

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 23<sup>rd</sup> April 2018 at 7:00pm

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**Present:**

**Committee Members**

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived 7:21pm
Cllr Mrs Parry	Left 7:23pm	Cllr Walshe	Present

**Also in attendance:**

Town Clerk  
 Assistant Town Clerk  
 Five member of the public

**PUBLIC QUESTION TIME**

None

21 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

22 **DECLARATIONS OF INTEREST**

Cllr Piper and Raikes declared a non-pecuniary interest in planning application: 6 and 7 Whyteladies, Wildernesse Avenue.

23 **DECLARATIONS OF LOBBYING**

Councillor Raikes declared he had been lobbied on planning applications: 6 and 7 Whyteladies, Wildernesse Avenue.

24 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 9<sup>th</sup> April 2018 previously approved at Council.

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

25 **PLANNING APPEALS**

The Committee noted that the Inspector had allowed the following appeal:  
 17/3189529 - Summerhill, Seal Hollow Road

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

26 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable members of the public to address the Committee by prior arrangement:

i) Against - 79 Weald Road

(b) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 18<sup>th</sup> April 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

27 PRESS RELEASES

None

There being no further business the meeting was closed at 8:05pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 23-4-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00694/HOUSE</b>	Sean Mitchell 03-05-2018	Cllr Hogarth (OOW)	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Rao		Little Wood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/18
<p><b>Demolition of existing garages, front porch and single storey side extension. Extension to basement. Erection of two storey front and side extensions, single storey and part two storey side extensions, single storey rear to include terrace at first floor. Alteration to fenestration and new chimney. Erection of a double garage and associated landscaping.</b></p> <p><b>18/00694/HOUSE - Amended plan</b></p> <p><b>Amended plans and heritage statement received.</b></p>				

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

- 1) The proposal represents overdevelopment of the site due to the bulk and scale**
- 2) The proposal fails to preserve or enhance the character of the conservation area**
- 3) Loss of amenity to neighbouring properties**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00766/FUL</b>	Louise Cane 24-04-2018	Cllr Parry	Ms Nevison 07960780276
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kippington Roads (Sevenoaks)		Brackenhurst	144 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<p><b>Installation of a 3.5M tall iron lamppost fitted with a black CCTV camera inside the lantern.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00817/FUL</b>	Louise Cane 24-04-2018	Cllr Towell	Mr Jackson 01249 47989
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Whitaker			33 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<p><b>Demolition of 2 bedroom bungalow and erection of a 3 bedroom dwelling, widening of drive with dropped kerb and new front garden wall.</b></p>				

**Sevenoaks Town Council recommended approval subject to:**

- 1) No overlooking of the adjacent properties - if so frosted glass should be fitted in the windows affected which should be fixed shut**
- 2) The planning officer being satisfied that there is sufficient off street parking and that the front wall and dropped kerb are constructed so that both parking spaces can be easily accessed.**
- 3) The driveway surface is of a permeable material**
- 4) The planning officer is satisfied that the gap between the house and the fence shown is sufficient for maintenance access.**

# Planning Applications Considered

Applications considered on 23-4-18

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00867/FUL	Sean Mitchell 26-04-2018	Cllr Clayton	MKA Architects 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Oliver (Portman Dental Care			6 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/18
<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 subject to the planning officer being satisfied that impact on 19 and 21 Vine Court Road is minimal and that the Conservation is content with the application.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00867/FUL	Sean Mitchell 03-05-2018	Cllr Clayton	MKA Architects 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Oliver (Portman Dental Care			6 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/18
<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>				
<b>18/00867/FUL - Amended plan</b>				
<b>Additional information - tree survey report.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that impact on 19 and 21 Vine Court Road is minimal and that the Conservation is content with the application.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00916/HOUSE	Mr M Holmes 25-04-2018	Cllr Hogarth (OOW)	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/04/18
<b>Demolition of garages, porch and outbuildings. Erection of a part single and two storey side extension to the East with dormers to the front and side. Erection of a new retaining wall to the North. Widening parking area.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-4-18

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00917/LBCALT	Mr M Holmes 25-04-2018	Cllr Hogarth (OOW)	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/04/18
<b>Demolition of garages, porch and outbuildings. Erection of a part single and two storey side extension to the East with dormers to the front and side. Erection of a new retaining wall to the North. Widening parking area.</b>				

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00964/FUL	Louise Cane 26-04-2018	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wallis			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/18
<b>Demolition of existing dwelling and the erection of a replacement detached dwelling with integral garage.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is no overlooking or loss of amenity to neighbouring properties in Weald Road.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00977/ADV	Mr M Mirams 24-04-2018	Cllr Parson	Mr Tanner 01590 689609
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Kelly (Oliver Bonas Ltd)			107 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<b>1No. New Externally Illuminated Fascia Sign &amp; 1No. Non Illuminated Projecting Sign.</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00981/HOUSE	Holly Pockett 30-04-2018	Cllr Eyre	Mr Lanham 01892 78518
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Van de Putte		The Haven	33A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/04/18
<b>Extensions to side and rear. Double garage with basement</b>				

**Sevneeoka Town Council recommended approval provided the approved changes do not contravene original conditions including the requirement for north facing windows to be obscure glazed.**

# Planning Applications Considered

Applications considered on 23-4-18

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00983/CONVAR</b>	Mr M Holmes 24-04-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Brunner		Fego	8 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<b>Variation of condition 10 of application SE/06/00709/FUL to development of 2 no. retail units with storage/retail over, office suite, new cafe/bar and ancillary accommodation with amendment to increase the opening hours up to 2:00AM Wednesday to Saturday no Change Sunday to Tuesday.</b>				

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

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01007/FUL</b>	Sean Mitchell 30-04-2018	Cllr Eyre	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bourne		Land Rear Of	82 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/18
<b>Demolition of existing summer house. Erection of contemporary 4 bed detached house with work to existing side access track.</b>				

**It was noted that this application had been declared invalid by Sevenoaks District Council.**

**The application will be considered by the Planning Committee when it has be validated.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01020/FUL</b>	Sean Mitchell 07-05-2018	Cllr Busvine	Mr Terry 02086655252
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Patel		J H Lorimer	78-78A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/18
<b>Roof extension providing 1no. 1 bedroom flat, 4no. 2 bedroom flats, creation of a residential entrance, a new staircase, a lift shaft and a bin store within the existing retail unit; reorganisation of retail unit.</b>				

**Sevenoaks Town Council recommended refusal unless the planning officer being satisfied there is adequate natural lighting for future residents and that all concerns raised at the pre application stage have been adequately addressed.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01033/HOUSE</b>	Naiomi Sargant 01-05-2018	Cllr Hogarth (OOW)	Mr Bellamy 01233 81214
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Lynch		High Chart	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/18
<b>Re-alignment of existing retaining wall for a single storey extension to conservatory.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-4-18

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01038/MMA</b>	Sean Mitchell 03-05-2018	Cllr Hogarth (OOW)	Mr Hadley 01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs K Bailey		Brackens	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/18
<b>Minor material amendment to 17/01145/MMA relating to the erection of the detached dwelling plus garaging. Proposed amendment consists of alternative siting of garage building to the side of new dwelling.</b>				

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01040/ADV</b>	H Donnellan 30-04-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Be Living		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/18
<b>The retention of 2 non-illuminated totem signs and 6 planter signs behind the hedge/planter at Tubs Hill House, London Road, Sevenoaks (identified as type A &amp; D on application drawings) 17/01071/ADV of appeal reference APP/G2245/H/3180879 .</b>				

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01070/FUL</b>	H Donnellan 01-05-2018	Cllr Schneider	Mr Scott 02392697193
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
DVSA		Driving Standards Agency	45 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/18
<b>Proposed replacement of 2 No. windows (W1 and W2) on the ground floor and 8 No. windows (W7, W8, W9, W10, W11, W12, W13, and W14) on the first floor.</b>				

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