

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 12<sup>th</sup> March 2018 at 7:00pm

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**Present:**

**Committee Members**

Cllr Arnold – Vice Chairman in the Chair	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Apologies	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Present

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
Two Members of the public

**PUBLIC QUESTION TIME**

None

523 **REQUESTS FOR DISPENSATIONS**  
No requests for dispensations were received.

524 **DECLARATIONS OF INTEREST**  
None

525 **MINUTES**  
The Committee received and considered the minutes of the Planning Committee meeting held on the 26<sup>th</sup> February 2018.

**RESOLVED:** that minutes be approved and signed as an accurate record subject to an amendment to Minute Number 509 to clarify that the topic of Street Naming in general should be considered as part of the Neighbourhood Development Plan rather than the specific site in question.

526 **CONSULTATION**  
The Committee received and noted the following MHCLG consultations:

- i. NPPF modifications
- ii. Planning Policy Guidance for viability
- iii. Housing delivery test management

**RESOLVED:** That the amended text of the NPPF be circulated, and the topic considered at the next Planning Committee meeting.

527 COMMUNICATIONS

The Committee received and noted the LGA Planning Positively Through Partnership Document.

528 PLANNING APPEALS

(a) The Committee noted the inspector has dismissed the following appeals:

- i. 7 Parkland Close

(b) The Committee noted the inspector has allowed the following appeals:

- i. Tubs Hill House

529 DEVELOPMENT CONTROL

The Committee considered sending a representative to speak on the following items at the Development Control Committee meeting on the 15<sup>th</sup> March 2018:

- i. 2A Bradbourne Road  
**RESOLVED:** No representation be made.
- ii. 31 Granville Road  
**RESOLVED:** Cllr Busvine be invited to attend as the Town Council's representative dependent on diary commitments.

530 PLANNING APPLICATIONS

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

531 PRESS RELEASES

None

There being no further business the meeting was closed at 7:44pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 12-3-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00206/HOUSE</b>	Holly Pockett 12-03-2018	Cllr Mrs Parry	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pointin			17 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/18
<b>Proposed ground floor rear extension with rooflights; garage conversion; proposed enlarging parking area for two cars at front.Mr &amp; Mrs Pointin, 17 Pontoise Close, Northern, ,</b>				

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

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00444/LBCALT</b>	Mr M Holmes 09-03-2018	Cllr Parson	Ms Leonard 01926 88131
<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>
				20/02/18
<b>The introduction of two new glazed partitions to limit environmental impact on the state beds and to separate public visitors from the furniture, within the Venetian Ambassador's Bedroom and the Spangle Bedroom.</b>				

**Sevenoaks Town Council recommended approval**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00451/HOUSE</b>	Louise Cane 14-03-2018	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Hugill			102 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/18
<b>Erection of a drop kerb.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no adverse impact on on-street car parking.**

**//Informative: The Town Council expects Sevenoaks District Council have established that the parking on the front garden constitutes a lawful use of the land and that the surface is permeable.//**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00476/HOUSE</b>	Louise Cane 12-03-2018	Cllr Parson	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Edwards		1 Waterworks Villa	Oak Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/18
<b>First floor extensions and alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-3-18

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00496/LBCALT</b>	Holly Pockett 13-03-2018	Cllr Raikes	Mr Harris 01474 360477
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Parker		Vale Lodge	124 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/18
<b>Widen internal door to provide wheelchair access.</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>18/00524/HOUSE</b>	Louise Cane 14-03-2018	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kopke			11 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Demolition of existing garage. Construction of new garage/store/summerhouse.</b>				

**Sevenoaks Town Council recommended refusal due to the detrimental impact on the character of the local area and the loss of amenity to houses in Shenden Close and the neighbour no.20 Stafford way**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00527/HOUSE</b>	H Donellan 09-03-2018	Cllr Waite	Mr Weaver 01799 525875
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Thompson			26 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/18
<b>Demolition of single storey side extension. Erection of double storey side extension and single storey rear extension with lantern rooflight and rooflights. New porch.Mr &amp; Mrs N Thompson, 26 Swaffield Road, Eastern, ,</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:**

- There will be no overlooking or overshadowing of neighbouring properties
- The application contains sufficient details to assess the implications

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00533/HOUSE</b>	Louise Cane 16-03-2018	Cllr Parry	Mrs Kelly 02031220030
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs James			49 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Erection of a single storey garage extension with a green roof terrace, gym facilities and associated shower room; a new window on the southern elevation of the house; and associated new planting.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-3-18

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00569/HOUSE</b>	Louise Cane 15-03-2018	Cllr Parry	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gregory		Glendale	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Erection of a single storey gymnasium to the rear.</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00595/FUL</b>	Mr M Holmes 15-03-2018	Cllr Mrs Parry	Mr D Pickford 452246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Irfan Yousaf		Land South Of	48 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Erection of a two-bedroom detached bungalow with 2 dormer windows and velux window at land adjacent to 48 The Moor Road.</b>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00608/HOUSE</b>	Holly Pockett 16-03-2018	Cllr Parry	Nadia Ledger 079670486
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Dodson		Ridge House	86 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Demolition of existing garage and erection of a new double garage with half pitched and flat roof.</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>18/00612/HOUSE</b>	Holly Pockett 15-03-2018	Cllr Mrs Walshe	Mr Jones 07736589002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Kell			10 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Conversion of existing habitat loft space with rear dormer and rooflights to front.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the materials and design.**

# Planning Applications Considered

Applications considered on 12-3-18

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00614/HOUSE</b>	Louise Cane 16-03-2018	Cllr Piper	Mr Chapman 01580 2304
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms F Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Part demolition of existing single storey rear extension and link. Proposed two storey and single storey extension with glazed infill extension. Alterations to fenestration. Minor internal alterations.</b>				

**Sevenoaks Town Council recommended refusal as the scale of the proposal is out of keeping with the existing Grade II listed building, resulting in a dominating rather than subsidiary structure.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00615/LBCALT</b>	Louise Cane 16-03-2018	Cllr Piper	Mr Chapman 01580 2304
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms F Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/18
<b>Part demolition of existing single storey rear extension and link. Proposed two storey and single storey extension with glazed infill extension. Alterations to fenestration. Minor internal alterations.</b>				

**Sevenoaks Town Council recommended refusal as the scale of the proposal is out of keeping with the existing Grade II listed building, resulting in a dominating rather than subsidiary structure.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00639/HOUSE</b>	Holly Pockett 19-03-2018	Cllr Raikes	Mr Atkins 08001223839
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stone			24 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/18
<b>Construction of a rear dormer to facilitate a loft conversion with conservation roof lights to the front</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighbouring properties**

# Planning Applications Considered

Applications considered on 12-3-18

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00684/HOUSE</b>	Holly Pockett 22-03-2018	Cllr Mrs Walshe	A C Architects 02087355
<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>
				06/03/18
<b>Extend the first floor room over the under-croft to the southern boundary wall to create a wider vehicular access.</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>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/03649/FUL</b>	Mr M Mirams 16-03-2018	Cllr Mrs Parry	Mr McCaffrey 01908 3052
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dallison Ltd		BPI Films	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/18

**The redevelopment of the site to include four employment buildings for open B1(b), B1(c), B2 and B8 use. Associated parking and landscape planting.**

**SE/17/03649/FUL - Amended plan**

**Revised plans providing updated elevations.**

**SE/17/03649/FUL - Amended plan**

**Additional information provided on land contamination, delivery hours and lighting to footpath.**

**Sevenoaks Town Council recommended approval.**