

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 21st May 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Arrived 7:01pm	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Apologies	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman in the Chair	Present	Cllr Towell	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Arrived 7:41pm
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

76 **REQUESTS FOR DISPENSATIONS**
No requests for dispensations had been received.

77 **DECLARATIONS OF INTEREST**
None

78 **MINUTES**
The Committee received and considered the minutes of the Planning Committee meeting held on the 8th May 2018

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

78 **APPEALS**
The Committee received and noted the submission of the following appeals:
18 Wickenden Road
32 Granville Road

79 **LOCAL PLANNING POLICY**
The Committee received and noted the draft Wilderness Design Guide.

80 **DEVELOPMENT CONTROL COMMITTEE**
The Committee noted that following item was due to be discussed at the Development Control Committee meeting on the 24th May 2018:
Uplands House, The Vine.

81 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 16th May 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

82 PRESS RELEASES

None

Planning Applications Considered

Applications considered on 21-5-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00817/FUL	Louise Cane 25-05-2018	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>
				08/05/18
<p>Demolition of 2 bedroom bungalow and erection of a 3 bedroom dwelling, widening of drive with dropped kerb and new front garden wall.</p> <p>18/00817/FUL - Amended plan</p> <p>A material amendment to the proposed tiles.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the proposed colour is in keeping with the street scene.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00850/HOUSE	Louise Cane 30-05-2018	Cllr Parry	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heath			8 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/05/18
<p>Demolition of garage and rear bay window. Erection of a two storey extension; single storey ground floor extension at rear with roof-lights; two storey extension at front and a new open porch at front. Roof alterations.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00908/ADV	Louise Cane 29-05-2018	Cllr Schneider	Mr Cooper (contact no. N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jabbar (Sevenoaks Taxis)			11A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/18
<p>4 flat signs and 1 illuminated light box signs (sic).</p>				

//Awaiting Chairman's Action//

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01078/HOUSE	Louise Cane 04-06-2018	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Williams		Keyworth	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/18
<p>Demolition of garage and store erection of a new garage with bedroom /annexe above (sic).</p>				

Sevenoaks Town Council recommended approval subject to the annex being enured to the main house.

Planning Applications Considered

Applications considered on 21-5-18

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01163/HOUSE	Holly Pockett 01-06-2018	Cllr Parry	Mr Giles 01474 702334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs R Williams			5 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/18
Erection of dormers to the rear to facilitate a loft conversion to include enlarged flank window.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01187/HOUSE	Holly Pockett 22-05-2018	Cllr Parson	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Draper-Stumm			8 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/18
Replacing windows on first floor, repairing pipes, guttering, chimney stack, fences and to the front door (sic). Internal repair works and alterations.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01188/LBCALT	Holly Pockett 22-05-2018	Cllr Parson	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Draper-Stumm			8 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/18
Replacing windows on first floor, repairing pipes, guttering, chimney stack, fences and to the front door (sic). Internal repair works and alterations.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01231/MMA	Louise Cane 23-05-2018	Cllr Piper	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr McMenemy		The Maples	130 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/18
Minor material amendment to application 17/03726/MMA for the demolition of the existing double garage with replacement double garage to include living space and store with amendment to show the exterior wall finish which is to be coursed red brick on all four elevations with stone detailing to the front entrance.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-5-18

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01242/FUL	Natalie Rowland 22-05-2018	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Adley		Land West Of	3 Julians Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/18
Demolition of existing garage and division of existing plot into two separate plot (sic) and erection of a proposed two bedroom house. The existing access would be retained for use by the new dwelling and a new access would be provided elsewhere on the site for use by the original dwelling.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01253/HOUSE	Louise Cane 23-05-2018	Cllr Mrs Parry	David Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Giddings		Ruddles	4 Highlands Park	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/18
Demolition of existing conservatory and the erection of a ground floor rear extension with rooflights, part of the garage to be converted into habitable and new roof at ground floor.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01262/FUL	Natalie Rowland 23-05-2018	Cllr Busvine	Mr Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Upsher		Land To The Rear Of	26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/18
Conversion of existing workshop and store/showroom to residential accommodation.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the design will be in-keeping with the conservation area.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01280/FUL	Natalie Rowland 23-05-2018	Cllr Busvine	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cunningham			11 Burchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/18
Demolition of existing 2 storey dwelling and construction of replacement dwelling with integral garage at basement level. Erection of a new dropped kerb and retaining wall to the west. Associated landscaping works.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-5-18

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01281/HOUSE	Holly Pockett 24-05-2018	Cllr Parry	Mr Whitehead 020718310
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Daunt			66 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/18
Demolition of single storey side extension to incorporate the remodelling of the dwelling by raising the roof ridge height to enable the conversion of loft space into habitable, erection of double storey side/front extension, part single and part two storey first floor extension to rear. Alterations to fenestration. Construction of terrace to the rear.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01301/HOUSE	Holly Pockett 01-06-2018	Cllr Eyre	Open Arch. 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Wall		White Squirrels	8 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/18
Demolition of existing conservatory and sun room and erection of a proposed rear extension at ground level with part lower ground proposed snug room and associated decked areas.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01302/HOUSE	Holly Pockett 22-05-2018	Cllr Eyre	Mr Amos 07841023805
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Amos			23 Shenden Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/18
Erection of a cedar clad garage.				

Sevenoaks Town Council recommended refusal due to the impact on the street scene and overdevelopment of the site.

Planning Applications Considered

Applications considered on 21-5-18

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01358/MMA	Natalie Rowland 21-05-2018	Cllr Parson	Mr Cooper 02071832285
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Felton		1 Knole Paddock	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/18
<p>Minor material amendment to application 11/03048/CONVAR for the demolition of single storey rear & side additions & outbuildings, and construction of new single storey additions, side boundary fence, new front gates & conversion of coach house into annexe accommodation to lower the height of the existing hay loft floor deck; include a window to match existing in the hay loft door; replace the hay loft door with timber shutters to match existing; locate the entrance in the alternate garage doorway; include two roof lights in the east pitch of the roof; raise the ridge of the roof by 100mm to accommodate insulation.</p>				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposals.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01392/FUL	Natalie Rowland 31-05-2018	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Bat And Ball Rail Station	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/05/18
<p>Creation of new opening in existing covered seating area and installation of pedestrian ramp to provide accessible access to Platform 1.</p>				

Sevenoaks Town Council made no comment.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01395/HOUSE	Holly Pockett 25-05-2018	Cllr Waite	Mr G Perham 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Velsen			16 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/18
<p>Single storey side extension incorporating a garage.</p>				

Sevenoaks Town Council recommended to the Planning Officer being satisfied that the materials are in keeping with the surrounding area.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01399/ADV	Natalie Rowland 29-05-2018	Cllr Busvine	Miss Wayling 01618 3006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Sarah Wayling		Knole House Furnishing Seven	14-18 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/18
<p>External Fascia Sign and hanging sign.</p>				

Sevenoaks Town Council recommended approval subject to all signage being externally illuminated rather than internally illuminated.

Planning Applications Considered

Applications considered on 21-5-18

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01412/LBCALT	Natalie Rowland 29-05-2018	Cllr Parson	Miss C Proto 462100
<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>
				10/05/18
Refurbishment and extension of safety roof access system on south elevation and installation of new roof access system to south elevation to Stone Court and south elevation of Queen's Court.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01419/HOUSE	Louise Cane 29-05-2018	Cllr Schneider	Mr Moss 01322 408573
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr White			54 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/05/18
Replacement of tile hanging and rough render with smooth render to front and flank elevations. Existing second floor window detailing to be exposed or newly created.				

//Awaiting Chairman's Action//

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01428/HOUSE	Louise Cane 29-05-2018	Cllr Chakowa	Mr Woodward 01959 565
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Kyriazis			1 Woodside Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/18
Demolition of conservatory. Erection of single storey rear porch.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01474/HOUSE	Holly Pockett 31-05-2018	Cllr Eyre	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chan		Damansara Heights	12 White Friars	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/18
Erection of a ground floor side extension; new porch at side with rooflight; first floor side extension; new retaining wall at front and side. Erection of storage bins to the side and fence to the front.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 21-5-18

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01490/FUL	Natalie Rowland 01-06-2018	Cllr Eyre	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Redfern		Greenhills	12 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/18
Demolition of existing building and garage and erection of replacement building and garage.				

//Awaiting Chairman's Action//

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01495/HOUSE	Holly Pockett 01-06-2018	Cllr Chakowa	Glyn Doughty 01959 5627
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith		Beech House	17 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/18
The erection of a single storey front extension.				

Sevenoaks Town Council recommended approval.