

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 8th May 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Left 7:50pm	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Left 7:20pm	Cllr Walshe	Present

Also in attendance:

Assistant Town Clerk

Eleven member of the public

PUBLIC QUESTION TIME

None

46 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

47 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non pecuniary interest in Planning Application:

[14] 11 Mount Close

48 **DECLARATIONS OF LOBBYING**

All Councillors present declared they had been lobbied in respect of applications:

[3] Land rear of 82 Brattle Wood

[10] 49 Camden Road

49 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 23rd April 2018.

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

50 **SPEED WATCH**

The Committee received and considered an email from Kent Police:

RESOLVED:

- A list of roads discussed at the meeting be forwarded to Kent Police
- That it be suggested Kent Police work closely with the Community Safety Unit at Sevenoaks District Council who organise Speed Watch scheme
- That it be requested Sevenoaks Town Council are kept updated with progress.

51 PLANNING APPLICATIONS

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

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

- i) Against - Land rear of 82 Brattle Wood
- ii) For - Land rear of 82 Brattle Wood
- iii) Against - 49 Camden Road
- iv) For - 49 Camden Road

(b) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 2nd May 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

52 PRESS RELEASES

None

It was resolved that under the Public Bodies (Admission of Meetings) Act 1960 to exclude the Public and Press for the following item by reason of the confidential nature of the business.

53 ST JOHNS HILL CAR PARK

The Committee received and considered a report following representation from a member of the public concerning the St Johns Hill Car Park planning application.

Unanimously RESOLVED: No further action be taken, and a letter of response be sent to the member of the public.

There being no further business the meeting was closed at 8:25pm

CHAIRMAN

Planning Applications Considered

Applications considered on 8-5-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00958/FUL	Sean Mitchell 21-05-2018	Cllr Parson	Mr Paternostro 02039575
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Willison		68A & The Flat 68B	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/18
Subdivision of existing 1 bedroom flat on second floor to 2 x 1 bedroom flats.				

Sevenoaks Town Council recommended approval subject to the views of the conservation officer.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00959/FUL	Sean Mitchell 21-05-2018	Cllr Parson	Mr Paternostro 02039575
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Willison		68A & The Flat 68B	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/18
Replacement windows to front elevation on second floor, side elevation on first floor and to the rear at first and second floor.				

Sevenoaks Town Council recommended approval subject to the views of the conservation officer.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01007/FUL	Sean Mitchell 18-05-2018	Cllr Eyre	Open Arch. 779580
<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>
				30/04/18

Demolition of existing summer house. Erection of contemporary 4 bed detached house with work to existing side access track.

18/01007/FUL - Amended plan

A revised red line location plan to incorporate the access from Beechmont Road has been submitted and Certificate B or D has been signed.

Sevenoaks Town Council unanimously recommended refusal:

- The house is of an inappropriate design for the area.
- It attempts to create a new hard surface over open common land
- The proposed exit onto Beechmont road is unsafe, as verified by KCC, and visibility splays cannot be improved as the adjacent land is not owned by the applicant nor is the land within the scope of the planning application.
- The TPO should remain in place as it serves to protect an important tree.

//Informative: Sevenoaks Town Council owns the Sevenoaks Common Land, including the 'track' from Beechmont Lane. Sevenoaks Town Council has not been consulted in advance of the application being submitted, nor has it provided any consent for the proposed resurfacing of common land//

Planning Applications Considered

Applications considered on 8-5-18

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01029/FUL	Sean Mitchell 10-05-2018	Cllr Busvine	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Andriadi			16 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/18
Extension and division of existing house to form two dwellings. Demolition of SW part of dwelling. Remodelling of a NE part: addition of single storey rear extension and roof conversion including loft conversion to habitable space, integral garage.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that issues flagged during pre-application advice have been adequately addressed and that the increased footprint of the proposed property adjacent to the existing dwelling will not adversely impact on the amenity of neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01101/HOUSE	H Donnellan 08-05-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gemmell			1 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/04/18
Demolition of rear conservatory and erection of a replacement single-storey rear extension with roof windows together with the construction of a double-storey side extension with obscured glass windows to the first floor.				

Sevenoaks Town Council recommended approval as before, i.e. provided that:

- The Planning Officer is satisfied that there is at least 1 metre gap to the nearest boundary with no 1 Littlewood
- A condition is imposed for obscure glazing on the upstairs windows overlooking the front gardens of Littlewood

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01104/HOUSE	Natalie Rowland 09-05-2018	Cllr Parry	Mr Coleman 01580 23041
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown			7 Julians Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/04/18
Erection of a first floor side and rear extension.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 8-5-18

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01141/HOUSE	Louise Cane 14-05-2018	Cllr Waite	Kwok Lau 07842231244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Ashdown			13 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/18
Demolition of existing rear extension. Erection of a single storey rear extension and loft conversion with dormer.				

Sevenoaks Town Council recommended approval

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01143/HOUSE	Holly Pockett 14-05-2018	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Rushin		St Marys Gate House	64 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/18
Erection of replacement summer house.				

Sevenoaks Town Council recommended approval

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01172/HOUSE	Louise Cane 09-05-2018	Cllr Raikes	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Allen			11 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/18
To demolish the outbuildings to the rear and erect a single storey rear extension with a roof light, raised patio area and retained wall.				

Sevenoaks Town Council recommended approval

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01202/HOUSE	Louise Cane 10-05-2018	Cllr Raikes	Miss Donovan 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Edwards			49 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/18
Proposal for erection of two storey front extension to existing building incorporating new entrance, plus external alterations including raising the height to the front half of the existing dwelling by 1.2m, removal of chimneys, additional rooflights and demolition of existing side extension. Associated landscaping alterations.				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the previous concerns, in particular loss of amenity to neighbouring properties, have been satisfactorily addressed.

Planning Applications Considered

Applications considered on 8-5-18

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01203/HOUSE	H Donnellan 17-05-2018	Cllr Waite	Mr Wilson 07515899668
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Harvey			21 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/18
Proposed loft conversion with to (sic) half/barn hip roof extension, dormer window crown/table top roof to rear elevation, 1 No flat rooflight to dormer roof & 3 No Velux rooflight windows to front elevation.				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the previous concerns, in particular loss of amenity to neighbouring properties, have been satisfactorily addressed.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01220/HOUSE	Louise Cane 15-05-2018	Cllr Eyre	Mr Arnold 01892 864462
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Hawkins			14 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/18
Demolition of garage. Two storey side extension and front porch. Associated landscaping alterations to include new decking. Alterations to fenestration.				

Sevenoaks town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01223/MMA	Holly Pockett 21-05-2018	Cllr Canet	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Britten			67 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/18
Minor material amendment to 16/03580/HOUSE for proposed raising of roof to facilitate loft conversion. Addition of gable and rear extension together with dormer windows, showing amendments to external materials, roof of rear extension, fenestration.				

Sevenoaks town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01232/HOUSE	Holly Pockett 16-05-2018	Cllr Towell	Mr Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martyn			11 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/18
Erection of single storey rear extension to include new rooflights, increase roof height to side elevation and additional dormer to the rear.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is no loss of amenity due to loss of light to neighbouring properties.

Planning Applications Considered

Applications considered on 8-5-18

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/SE/08/675/R5	Mr Wooldridge 11-05-2018	Cllr Canet	SLR Consulting 01743 23 2250
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tarmac Trading Ltd		Sevenoaks Quarry	Bat & Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/18
Five-yearly review of progressive working and restoration scheme pursuant to condition 5 of planning permission SE/08/675.				

Sevenoaks Town Council recommend approval.