

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 15th January 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Present	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived 7:18pm
Cllr Mrs Parry	Left 7:17pm	Cllr Walshe	Left 8:07pm

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

417 REQUESTS FOR DISPENSATIONS

No new requests for dispensations were received.

418 DECLARATIONS OF INTEREST

Cllr Parry declared a non-pecuniary interest in applications for 22 and 25 Burntwood Road.

419 DECLARATIONS OF LOBBYING

Cllr Busvine declared he had been lobbied in respect of application for 31 Granville Road.

420 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on the 18th December 2017.

RESOLVED: that minutes be approved and signed as an accurate record.

421 APPEALS

The Committee noted that the inspector had dismissed the following appeal:

- i. 2 Bottle Cottages

422 PLANNING APPLICATIONS

(a) The Committee received and noted Planning Comments made under Chairman's Action.

(b) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 10th January 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

423 PRESS RELEASES

None

There being no further business the meeting was closed at 8:12pm

CHAIRMAN

Planning Applications Considered

Applications considered on 15-1-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03263/HOUSE	Louise Cane 29-01-2018	Cllr Canet	Mr Ochoa 02080684811
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Millar			30 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
Erection of a two-storey rear extension and internal alterations.				
19-12-2017: SDC Case Officer changed from N Armour to Louise Cane				
SE/17/03263/HOUSE - Amended plan				
Plans have been submitted for amendments to the proposed extension.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03553/HOUSE	Louise Cane 18-01-2018	Cllr Towell	Mr Townrow 0784157892
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Das		Hillview	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Demolition of garage. Erection of side extension with rooflight.				

Sevenoaks Town Council recommended approval subject to sufficient conditions necessary to avoid any loss of privacy to neighbouring gardens i.e. obscure glazed windows

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03680/FUL	M Besant 05-01-2018	Cllr Eyre	Mr Skeffington 07525002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Lawrence		Cross Keys House	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/17
Erection of a single, two-storey, detached dwelling and detached garage. New access .				

Sevenoaks Town Council recommended approval

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03795/LBCALT	Louise Cane 18-01-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Weal		The Courtyard	1A Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Internal maintenance works and external including repainting gate and windows, new light installed to the garden wall.				

Sevenoaks Town Council recommended approval subject to the conservation office being satisfied the works will not undermine the historic integrity of the property.

Planning Applications Considered

Applications considered on 15-1-18

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03797/FUL	M Besant 18-01-2018	Cllr Busvine	Ms McGeever 020365750
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CCH Build Solutions			31 Granville Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
<p>Erection of a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.</p> <p>SE/17/03797/FUL - Amended plan</p> <p>A Construction Management Plan has been submitted.</p>				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the objections raised against the previous in April 2017 have been adequately addressed .

Although the scale of the development has been reduced, parking arrangements improved and provision made for TPO protected trees (which should be carefully checked by the arboricultural officer), previous objections endorsed by SDC remain a cause for concern, including:

- 1) Adverse impact on the character of the local conservation area, including the setting of a precedent in terms of building apartment blocks in back gardens and significant loss of trees),**
- 2) Excessive bulk, scale and footprint;**
- 3) Significant loss of rear landscaped garden**
- 4) Poor quality of design**
- 5) Loss of amenity to neighbouring properties**

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03886/MMA	S Mitchell 18-01-2018	Cllr Piper (Chairman OOW)	Mr Hughes 01634 226560
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McCulloch Homes		Raleys	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
<p>Minor material amendment to SE/15/03187/FUL for demolition of existing leisure / recreational buildings and erection of 5 detached houses, associated detached garages and access drive to show amendments to: site levels reconciled; garages (doors, entrance door reconfigured, removal of solar panels), plot 3 garage- side door added; plots: (1, 4, 5) fenestration altered, entrance doors reconfigured ; (2,3) split floor levels and patio adjustments; fenestration to all plots.</p>				

Sevenoaks Town Council declined to comment.

Planning Applications Considered

Applications considered on 15-1-18

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03910/FUL	Mr M Holmes 18-01-2018	Cllr Mrs Parry	Mr Scully 01943 464152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Motor Fuel Group Ltd		Shell Select	128 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Extension to existing PFS building, render existing building colour RAL 7016. Provide food to go offering within building, new shop frontage, tablet sign, bollards, customer parking, flood lights, bin store, relocation of vents, 2No jet wash bays also form the application.				

Sevenoaks Town Council recommended approval subject to:

- 1) the 'trial' 24hr hour status of the site not extending to the newly proposed cafe which should be restricted from 6:30am to 10pm to protect the amenities of neighbouring properties.
- 2) A condition limiting the hours of operation of the jet wash to 7am to 8pm to protect the amenities of neighbouring properties.
- 3) The provision of a public accessible toilet in the cafe/shop
- 4) Sufficient noise attenuation measures to the proposed air conditioning units to protect the amenities of neighbouring properties
- 5) A restriction on the hours at which deliveries can take place
- 6) Flood lighting being configured in such a way as so avoid disturbance to neighbouring properties.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03925/HOUSE	Louise Cane 18-01-2018	Cllr Eyre	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs N Gregory			25 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Erection of a single storey rear extension with roof light over and a first floor extension with Juliet balcony above the existing single storey rear extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighbouring properties due to inclusion of a Juliet balcony.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03927/MMA	Mr M Mirams 19-01-2018	Cllr Busvine	Mr Mineham 01634 2265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McCulloch Homes		Car Park Rear Of	138-148 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Minor material amendment to application 14/00967/FUL for the erection of a mews of 4 two bed terrace houses with associated parking and access to show revisions to the layout and external materials.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 15-1-18

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03945/FUL	Louise Cane 18-01-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Griggs		Manley Westbrook LLP, The St	149A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Change of use for single storey building from Class D1 (tuition centre) to B1 (office).				

//Awaiting Chairman's Action//

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03953/HOUSE	Louise Cane 24-01-2018	Cllr Clayton	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Von Den Driesch			19 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/18
Removal and raising of roof to form first floor accommodation. Demolition of existing conservatory and garage. Erection of a single storey side extension and a front porch. New roof lights and alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning and conservation officers being satisfied that the bulk, design and materials will have no adverse impact on;
 - the listed Bailey Scott single storey dental surgery immediately to the west
 - the street scene of the Vine Court conservation area

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03954/HOUSE	H Pockett 26-01-2018	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Paton			69 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/18
Demolition of conservatory. Erection of a single storey rear extension with rooflights.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03956/HOUSE	Louise Cane 18-01-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr De Pascalis		The Old Coach House	10C The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
First floor extension.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 15-1-18

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03962/HOUSE	Holly Pockett 18-01-2018	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Evans			67 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Erection of a single storey rear extension extending the existing party wall.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03963/HOUSE	Holly Pockett 18-01-2018	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Southern			69 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Erection of a single storey rear extension extending the party wall line.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03966/FUL	Mr M Holmes 25-01-2018	Cllr Busvine	National Trust 467152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/18
Improvement of layout and surface treatment of the existing car park.				

Sevenoaks Town Council recommended approval subject to:

- 1) the applicant submitting a transport and management plan as part of the application which demonstrates how the additional traffic flows will be managed.**
- 2) A proportionate increase in the number of disabled spaces.**

The Town Council is concerned at the impact this increased parking will have on traffic flows on the narrow roads at the upper end of the high street. The Town Council notes that if approval is forthcoming the applicant must accept that no further expansion or intensification of the current parking area would be permissible due to the significant impact on the setting of the Grade I listed Knole House, the impact on wildlife within the park, and the limited access off the High Street. The Town Council would encourage consideration of alternative ingress/egress or parking arrangements which allow visitors to access the park and house without further exacerbating issues associated with the current parking arrangements.

Planning Applications Considered

Applications considered on 15-1-18

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03981/FUL	Emma Gore 29-01-2018	Cllr Eyre	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
Extension and alteration of the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover from Burntwood Road.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/04040/CONVAR	N Sargant 26-01-2018	Cllr Eyre	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RGB Development			59 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/18
Variation of condition 2 and 3 of application reference SE/17/01577/HOUSE with amendment to vary the materials on the approved drawings.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/04053/HOUSE	Louise Cane 26-01-2018	Cllr Schneider	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o BHD Architects			84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
A redevelopment of the existing garage and studio. Addition of fenestration and roof terrace.				

//Chairman's Action//

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/04060/HOUSE	Holly Pockett 29-01-2018	Cllr Raikes	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kaiser		Firbank Cottage	6 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
Loft conversion, retaining the existing roof and adding rooflights.				

Sevenoaks Town Council recommended approval.