

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 12<sup>th</sup> February 2018 at 7:30pm

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**Present:**

**Committee Members**

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

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
5 Members of the public

**PUBLIC QUESTION TIME**

None

477 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

478 **DECLARATIONS OF INTEREST**

Cllr Canet declared a non-pecuniary Interest in application [4] *The New School at West Heath, Ashgrove Road.*

Cllr Raikes declared a non-pecuniary interest in application [1] *24 Wildernesse Mount*

479 **DECLARATIONS OF LOBBYING**

None

480 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 29<sup>th</sup> January 2018.

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

481 **CONSULTATION**

The Committee received and noted the Major Roads Network consultation, in relation to the J5 Slips proposals. (Item requested by Cllr Parry)

**RESOLVED:** That the item be deferred to the next meeting of the Planning Committee.

482 SEVENOAKS TOWN NEIGHBOURHOOD PLAN

The Committee received and noted comments received on the pre-consultation Draft Neighbourhood Development Plan.

483 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable the following members of the public to address the committee:

- i. Against [1] 24 Wildernesse Mount
- ii. For [1] 24 Wildernesse Mount

(b) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 7<sup>th</sup> February 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

484 PRESS RELEASES

**RESOLVED:** That a press release be issues on the Annual Town Meeting.

There being no further business the meeting was closed at 8:50pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 12-2-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00175/FUL	Mr M Holmes 15-02-2018	Cllr Clayton	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build Ltd			24 Wildernesse Mount	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/18
<b>Demolition of the existing property and the construction of two detached dwellings with associated parking and access.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- Harm to character and appearance of street scene due to excessive bulk, scale and siting of the houses, creating a development which would be dominant and overbearing, not conforming to the Residential Character Area Assessment in terms of spacing and distance from the road

- Adverse impact on the residential amenity of no 22, due to proximity of Plot 1 to its windows and patio, and to no 26 due to the long flank wall of Plot 2 alongside its front garden, both of which impact on the spacial character of houses and gardens.

**If Sevenoaks District Council is minded to approve, all Permitted Development rights should be withdrawn to avoid overdevelopment of the site and further impact on neighbours amenity.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00178/FUL	Mr M Mirams 14-02-2018	Cllr Parry	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Gotts		The Pavilion	5 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/01/18

**Erection of two storey dwelling.**

**18/00178/FUL - Amended plan**

**The site address has been amended for clarification (previously "Land South East Of 4 Hawkes Place").**

**Sevenoaks Town Council recommended refusal as the proposal would constitute overdevelopment and be unneighbourly.**

# Planning Applications Considered

Applications considered on 12-2-18

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00183/MMA</b>	S Mitchell 20-02-2018	Cllr Hogarth	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties Ltd			19 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/18
<b>Minor material amendment to application 17/01534/FUL for the demolition of existing property. Proposed replacement with 2No. detached dwellings with separate road access to show 2 No, new dormer windows to rear elevation (to be clad in lead with roof tiles to match main building), new rooflights, omitted 2 No, doors at ground floor, amended stairs in rear garden. (sic)</b>				

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00204/FUL</b>	Mr M Mirams 20-02-2018	Cllr Piper	Miss Parsons 079771185
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Faulkner		The New School At West Heath	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/18
<b>Retention of 1no. single storey temporary Portakabin building currently being used as a student common (sic). To be hired for a further period of 5 years.</b>				

**Sevenoaks Town Council recommended refusal, but would be sympathetic to an application for only 2 years of retention.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00207/HOUSE</b>	Louise Cane 14-02-2018	Cllr Hogarth	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/01/18
<b>Erection of a single storey rear extension at ground floor level, the erection of a lower ground floor rear extension and associated external landscaping.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00242/HOUSE</b>	Louise Cane 14-02-2018	Cllr Waite	Mr Cornish 01883 713344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Ramsay		The Old Stables	86 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/18
<b>Demolish single storey front entrance and replace with proposed single storey front entrance.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-2-18

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00251/HOUSE	H Pockett 23-02-2018	Cllr Waite	Mr Robinson 01622 6799
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Brown		The Dutch House	53 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/18
<b>Demolition of existing lean to single storey extension and erection of single storey rear infill extension with lantern. Alterations to fenestration and removal of steps to front elevation.</b>				

**Sevenoaks Town Council recommended refusal unless the conservation officer is satisfied the proposal will not detract from the building or street scene.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00252/LBCALT	H Pockett 23-02-2018	Cllr Waite	Mr Robinson 01622 6799
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Brown		The Dutch House	53 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/18
<b>Demolition of existing lean to single storey extension and erection of single storey rear infill extension with lantern. Alterations to fenestration and removal of steps to front elevation.</b>				

**Sevenoaks Town Council recommended refusal unless the conservation officer is satisfied the proposal will not detract from the building or street scene.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00253/ADV	M Besant 22-02-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S McVeigh		Fego	8 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/18
<b>External Bar Sign Box.</b>				

**//Awaiting Chairman's Action//**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00255/HOUSE	Louise Cane 16-02-2018	Cllr Canet	Mr Jones 07736589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Young			39 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/18
<b>Conversion of existing garage and the erection of a two storey rear and single side extension incorporating garage to front of property.</b>				

**Sevenoaks Town Council recommended approval subject to the removal of permitted development rights.**

# Planning Applications Considered

Applications considered on 12-2-18

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00280/HOUSE</b>	M Besant 19-02-2018	Cllr Piper	Mr Smith 01962 772512
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Whiddett		Kippington Lodge	121 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/18
<b>Erection of a free standing powder coated glasshouse sited on a dwarf brick wall in keeping with walls of the property.</b>				

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00281/LBCALT</b>	M Besant 19-02-2018	Cllr Piper	Mr Smith 01962 772512
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Whiddett		Kippington Lodge	121 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/18
<b>Erection of a free standing powder coated glasshouse sited on a dwarf brick wall in keeping with walls within the property</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00282/HOUSE</b>	H Pockett 20-02-2018	Cllr Eyre	Mr Bowditch 01342 52376
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sheath		Xennica	73A Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/18
<b>Demolition of existing conservatory, erection of new single storey rear extension and landscaping works to rear garden.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00284/CONVAR</b>	N Sargant 22-02-2018	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Robinson			6 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/18
<b>Variation of condition 3 of application SE/17/02231/HOUSE to demolition of garage (sic). Construction of a two storey side extension with a rear single storey extension. Alterations to fenestration incl. juliet balcony to rear with amendment of the roof to have grey concrete interlocking roof tiles.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-2-18

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00313/FUL	M Besant 26-02-2018	Cllr Clayton	Mr Henry 01959 561078
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association			60 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/18
<b>Demolition of existing bungalow and erection of 2 semi-detached 2. bedroom houses.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- side windows in the ground floor of neighbouring houses, already overshadowed by the bungalow, would lose much of their light with a two storey brick building only about 1 meter away

- the development would exacerbate the detriment to the conservation area (identified in the designation) by creating an even longer long modern brick terrace of 14 or 15 houses (of which this would be the largest) enclosing this part of Bethel Road,

- the new building would not contribute to conserving or improving the conservation area, with its varied materials and styles.

Sevenoaks Town Council would be more sympathetic if the developer is willing to consider white weatherboard or render as the material for front and sides of the house.

The Town Council notes that the gaps between this proposed building and its neighbours are small, even in the context of what is a densely developed area. If the developer insists on building in brick to the proposed width, the existing plan should be refused because of its impact on neighbours and on the street scene.

The site appears to be for sale. The Town Council would regret the loss of affordable rented homes in this area.

The Town Council notes this is the last pre fabricated bungalow in Sevenoaks, and regret its loss.

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00319/HOUSE	Louise Cane 21-02-2018	Cllr Piper	Mr Kettle 01233 612876
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Dr Hemsley		Gabled Lodge	The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/18
<b>Demolition of existing conservatory. Erection of a two storey side extension. Internal alterations.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-2-18

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00343/CONVAR</b>	M Besant 22-02-2018	Cllr Mrs Walshe	A & C Architects 0208735 8858
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs May			3 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/18
<b>Variation of condition 3 and 4 of 16/02993/HOUSE - In order to change the car park spaces in the garden area and situate them in the under croft area.</b>				

**Sevenoaks Town Council recommended refusal as, while the Town Council would be pleased to see the cars relocated from the garden, the 2 storey proposal is located less than 1m from boundary contrary to the residential extensions SPD.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00347/HOUSE</b>	H Pockett 23-02-2018	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Jones			6 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/18
<b>Erection of a single storey front and rear extensions, single storey front extension to garage with a pitched roof. Erection of a part single/ part two storey side and rear extension to link main dwelling to garage. Alterations to the fenestration.</b>				

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00353/HOUSE</b>	Hannah Donnellan 23-02-2018	Cllr Mrs Walshe	Mr Rigby 07793836977
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs L Johnson			52 The Crescent	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/18
<b>Proposed replacement rear single storey extension.</b>				

**Sevenoaks Town Council recommended approval.**



## Planning Applications Considered

Applications considered on 12-2-18

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/03661/FUL</b>	Mr M Holmes 19-02-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/18
<p><b>Sub division of plot, rebuilding of existing garage with additional volume to create a 3 bed detached dwelling with basement and 8 solar panels on roof.</b></p> <p><b>SE/17/03661/FUL - Amended plan</b></p> <p><b>Amended plan showing an alteration to the parking layout to the front of the development to serve both houses.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/03884/LBCALT</b>	H Pockett 13-02-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Edge			15 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/01/18
<p><b>Refurbish lych gate and replace four chain linked posts</b></p>				

**Sevenoaks Town Council recommended approval.**