

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 4th June 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Left 8:15pm
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Arrived 7:45pm	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Town Clerk

3 members of the public

PUBLIC QUESTION TIME

None

83 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

84 DECLARATIONS OF INTEREST

Cllr Piper noted that his cabinet position at Sevenoaks District Council included building control matters in relation to item (5) Sustainable Community Act

Cllr Raikes declared a non-pecuniary interest in application:

[10] Greenhills 12 Oakhill Road

85 DECLARATIONS OF LOBBYING

Cllrs Clayton and Cllr Parson declared they had been lobbied regarding Planning Application [18] Summerhill Seal Hollow Road

86 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on the 21st May 2018

RESOLVED: that the minutes be approved and signed as an accurate record subject to the following amendment:

- [18] 16 Holmsdale Road, clarify that recommendation was for conditional approval.

87 SUSTAINABLE COMMUNITIES ACT

The Committee received and considered a survey requesting support for Barrowden Parish Council's intention to submit a proposal to government under the Sustainable Communities Act in relation to Planning and Building regulation services.

RESOLVED:

- I) Request information from SDC regarding enforcement on planning conditions, as an example the M&S planning condition for staff to cycle to work.
- II) Support the Sustainable Communities Act initiative in following up how plans are developed and monitored.
- III) Circulate survey link – electronic link not working in agenda papers

88 PLANNING APPLICATIONS

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

- I) [18] Summerhill, Seal Hollow Road - Against
- II) [18] Summerhill, Seal Hollow Road - For

(b) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 30th May 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

89 PRESS RELEASES

None

Finished 8:35pm

Planning Applications Considered

Applications considered on 4-6-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00704/FUL	Sean Mitchell 08-06-2018	Cllr Parson	Mr Hiscocks 0783481196
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Moskovenko		Site Of	166 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/18

Temporary 3 year use as a car park.

18/00704/FUL - Amended plan

Amended plans received.

18/00704/FUL - Amended plan

Additional information submitted relating to installation of CCTV.

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. //

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00961/HOUSE	Natalie Rowland 06-06-2018	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>
				24/05/18

Proposed first floor rear extension and all associated works.

18/00961/HOUSE - Amended plan

Amended plans have been received for the above mentioned proposal, to include 1.7m high opaque glass screening along the boundary line at first floor level.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-6-18

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01236/LDCEX	Holly Pockett 15-06-2018	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			60 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/18
Demolition a section (sic) of existing building at rear and the erection of a single storey rear extension.				

Sevenoaks Town Council made no comment on the application.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01237/FUL	Louise Cane 12-06-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Peters			5B South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/18
Increase of 1 parking space.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that there is adequate provision for landscaping – and that the expansion is not detrimental to the character of the local conservation area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01393/FUL	Natalie Rowland 06-06-2018	Cllr Towell	Mr A Rigby 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Salah			220 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
Demolition of existing dwelling and construction of new 5 bedroom home with associated parking.				

Sevenoaks Town Council recommended approval subject to Planning Officer agreeing identical to previous application and proving presence of sewer relating to original plan.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01427/MMA	Louise Cane 06-06-2018	Cllr Eyre	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bateman		Wildbriar	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/18
Minor material amendment to application 17/00656/FUL for the division of rear garden of existing dwelling to create a new 5 bedroom dwelling house to show internal floor layouts to the ground, first and second floor and subsequent elevation changes; the additional (sic) of a single garage with garden store to the rear; amendments to the front elevation features.				

Sevenoaks Town Council recommended refusal as changes are not Minor Material Amendments and should be submitted as a full planning application.

Planning Applications Considered

Applications considered on 4-6-18

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01444/LBCALT	Natalie Rowland 13-06-2018	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>
				24/05/18
<p>Widening of Green Court path running alongside West Front elevation at either side of entrance to Green Court from park 50.5 metre length (30 metres plus 20.5 metres): the current path is 3.8 metres wide. This was a churt path until 2012 when it was replaced with York stone. The proposal is to widen the path by 2 York stone slabs to increase the width of the path to 4.85 metres wide.</p>				

Sevenoaks Town Council recommended approval

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01465/HOUSE	H Donnellan 06-06-2018	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>
				18/05/18
<p>Construction of a new vehicle crossover.</p>				

Sevenoaks Town Council recommended approval

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01468/HOUSE	H Donnellan 06-06-2018	Cllr Piper	Mrs Buckland 885484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Trussler			21 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
<p>Hard and soft landscaping works to garden.</p>				

Sevenoaks Town Council recommended approval

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01487/HOUSE	Natalie Rowland 06-06-2018	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>
				18/05/18
<p>Demolition of existing side and rear extension and garage. Erection of a double storey side and rear extension with chimney, part single and part double front and side extension to incorporate a garage. Erection of an orangery to the rear. Raising the height of a chimney. Loft conversion with dormer to the rear and side. Alterations to the roof. Alterations to fenestration. Retaining wall.</p>				

Sevenoaks Town Council recommend refusal based on overdevelopment of the plot and through the impact of the house and garage on the street scene

Planning Applications Considered

Applications considered on 4-6-18

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01497/FUL	Natalie Rowland 07-06-2018	Cllr Piper	Mr Payne 01892 750090
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Payne		The New Beacon School	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
Erection of small ground based structure and deck.				

Sevenoaks Town Council recommended approval

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01505/HOUSE	Louise Cane 05-06-2018	Cllr Towell	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Gray			9 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/18
To erect a two storey side and rear extension, single storey rear extension with roof lights, a front porch and alterations to the elevational finishes to all elevations.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied new window to bedroom 5 does not overlook neighbours.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01523/FUL	Mr M Holmes 06-06-2018	Cllr Parson	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Harrison			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
Subdivision of existing Grade II Listed dwelling into two self-contained units; single storey extension to rear; replacement of some existing windows.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that Grade II conditions have been met and there being no negative impact on surroundings.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01524/LBCALT	Mr M Holmes 06-06-2018	Cllr Parson	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Harrison			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
Subdivision of existing Grade II Listed dwelling into two self-contained units; single storey extension to rear; replacement of some existing windows.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that Grade II conditions have been met and there being no negative impact on surroundings.

Planning Applications Considered

Applications considered on 4-6-18

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01545/HOUSE	Louise Cane 05-06-2018	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Fitzherbert			6 Hospital Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/18
Kitchen extension.				

Sevenoaks Town Council recommended approval

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01548/HOUSE	Holly Pockett 11-06-2018	Cllr Piper	Mr D Weston 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Lang			27 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/18
Converting half garage to habitable space. Erection of a first floor extension above garage, new porch, new garden retaining wall and alterations to fenestration.				

Sevenoaks Town Council recommended approval

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01551/LDCEX	Natalie Rowland 07-06-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lee Phelps		Site Of Upper St Johns Public	St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
To established (sic) that work has commenced on application 11/02692/FUL for the demolition of existing public convenience and construction of a 3 storey one bedroom house.				

Sevenoaks Town Council noted comments.

Planning Applications Considered

Applications considered on 4-6-18

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01569/FUL	Mr Mark Mirams 06-06-2018	Cllr Clayton	Ms Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
Demolition of existing dwelling; erection of two replacement two storey with roof accommodation dwellings (sic), erection of a new garage and refurbishment of existing and associated works.				

Sevenoaks Town Council recommended refusal on grounds of

- the impact of the bulk, mass and siting of the building on Plot 1 on the residential amenity and setting of Dawning and Levenhurst, on a much lower level, which will be more dominant than either of the existing permissions,
- Overdevelopment of the overall site, which is more intensive than either existing permission.

STC notes that, as the applicant suggests, moving the two houses away from Dawning and Levenhurst will impact the residential amenity of Oakridge, which illustrates the constraints of the site.

Informative: If SDC is minded to approve this application, there should be conditions covering:

- the garage refurbishment, prohibiting any work which could affect the roots of the important oak overhanging the south west corner of the site
- the planting scheme in the drive, to achieve the restoration of its earlier condition, as recommended by inspectors in their decisions on both the Dawning and Summerhill sites.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01570/HOUSE	Natalie Rowland 07-06-2018	16 Lake View Road	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Savage			16 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/18
Demolition of existing detached garage and erection a two storey side and rear extension and single storey front and rear extensions with a roof light.				

Sevenoaks Town Council recommended refusal on grounds of

- the impact of the bulk, mass and siting of the building on Plot 1 on the residential amenity and setting of Dawning and Levenhurst, on a much lower level, which will be more dominant than either of the existing permissions,
- Overdevelopment of the overall site, which is more intensive than either existing permission.

Sevenoaks Town Council recommended approval subject to obscure glazing on flank wall.

Planning Applications Considered

Applications considered on 4-6-18

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01588/HOUSE	Natalie Rowland 08-06-2018	Cllr Eyre	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Garbini			1 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/18
Demolition of outbuilding and erection of a single storey rear and side extension with two roof lights.				

Sevenoaks Town Council recommended approval

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01597/ADV	Holly Pockett 12-06-2018	Cllr Busvine	Katie Ronald 01179 4278
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Clare Cox (Vodafone UK)		Blue Moon Contemporary Art	122 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/18
Erection of a new externally illuminated fascia sign, a new externally illuminated hanging sign and a Digital Flank with integrated LCD screen.				

Sevenoaks Town Council recommended approval

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01623/HOUSE	Holly Pockett 14-06-2018	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Steve Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/05/18
Demolition of flat roofed side extension and rear extension, and erection of a part single storey side and rear extension and part first floor extension.				

Sevenoaks Town Council recommend Approval subject to the materials utilised being in keeping with the rest of the property and the surrounding properties.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01633/FUL	Natalie Rowland 13-06-2018	Cllr Busvine	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Buckley		2 Locks Yard	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/05/18
Demolition of existing dwelling and construction of 2no. flats. Alterations to adjacent landscaping.				

Sevenoaks Town Council recommended Approval subject to the conservation officer being satisfied that the design and material are in keeping with the conservation area and that the landscaping measures for the surrounding area are adequate.

Planning Applications Considered

Applications considered on 4-6-18

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01654/HOUSE	Louise Cane 15-06-2018	Cllr Mrs Walshe	Joanna Loizou 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Icel			47 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/18
The erection of a part single storey and part two (sic) side extension, a loft conversion with internal alterations.				

Sevenoaks Town Council recommended approval

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03330/FUL	Natalie Rowland 07-06-2018	Cllr Eyre	SJM Planning 018928822
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tantella Corp		Blue Cedar	102 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/18
Demolition of existing dwelling and erection of replacement detached dwelling. Alterations to parking and turning area and associated hard and soft landscaping.				
SE/17/03330/FUL - Amended Plan : Re-determination of original planning application.				

Sevenoaks Town Council recommended approval