

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 9<sup>th</sup> April 2018 at 7:00pm

**Present:**

**Committee Members**

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

**Also in attendance:**

Assistant Town Clerk

One member of the public

**PUBLIC QUESTION TIME**

None

1 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations were received.

2 **DECLARATIONS OF INTEREST**

None

3 **DECLARATIONS OF LOBBYING**

All Councillors declared they had been lobbied on 43 Wickenden Road.

4 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 26th March 2018.

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

5 **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 delegated authority be given to the Clerk and the Chairman to formulate a response based on comments made at the meeting.

6 PLANNING APPEALS

(a) The Committee received and noted the submission of the following appeal:  
118A London Road

(b) The Committee received and noted the withdrawal of the following appeal:  
31 Granville Road

7 DEVELOPMENT CONTROL COMMITTEE

The Committee received and noted the following item would be considered at the Development Control meeting on the 12<sup>th</sup> April 2018:

St Johns Car Park, St Johns Hill

**RESOLVED:** That Cllr Schneider attend as the Town Council's representative.

8 PLANNING APPLICATIONS

a) The Committee received and noted comments made under Chairman's Action.

b) The meeting was adjourned to enable members of the public to address the Committee:

i) Against - 43 Wickenden Road

c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 4<sup>th</sup> April 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

9 PRESS RELEASES

None

There being no further business the meeting was closed at 8:17pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 9-4-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00061/FUL	Mr M Mirams 11-04-2018	Cllr Raikes	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Barratt			129 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/18
<p><b>Erection of a two storey side and rear extension and conversion of roof to provide 3no apartments and associated works.</b></p> <p><b>18/00061/FUL - Amended plan</b></p> <p><b>Revised plans reducing size of rear extension to address objections received.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00704/FUL	Sean Mitchell 24-04-2018	Cllr Parson	Mr Hiscocks 0783481196
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Moskovento		Site Of	166 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<p><b>Temporary 3 year use as a car park.</b></p> <p><b>18/00704/FUL - Amended plan</b></p> <p><b>Amended plans received.</b></p>				

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

- 1) The proposal would have a detrimental impact on the privacy and amenity of neighbouring properties due to increased noise, light disturbance and overlooking.**
- 2) The proposal will have a detrimental impact on congestion, especially given the proximity to Pembroke Rd junction**
- 3) Mitigation measures proposed to reduce the proposal's impact are insufficient**

**//Informative: The Town Council may be more sympathetic to a proposal in which the site was accessed via the Sevenoaks District Council owned Suffolk Way car park, to reduce the impact on congestion. //**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00732/HOUSE	H Donnellan 17-04-2018	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van der Merwe			30 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/18
<p><b>Demolition of existing garage, conservatory, cupboard on ground floor and en-suite to first floor to facilitate the erection of a two storey rear and side extension, alteration to fenestration and the erection of a new garage.</b></p>				

**Sevenoaks Town Council recommended approval subject to the bathroom and toilet windows being fixed shut and obscured glazed to the maximum level.**

# Planning Applications Considered

Applications considered on 9-4-18

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00843/HOUSE	H Donnellan 16-04-2018	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/18
<b>The construction of a new vehicle crossover.</b>				

**Sevenoaks Town Council recommended approval subject to Kent County Council being satisfied that the safety of highway/pavement is not adversely impacted.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00847/HOUSE	H Donnellan 16-04-2018	Cllr Canet	Mr Ellis 07939129938
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rodger			254 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/18
<b>The erection of a two storey side and rear extensions, conversion of loft space into habitable room with rooflights and detached garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00851/HOUSE	H Donnellan 16-04-2018	Cllr Eyre	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Murfet			69 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/18
<b>Demolition porch between garage and house and existing side extension. Erection of a single storey ground floor extension at rear with roof lights; erection of a two storey extension at front and side.</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00868/LBCALT	Sean Mitchell 12-04-2018	Cllr Clayton	MKA Architects 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Oliver (Portman Dental Ca			6 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/18
<b>Demolition of existing garage and erection of a single storey extension to form a new decontamination room, office and practice manager's office.</b>				

**Sevenoaks Town Council recommended approval provided the planning officer is satisfied that the impact on 19 Vine Court road is minimal.**

# Planning Applications Considered

Applications considered on 9-4-18

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00871/HOUSE</b>	H Donnellan 12-04-2018	Cllr Parson	Mr Ransley-Hoare753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Strivens			13A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/18
<b>Installation of a new window to the rear elevation and new roof light.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00873/HOUSE</b>	H Donnellan 13-04-2018	Cllr Parson	Mr Ransley-Hoare753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Strivens			13A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/18
<b>Erection of a conservatory 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>18/00896/ADV</b>	H Donnellan 13-04-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Darke			16 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/18
<b>3 fascia signs of Brushed Steel Fretwork (laser) cut letters to be fixed on studs to masonry brickwork in 3 locations.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 9-4-18

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00918/FUL	Sean Mitchell 17-04-2018	Cllr Clayton	Mr Hadley 01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Ltd			43 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/18
<p><b>Demolition of existing garage and single storey lean/to side extension to facilitate the introduction of two bedroom linked two storey dwelling to north of 43 Wickenden Road with associated parking, bin and cycle storage, private rear garden and associated landscaping. Erection of single storey 3 metre rear extension to serve existing dwelling at No. 43.</b></p>				

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

- the proposed new building would be at least 1.4 metres above the neighbour at no 45, to the north, with its side windows and main entrance overlooking main living room windows, creating overlooking, overshadowing and loss of privacy
- the main entry to the new building would be on the boundary, with its overhanging porch extending almost to the boundary, and creating loss of amenity and privacy
- because of the difference in levels, attempts to screen the boundary would lead to loss of light for no 45
- the entire front garden of both 43 and the new dwelling would be paved over over for parking, which is detrimental to the RCA identifying enclosed front gardens as an important feature of the area

The Town Council also notes that the plot has been used for feeding and nesting by bats, built up by the previous occupant, and draws the District council's attention to the conservation issues.

The Town Council also notes that in addition to the new dwelling, there is a proposal shown on the plan to extend no 43 back into the garden, which may be attempted as permitted development.

In the context of such a major extension of the built mass, the overall plan should be considered under the planning process.

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00961/HOUSE	Louise Cane 17-04-2018	Cllr Canet	Mr Ochoa 02033189283
<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>
				28/03/18
<p><b>Proposed first floor rear extension and all associated works</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 9-4-18

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03966/FUL	Mr M Holmes 24-04-2018	Cllr Parson	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>
				04/04/18
<p><b>Improvement of layout and surface treatment of the existing car park.</b></p> <p><b>SE/17/03966/FUL - Amended Plan</b></p> <p><b>Amended plan.</b></p>				

**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.**