

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 30<sup>th</sup> July 2018 at 7:00pm

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**Present:**

**Committee Members**

Cllr Arnold	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Parson	<b>Arrived 7:03pm</b>
Cllr Canet	<b>Present</b>	Cllr Piper - <b>Chairman</b>	<b>Present</b>
Cllr Chakowa	<b>Present</b>	Cllr Raikes	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Schneider	<b>Present</b>
Cllr Eyre – <b>Vice Chairman</b>	<b>Present</b>	Cllr Towell	<b>Present</b>
Cllr Hogarth	<b>Present</b>	Cllr Waite	<b>Apologies</b>
Cllr Mrs Parry	<b>Present</b>	Cllr Walshe	<b>Present</b>

**Also in attendance:**

Assistant Town Clerk

Planning Assistant

3 members of the public

**PUBLIC QUESTION TIME**

None

179 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

180 **DECLARATIONS OF INTEREST**

None

181 **DECLARATIONS OF LOBBYING**

All Councillors present declared they had been lobbied on applications concerning 38 High Street.

Cllrs Clayton, Parson and Walshe declared they had been lobbied on applications concerning Summerhill, Seal Hollow Road.

182 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 16<sup>th</sup> July 2018

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

183 **LOCAL LIST**

An update was received regarding the status of the local list.

184 **APPEALS**

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

- i. 32 Granville Road – Allowed
- ii. 118A London Road – Allowed

iii. 118A London Road – Costs

185 NATIONAL PLANNING POLICY FRAMEWORK

The Committee received and noted a copy of the new National Planning Policy Framework.

186 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable members of the public to speak for 3 minutes on the following applications by prior arrangement:

- i. Summerhill, Seal Hollow Road – Against
- ii. Summerhill, Seal Hollow Road – For

(b) The meeting was reconvened and the Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 25<sup>th</sup> July 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

187 PRESS RELEASES

None

Finished 8:25pm

# Planning Applications Considered

Applications considered on 30-7-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00850/HOUSE	Louise Cane 02-08-2018	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>
				13/07/18
<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> <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>
	18/02052/HOUSE	Emma Gore 07-08-2018	Cllr Mrs Walshe	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Rabe & S Tamkaew			44 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/18
<p><b>Demolition of existing rear conservatory and chimney located on the East elevation. Erection of single storey rear extension with partially glassed panelled roof. Removal of two rooflights to facilitate the enlargement of the roof and chimney located on West elevation. Loft conversion to include two new velux rooflights and the construction of dormer window to the rear with a glass balustrade. Alterations to fenestration. Landscaping works to the rear.</b></p>				

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there are no detrimental effects, including loss of privacy, on neighbouring properties.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02092/FUL	Mr M Mirams 03-08-2018	Cllr Eyre	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Putnam			28 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/18
<p><b>Erection of a new detached dwelling and garage with new entrance access and pavement crossover. Erection of new detached garage for no 28.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02105/MMA	Holly Pockett 31-07-2018	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>
				12/07/18
<p><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></p> <p><b>18/02105/MMA - Amended plan</b></p> <p><b>Non-obscured glazing to rear bedroom window.</b></p>				

**Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there is no overlooking of neighbouring properties.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02130/HOUSE	Natalie Rowland 07-08-2018	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Giles			41 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/07/18
<p><b>Removal of existing garage and erection of replacement garage.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02147/HOUSE	Holly Pockett 01-08-2018	Cllr Waite	Mr Weston 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walker			1 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/18
<p><b>New dormer window to front elevation.</b></p>				

**Sevenoaks Town Council recommended approval, subject to:**  
**The materials used being in keeping with the rest of the property**  
**The Planning Officer being satisfied there will be no detrimental impact on the Street Scene**  
**There being no impact on nearby locally listed buildings.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02166/HOUSE	Holly Pockett 02-08-2018	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lingreen			69 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/18
<b>Loft Conversion.</b>				

**Sevenoaks Town Council recommended approval, subject to a Loss of Light Assessment being carried out and the Planning Officer being satisfied that the alterations to the gable roof will not result in a terracing effect, detrimental to the character of the area.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02167/HOUSE	Emma Gore 31-07-2018	Cllr Raikes	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Silver		Kinsdale	9A Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/18
<b>Loft conversion with new rooflight and alterations to fenestrations.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02171/HOUSE	Holly Pockett 10-08-2018	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Leahy			3 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/18
<b>Demolition of shed. Erection of two storey rear extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02177/HOUSE	Alexis Stanyer 03-08-2018	Cllr Hogarth	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Clark			24 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/18
<b>Demolition of existing conservatory and store room. Erection of single storey rear extension. Conversion of roof void into living accommodation with three dormers to rear.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02181/HOUSE	Natalie Rowland 02-08-2018	Cllr Schneider	Miss Yianni 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Jones			38 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/18
<b>Refurbishment of property with internal alterations and alterations to the fenestration.</b>				

**Sevenoaks Town Council unanimously recommended refusal on the grounds that the heritage information supplied with the application appears to be inconsistent with conflicting information supplied by a member of the public.**

**//Informative: The Town Council would encourage the applicant to conduct a further, more in-depth, heritage assessment. Tailoring their proposals more carefully to respect the heritage fabric, in particular the staircase//**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02182/LBCALT	Natalie Rowland 02-08-2018	Cllr Schneider	Miss Yianni 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Jones			38 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/18
<b>Refurbishment of property with internal alterations and alterations to the fenestration.</b>				

**Sevenoaks Town Council unanimously recommended refusal on the grounds that the heritage information supplied with the application appears to be inconsistent with conflicting information supplied by a member of the public.**

**//Informative: The Town Council would encourage the applicant to conduct a further, more in-depth, heritage assessment. Tailoring their proposals more carefully to respect the heritage fabric, in particular the staircase//**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02198/CONVAR	Emma Gore 06-08-2018	Cllr Parson	Mr Thompson 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Hyde			54 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/18

**Variation of condition 2 (operating hours) of SE/16/03502/FUL with amendment to operating hours to: Monday to Saturday from 08:00 to 21:00, Sunday from 10:00 to 17:00, Bank and Public Holidays from 09:00 to 16:00.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02242/HOUSE</b>	Natalie Rowland 09-08-2018	Cllr Piper	Mr De Pascalis 760712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Matson		Timbers	65 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/07/18
<b>Erection of a summer house, decking and brise soleil to rear garden.</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>18/02260/HOUSE</b>	Alexis Stanyer 09-08-2018	Cllr Mrs Parry	Mr Gay 07748778563
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Garner			46 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/07/18
<b>Demolition of existing conservatory to accommodate the erection of a two storey rear extension and raising the roof height to create a two storey 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>18/02267/HOUSE</b>	Holly Pockett 10-08-2018	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Durant		The Oaks	62A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/18
<b>Demolition of rear conservatory. Erection of a rear orangery, new dormers and rooflights.</b>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 30-7-18

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02277/CONVAR	Mr M Mirams 10-08-2018	Cllr Waite	N/A
<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>
				24/07/18
<p><b>Removal of condition 5 (scale parameters) and variation of condition 13 (approved plans) of 18/00158/OUT for demolition two detached dwellings and garaging facilities; erection of 4 detached dwellings, garages and associated works with amendment to the requirement that development shall be carried out in accordance with the following approved plans: 4658-PD4-03, 4658-PD4-06 and 4658-PD4-07.</b></p>				

**Sevenoaks Town Council recommended refusal due to the detrimental impact of the bulk, mass and siting of the proposed dwellings on the residential amenities of surrounding properties. The revised plans represent an overdevelopment of the site, particularly due to the increase in bulk and mass, and the removal of internal garages.**

**The Town Council noted that plans submitted appear to be very similar to those refused under 18/01569/FUL.**

**//Informative: Sevenoaks Town Council requests that the Planning Officer reviews the paper trail with regard both to this proposal and related applications 18/00158/OUT and 18/01569/FUL, as there appear to be discrepancies in the proposal descriptions//**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02278/HOUSE	Natalie Rowland 10-08-2018	Cllr Piper	Mr Barrett 02031211056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriott		Winter Ride	2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/18
<p><b>Proposed front entrance gates, piers and railings.</b></p>				

**Sevenoaks Town Council recommended approval.**

**//Informative: Sevenoaks Town Council noted that the proposed front entrance gates exceed two metres in height//**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02280/HOUSE	Alexis Stanyer 10-08-2018	Cllr Canet	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Leonard			37 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/18
<p><b>Garage conversion and extension to front and rear of garage.</b></p>				

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 30-7-18

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02285/HOUSE	Emma Gore 10-08-2018	Cllr Mrs Walshe	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Woo			26 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/18
<p><b>Demolition of existing side and rear ground floor extension to facilitate erection of single storey rear extension with rooflights and two storey side extension. Construction of front extension to include porch. Landscaping works to include enlargement of parking area to accommodate two vehicles.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03425/FUL	S Mitchell 06-08-2018	Cllr Raikes	Mr James 004420740380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Regal Care Homes Ltd		Alpine Residential Home	10 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/18
<p><b>Demolition of the existing 24 person care home and the erection of 16 care flats together with associated communal facilities, matters of access and car parking on this site.</b></p> <p><b>SE/17/03425/FUL - Amended plan</b></p> <p><b>Revised off-street parking layout to include ambulance parking bay.</b></p> <p><b>SE/17/03425/FUL - Amended plan</b></p> <p><b>Revised elevations/use of external materials and planning statement.</b></p> <p><b>SE/17/03425/FUL - Amended plan</b></p> <p><b>Amended plans.</b></p>				

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

**-The proposal would be out of keeping with neighbouring properties and excessively bulky, resulting in the development being injurious to the street scene.**

**-Overdevelopment of the site.**

**-Proposals are contrary to guidance set out in the Residential Area Character Assessment SPD.**

**-Under-provision of car parking spaces in a particularly congested area of town, especially during the morning and evening school run.**