the SDC Conservation Officer and the SDC Arboricultural and Landscape Officer to be consulted on the proposal.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02508/HOUSE	Holly Pockett 10-12-2019	Cllr Waite	Mr D Dennis 240140
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Dennis		2 Nursery Close	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/19	

Garage conversion, open porch to become an internal porch, driveway to be increased and dropped kerb to be extended and alterations to fenestration, rear extension, stairs relocated at rear, privacy screen at side of stairs.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-12-19

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02945/HOUSE	R Fellows 10-12-2019	Cllr Piper	Mr Ghosh 02084 687105
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Rudd		Riftwood	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Demolition of garage. Erection of an annexe.				
19/02945/HOUSE - Amended plan				
All documents are now public. Pre-application advice labelled as Appendix A in line with the submitted Planning Statement.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that:

- The two front windows at first floor level are obscure glazed to avoid the overlooking of Ashley.
- The detailed plans demonstrate that the orientation of the building does not lead to overlooking of the front door and windows of Ashley.
- Appropriate measures are taken to safeguard the mature Oak tree situated on the site border next to the existing garage, particularly during building.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02985/FUL	Mark Mirams 12-12-2019	Cllr Michaelides	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Upsher			26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/19
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched, with catslide.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02986/LBCALT	Mark Mirams 12-12-2019	Cllr Michaelides	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Upsher			26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/19
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched, with catslide.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-12-19

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02993/HOUSE	R Fellows 04-12-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs McKenna		Parkstone	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/19
Demolish chimney 1s stack and tile over the roof. Replace chimney 2. 19/02993/HOUSE - Amended plan. Amended proposal description: Rebuilding of damaged chimney and demolition of damaged chimney.				
<i>Comment</i>				
AWAITING CHAIRMAN'S ACTION.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03127/HOUSE	S Simmons 09-12-2019	Cllr Morris Brown	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cornwell			14 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/11/19
Small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed extension will not result in loss of light or amenity to no. 13 Bethel Road.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03135/FUL	Emma Gore 04-12-2019	Cllr Dr Canet	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Land West Of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/19
Erection of 2 residential dwellings with new vehicular access, crossover and associated car parking.				
<i>Comment</i>				
Sevenoaks Town Council recommended refusal, on the following grounds: - Overdevelopment of the site. - There is very little amenity land for each unit. - The design is not compatible with the local area and is not in keeping with the street scene. - Highway safety concerns over the two proposed new vehicular entrances onto a busy corner, particularly as Hill Crest is a steep road and sight lines could prove inadequate.				

Planning Applications Considered

Applications considered on 2-12-19

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03148/HOUSE	Alexis Stanyer 09-12-2019	Cllr Piper (OOW)	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Garden room addition with link to approved extension to rear of Listed property and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03149/LBCALT	Alexis Stanyer 09-12-2019	Cllr Piper (OOW)	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Garden room addition with link to approved extension to rear of Listed property and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03183/HOUSE	S Simmons 12-12-2019	Cllr Parry	Ms R Mitchell 247998
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Grey			7 Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/19
Single storey rear extension with rooflights and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-12-19

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03211/FUL	Sean Mitchell 13-12-2019	Cllr Shea	Miss Bennion 020739958
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Industrial Property Investment	Former Builders Yard	14 Cramptons Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/11/19	
Demolition of existing vacant building merchants (Sui Generis) and the erection of two new commercial units falling within Use Classes B1, B2 and/or B8, with associated car parking, servicing, access and landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that noise levels will not be greater than pre-existing levels, ensuring that this remains the case, regardless of the eventual users of the development.
- The Planning Officer limiting the window for deliveries to normal office hours, and that this should be consistent with other neighbouring industrial users.
- All fumes and noxious smells being controlled.
- The Highways Officer being satisfied that the site can safely manage the additional commercial and customer traffic that these units will bring.
- The Arboricultural Officer being satisfied with the planting scheme as proposed.