

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 16<sup>th</sup> July 2018 at 7:00pm

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**Present:**

**Committee Members**

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Present	Cllr Piper - <b>Chairman</b>	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre – <b>Vice Chairman</b>	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	<b>Arrived: 7:30pm</b>
Cllr Mrs Parry	Present	Cllr Walshe	Apologies

**Also in attendance:**

Town Clerk  
 Assistant Town Clerk  
 No members of the public

PUBLIC QUESTION TIME

None

159 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

160 DECLARATIONS OF INTEREST

None

161 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on the 2<sup>nd</sup> July 2018

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

162 LOCAL PLAN REVIEW

The Committee received and noted that consultation on the Sevenoaks District Local Plan had commenced on the 16<sup>th</sup> July 2018.

**RESOLVED:** That a working party be formed to assist in the creation of a draft response to the consultation, comprised of Cllrs Busvine, Parry, Mrs Parry, Schneider and Towell.

163 APPEALS

(a) The Committee received and noted the following appeals have been submitted:

- i. 30 South Park
- ii. 5 Hawkes Place

(b) The committee received and noted that the inspector had allowed the following appeals:

i. 18 Wickenden Road

164 PLANNING APPLICATIONS

(a) The Committee noted applications submitted under Chairman's Action.

(b) The Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 11<sup>th</sup> July 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

165 PRESS RELEASES

None

Finished 8:02pm

# Planning Applications Considered

Applications considered on 16-7-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00850/HOUSE</b>	Louise Cane 24-07-2018	Cllr Piper	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>
				04/07/18
<p><b>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.</b></p> <p><b>18/00850/HOUSE - Amended plan</b></p> <p><b>The proposed development has been amended.</b></p> <p><b>18/00850/HOUSE - Amended plan</b></p> <p><b>The proposed plans have been amended.</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>
	<b>18/01020/FUL</b>	Sean Mitchell 26-07-2018	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>
				06/07/18
<p><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></p> <p><b>18/01020/FUL - Amended plan</b></p> <p><b>No encroachment on the adjoining neighbours, so Certificate B not need to be signed (sic) or notice served.</b></p>				

**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.**

# Planning Applications Considered

Applications considered on 16-7-18

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01465/HOUSE	H Donnellan 17-07-2018	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>
				27/06/18
<p><b>Construction of a new vehicle crossover.</b></p> <p><b>18/01465/HOUSE - Amended plan</b></p> <p><b>Amended red outline and Certificate B.</b></p> <p><b>Amended proposal description:</b></p> <p><b>Construction of a vehicular crossover, reduction of levels and retaining walls.</b></p>				

**Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the elements of the building which are locally listed are not adversely affected by the proposal.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01527/HOUSE	Holly Pockett 19-07-2018	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/18
<p><b>Erection of first floor extension and loft conversion with dormers.</b></p>				

**Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that there will be no:**

- overlooking of neighbouring properties to the side and rear, especially due to the inclusion of a juliette balcony
- overshadowing to neighbouring properties to the side

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01582/HOUSE	Natalie Rowland 27-07-2018	Cllr Arnold	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Laing-Williams		Wildershaw Cottage	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/18
<p><b>Replacement of existing wooden five bar gate and posts at front of property with pair of metal gates.</b></p>				

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

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 16-7-18

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01831/LBCALT	Louise Cane 18-07-2018	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>
				28/06/18
<b>Replacement window and omit the repair works and alteration.</b>				

**Sevenoaks Town Council recommended approval subject to materials used being in keeping with the existing property.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01950/HOUSE	H Donnellan 17-07-2018	Cllr Waite	Mr Johnson 07989770930
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D John			2 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/18
<b>Removal of existing porch. New awning to front elevation. New altered fenestration openings to side and rear elevations.</b>				

**Sevenoaks Town Council recommended approval**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01983/HOUSE	Louise Cane 18-07-2018	Cllr Arnold	Mrs Bakunowicz 240507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/18
<b>Single storey side and rear extension. Conversion of garage into habitable space.</b>				

**//Chairman's Action//  
Sevenoaks Town Council recommended approval**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01986/HOUSE	H Donnellan 18-07-2018	Cllr Busvine	Mr Trute 07540651867
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Bamsey			25 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/18
<b>Single storey side extension to form porch.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is sufficient room for porch without encroaching on the amenities of the neighbouring property, and subject to the conservation officer being satisfied the satisfied the design and materials are in keeping with character of the area.**

# Planning Applications Considered

Applications considered on 16-7-18

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02037/ADV</b>	Natalie Rowland 20-07-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Franks			98-116 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/18
<b>Erection of hoarding with signage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02053/CONVAR</b>	Natalie Rowland 30-07-2018	Cllr Piper	Mr Barrett 02031211056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriot		Winter Ride	2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/18
<b>Removal of condition 1 (ensuite windows shall be obscured glazing and non openable) of 17/02759/MMA to a minor material amendment of application 15/03778/MMA relating to demolition of existing house and erection of detached dwelling. Proposed amendments consist of fenestration alteration and inclusion of external materials.</b>				

**Sevenoaks Town Council recommended refusal to protect the amenities of properties to the east and west.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02055/HOUSE</b>	Natalie Rowland 24-07-2018	Cllr Waite	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dickenson-Standing			17 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/18
<b>Erection of a first floor side/rear extension.</b>				

**Sevenoaks Town Council recommended approval subject to the materials used being in keeping with the existing property.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02097/HOUSE</b>	Holly Pockett 25-07-2018	Cllr Hogarth	Ms Bignell 07759229222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Somjee			24 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/18
<b>Erection of double storey front corner infill extension and single storey rear extension with modification to roof structure to accommodate the works. Alterations to fenestration and replacement of existing garden wall incorporating gate to the side.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 16-7-18

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02105/MMA</b>	Holly Pockett 25-07-2018	Cllr Waite	Mr Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dennis			14 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/18
<b>Minor material amendment to 17/01305/FUL (Demolition of existing double garage. Erection of 1 no. two bedroom dwelling and associated works) to add an obscured window to the side.</b>				

**Sevenoaks Town Council recommended approval**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02113/CONVAR</b>	Natalie Rowland 27-07-2018	Cllr Mrs Parry	Mr Adcock 01789 414202
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Motor Fuel Group		Shell Select	128 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/18
<b>Variation of condition 1 of 17/02189/FUL for 24 hours opening restricted to the shop and forecourt pumps with amendment to time restrictions to allow the petrol filling station to permanently operate 24 hours x 7 days a week.</b>				

**Sevenoaks Town Council recommended refusal but may be more sympathetic towards an application which sought consent for solely the fuel pumps to operate 24/7 rather than the shop facility and subject to a condition restricting the hours of all deliveries (both stock and fuel, and waste collection) to 7am - 7pm to protect the amenities of neighbouring properties.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02150/HOUSE</b>	Alexis Stanyer 30-07-2018	Cllr Raikes	Mr Young 0784140841
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Leslie			7 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/18
<b>Demolition of existing conservatory, garage and shed to facilitate the erection of a single storey rear and side wrap around extension. Alterations to fenestration.</b>				

**Sevenoaks Town Council recommended subject to the conservation officer being satisfied there will be no detrimental impact to this locally listed building.**

# Planning Applications Considered

Applications considered on 16-7-18

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>KCC/SE/0089/2018</b>	Miss Mary Green 25-07-2018	Cllr Raikes	Mr Dodson 01227 767770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Lerner		Sevenoaks Primary School	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/18
<b>Permanent retention of three modular buildings and the alteration of their appearance through the installation of coloured panels onto their existing facades.</b>				

**Sevenoaks Town Council recommended approval.  
Informative: Sevenoaks Town Council request that KCC ensure that the panels are non-combustable and will not create a fire risk.**