

20th March 2019



You are summoned to attend a meeting of the PLANNING COMMITTEE, to be held at 7pm in the Council Chamber at the address below on **Monday 25th March 2019**.

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at sevenoakstown.gov.uk or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Town Clerk

Committee Members

Cllr Arnold	Cllr Parry
Cllr Busvine OBE	Cllr Parson
Cllr Canet	Cllr Piper - Chairman
Cllr Chakowa	Cllr Raikes
Cllr Clayton	Cllr Schneider
Cllr Eyre – Vice Chairman	Cllr Towell
Cllr Hogarth	Cllr Waite
Cllr Mrs Parry	Cllr Walshe

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



Town Clerk

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

4 MINUTES

To approve and sign the minutes of the Planning Committee meeting held on 11th March 2019.

5 TREE PRESERVATION ORDER

To receive and note the District Council has made an application for a TPO at Rhododendrons, 73 Kippington Road, TN13 2LN. Deadline for comment: 12/4/19.

6 STREET NAMING & NUMBERING

To receive and note the District Council has proposed two names for the new development to the rear of Buckhurst 2 car park. Deadline for comment: 19/4/19.

7 PLANNING APPLICATIONS

(a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

(b) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak.

(c) The meeting will be reconvened to consider planning applications received during the two weeks ending 19th March 2019.

8 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 11th March 2019 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Left: 8.00pm
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Arrived: 7.05pm
Cllr Hogarth	Present	Cllr Waite	Arrived: 7.25pm
Cllr Mrs Parry	Present	Cllr Walshe	Apologies

Also in attendance:

Deputy Town Clerk
7 members of the public

PUBLIC QUESTION TIME

None

480 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

481 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

482 **DECLARATIONS OF LOBBYING**

Cllr Hogarth declared he had been lobbied in respect of Tanglewood, Parkfield.

483 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 25th February 2019

RESOLVED: That the minutes be received and signed subject to the following amendment: 19/00132/FUL the Mill Lane Centre: Recommendation to read, "... with circa **600** seats in the main hall."

484 **APPEALS**

The Committee received and noted the following appeal decision:

- i) 17/03435/FUL – Land west of the Croft, Bradbourne Vale Road (appeal dismissed)

485 **PLANNING APPLICATIONS**

- a) The Committee received and noted planning applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

- b) The meeting was adjourned to allow members of the public to speak on the following item for three minutes:
 - a. The Royal Oak Hotel – For

- c) The meeting was reconvened, and the Committee considered planning applications received during the two weeks ending 5th March 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

486 PRESS RELEASES
None.

Finished: 8:22pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 11-3-19

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>
				22/02/19
Roof alterations, loft conversion and internal alterations 18/02951/HOUSE - Amended plan Amended proposal description and side elevations.				

Sevenoaks Town Council recommended approval.

2	<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>
				22/02/19
Proposed new dwelling. 18/03492/FUL - Amended plan Certificate B received.				

Sevenoaks Town Council recommended approval.

3	<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>
				05/03/19
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. 18/03684/HOUSE - Amended plan Revisions to clarify side elevation.				

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.

Planning Applications Considered

Applications considered on 11-3-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03836/FUL	Alexis Stanyer 23-01-2019	Cllr Piper (Chairman OOW)	Mrs Richardson 01892 50 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakumawicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/19

Modifications to roof structure to facilitate two storey side and rear extension including loft conversion with skylights. Conversion of garage into habitable space. Alterations to fenestration. Associated landscaping works.

Amended Plan (Information Only) received from SDC 04-01-2019:

Following the assessment of the documentation, it was concluded that the proposed development should be progressed under householder procedure instead of FUL application, thus the suffix of the application was altered from FUL to HOUSE.

18/03836/HOUSE - Amended plan

Amended Application Form, Planning Statement and Statement of Community Involvement received on 21-01-2019.

The suffix has been changed back from HOUSE to FUL.

The proposal description has been amended to:

Remodelling of existing dwelling, raising of roof height and erection of two storey side and rear extension.

18/03836/FUL - Amended plan

Remodelling of existing dwelling, raising roof height and erection of two storey side and rear extension.

Sevenoaks Town Council recommended refusal as the proposal fails to preserve or enhance the Conservation Area and is out of keeping with the last adopted Wilderness Design Statement. //Informative: Due to the important questions this application raises on contemporary architecture within conservation areas the Town Council requests that this application is determined by the Development Control Committee to ensure the matter is debated in a public democratic environment.//

Planning Applications Considered

Applications considered on 11-3-19

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03953/HOUSE	Rebecca Fellows 22-02-2019	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sharma			7 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/19
<p>Demolition and erection of new detached dwelling with integral garage and reconfiguration of rear garden in stepped terraces.</p> <p>18/03953/HOUSE - Amended plan</p> <p>This application is for a detached dwelling. The suffix has been changed from HOUSE to FUL.</p>				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00146/HOUSE	Holly Pockett 14/3/19	Cllr Eyre	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Stoney		Oast House	10 Brittain's Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/19
<p>Erection of summer house.</p>				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00159/FUL	Sean Mitchell 14/3/19	Cllr Eyre	Open Architecture 01732 776500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cox		Hardres Lodge	56 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/19
<p>Creation of two new dwellings within the curtilage of Hardres Lodge, formation of new access from Oakhill Road and associated landscaping.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-3-19

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00172/HOUSE	R Fellows 07/03/19	Eyre	DGA Arch 01743272265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Stratten			25 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/19
<p>Erection of a single-storey detached garage with log store. Access relocated. Erection of electric gates. Replacement driveway and associated landscaping. 19/00172/HOUSE - Amended plan The garage has been amended to accommodate two vehicles and the front gates have been moved further away from the highway.</p>				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00237/HOUSE	Rebecca Fellows 27-02-2019	Cllr Mrs Parry	Mr R Trute 07540 651867
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Chandler			16 Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/19
<p>Demolition of existing outbuilding (store). Erection of single storey rear extension with skylights. 19/00237/HOUSE - Amended plan Revised plans received.</p>				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00284/FUL	Sean Mitchell 13/3/19	Cllr Parson	Mr John Collins 01622 77 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd		The Royal Oak Hotel	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/19
<p>Conversion, refurbishment and repair and change of use of the existing public house/hotel into residential accommodation and demolition of the 2 No. modern conservatories from the Listed Building, demolition of the modern building to the rear of the site and construction of new residential accommodation with amendments to access, parking and landscaping.</p>				

A motion to recommend approval subject to the conservation officer being satisfied with the proposals was proposed, seconded and LOST.

Sevenoaks Town Council resolved to recommended refusal on the following grounds:

- The proposed would represent a loss of employment space within the Town
- The proposal would result in the loss of much needed visitor accommodation in the Town, required to support tourism and support economic development
- The proposed new buildings are unsympathetic to the retained listed building and the surrounding area
- The proposals fail to improve or enhance the conservation area
- The parking provided is insufficient to meet the needs of future residents and visitors to the proposed flats.

Planning Applications Considered

Applications considered on 11-3-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00284/FUL	Sean Mitchell 13/3/19	Cllr Parson	Mr John Collins 01622 77 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd		The Royal Oak Hotel	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/03/19
<p>Conversion, refurbishment and repair and change of use of the existing public house/hotel into residential accommodation and demolition of the 2 No. modern conservatories from the Listed Building, demolition of the modern building to the rear of the site and construction of new residential accommodation with amendments to access, parking and landscaping.</p> <p>19/00284/FUL - Amended plan</p> <p>Additional landscaping/biodiversity enhancement plans received.</p>				

A motion to recommend approval subject to the conservation officer being satisfied with the proposals was proposed, seconded and LOST.

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- The proposed would represent a loss of employment space within the Town
- The proposal would result in the loss of much needed visitor accommodation in the Town, required to support tourism and support economic development
- The proposed new buildings are unsympathetic to the retained listed building and the surrounding area
- The proposals fail to improve or enhance the conservation area
- The parking provided is insufficient to meet the needs of future residents and visitors to the proposed flats.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00285/LBCALT	Sean Mitchell 13/3/19	Cllr Parson	Mr John Collins 01622 77 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd		The Royal Oak Hotel	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/19
<p>Conversion, refurbishment and repair and change of use of the existing public house/hotel into residential accommodation and demolition of the 2 No. modern conservatories from the Listed Building, demolition of the modern building to the rear of the site and construction of new residential accommodation with amendments to access, parking and landscaping.</p>				

A motion to recommend approval subject to the conservation officer being satisfied with the proposals was proposed, seconded and LOST.

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