

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 13<sup>th</sup> August 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	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Present
Cllr Hogarth	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Present	Cllr Walshe	Arrived 7.06pm

**Also in attendance:**

Deputy Town Clerk  
 Planning Assistant  
 3 members of the public

**PUBLIC QUESTION TIME**

None

195 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

196 **DECLARATIONS OF INTEREST**

None

197 **DECLARATIONS OF LOBBYING**

Cllrs Waite and Walshe declared that they had been lobbied concerning Summerhill, Seal Hollow Road.

198 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on 30<sup>th</sup> July 2018.

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

199 **DRAFT LOCAL PLAN CONSULTATION JULY 2018**

**RESOLVED:** that an additional meeting be arranged prior to the next Planning Committee Meeting to consider and prepare Sevenoaks Town Council's response.

200 **BRADBOURNE LAKES CONSULTATION JULY 2018**

**RESOLVED:**

- a) Councillors to submit comments to the Deputy Town Clerk, who will forward them to Northern Ward Councillors.

- b) Northern Ward Councillors to prepare Sevenoaks Town Council's response, also taking into consideration:
  - i. Comments from Bradbourne Residents' Association (BRA)
  - ii. The impact of and need for, regular maintenance
- c) Delegation of the finalisation and submission of the response to the Deputy Town Clerk.

201 PLANNING APPLICATIONS

- a) The meeting was adjourned to enable members of the public to speak for 3 minutes on the following application by prior arrangement:
  - i. Summerhill, Seal Hollow Road – Against

The member of the public who had registered to speak in favour of Summerhill, Seal Hollow Road declined the opportunity to speak.

- b) The meeting was reconvened and the Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 8<sup>th</sup> August 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

202 PRESS RELEASES

**RESOLVED:** That authority be granted for a future press release with regards to Sevenoaks Town Council's response to the Bradbourne Lakes Consultation.

Finished 8:04pm

# Planning Applications Considered

Applications considered on 13-8-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01794/FUL	Mr M Mirams 28-08-2018	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Wilson			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/18
<b>Conversion of cellar to habitable accommodation and conversion of barn to two storey residential unit.</b>				

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

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01795/LBCALT	Mr M Mirams 28-08-2018	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Wilson			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/18
<b>Conversion of cellar to habitable accommodation and conversion of barn to two storey residential unit.</b>				

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

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01820/HOUSE	Louise Cane 23-08-2018	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Palin			4 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/18
<b>Demolition of the conservatory and chimney. Erection of ground floor rear extension with rooflights and ground &amp; first floor side extension; proposed roof conversion with rear dormer; alteration to fenestration; new retaining wall at side; enlarging car parking area.</b>				
<b>18/01820/HOUSE - Amended Plan</b>				
<b>Amended plans have been submitted.</b>				

**Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that there will be no overlooking of neighbouring properties, particularly No. 60 Brittain's Lane.**

# Planning Applications Considered

Applications considered on 13-8-18

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01985/HOUSE	Natalie Rowland 24-08-2018	Cllr Busvine	Mr Kaczmarczyk 864459
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Chandler		Ivy Lodge	Hitchen Hatch Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/08/18
<b>Demolition of outbuilding to facilitate erection of timber framed studio with rooflights in the rear garden.</b>				

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials used are in keeping with the Conservation Area and that there will be no detrimental impact to the locally listed status of the main dwelling.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02148/HOUSE	Natalie Rowland 27-08-2018	Cllr Parry	Mr Knight 07966484610
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jiggins			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/18
<b>Demolition of existing garage and the erection of a part two storey and single storey side and rear extension, first floor rear extension and single storey front extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02270/HOUSE	Alexis Stanyer 20-08-2018	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Lothington			192A Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/18
<b>Single storey brick extension to the front of the house. Installation of two sun tunnels.</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02283/LDCPR	Alexis Stanyer 20-08-2018	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gilman			26 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/18
<b>Erection of a dropped kerb and hardstanding to the front.</b>				

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 13-8-18

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02306/FUL	Mr M Mirams 14-08-2018	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>
				25/07/18
<p><b>Demolition of existing dwelling and garage. Erection of two replacement two storey with roof accommodation dwellings (sic) with garage facilities and associated works.</b></p> <p><b>Amended Plan (for information only) received from SDC 25-07-2018:</b></p> <p><b>The demolition of existing garage has been removed.</b></p> <p><b>Amended proposal description:</b></p> <p><b>Demolition of existing dwelling. Erection of two replacement two storey with roof accommodation dwellings (sic) with garage facilities and associated works.</b></p>				

<p><b>Sevenoaks Town Council recommended refusal on the grounds of:</b></p> <p><b>Overdevelopment of the overall site, in particular, the addition of a new external garage for Plot 1.</b></p> <p><b>The detrimental impact of the bulk, mass and siting of the proposed dwellings on the residential amenity of neighbouring/surrounding properties.</b></p> <p><b>Issues with access to and from Seal Hollow Road and highway safety.</b></p>				
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<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02321/FUL	Natalie Rowland 16-08-2018	Cllr Piper	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecombe Investments		Wildbriar	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/18
<p><b>Erection of a new 5 bedroom detached residential dwelling with attached garage and store room and associated access and amenity area.</b></p>				

<p><b>Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that:</b></p> <p><b>The remaining garden for Wildbriar is sufficient in size to provide adequate amenity space for future occupants</b></p> <p><b>There are no legal or engineering issues with regards to building over the railway tunnel, which has a history of flooding.</b></p>				
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# Planning Applications Considered

Applications considered on 13-8-18

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02322/FUL	Mr M Mirams 22-08-2018	Cllr Hogarth	Mr Alderman 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent House Partnership		Pine Ridge	97 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/08/18
<p><b>Demolition of existing hotel buildings and change of use and the construction of a four storey residential building comprising 7 x 2 bedroom apartments and 1 x 3 bedroom apartment, part retention of existing single storey building to rear to provide 1 x 2 bedroom apartment (9 flats in total) with 11 off-street parking spaces and communal amenity space.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02324/HOUSE	Holly Pockett 15-08-2018	Cllr Chakowa	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jones			145 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/18
<p><b>Demolition of rear conservatory. Erection of ground floor rear extension with rooflights. Alterations to fenestration.</b></p>				

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

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02335/CONVAR	Emma Gore 27-08-2018	Cllr Towell	Mr Williams 01656 64445
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Toolstation		Unit 1, Bat & Ball Enterprise	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/08/18
<p><b>Variation of condition 4 of 17/02387/FUL to change of use from Class B1 to Class B8 (Storage &amp; Distribution) with Ancillary Trade Counter with amendment to the hours to 07:00 to 20:00 Monday to Saturday (including Bank Holidays) and 09:00 to 17:00 on Sundays. No deliveries shall be taken at or dispatched from the site outside the hours of 05:00 to 22:00 Monday to Sunday.</b></p>				

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

**The proposal is unneighbourly and detrimental to the amenities of surrounding residential properties.**

**The proposal fails to comply with Planning Policy EN2.**

# Planning Applications Considered

Applications considered on 13-8-18

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02380/HOUSE</b>	Alexis Stanyer 20-08-2018	Cllr Parry	Mr Bunce 01622 691169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Hogg			16 Hurst Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/18
<b>Erection of a new garage with attic storage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02416/HOUSE</b>	Holly Pockett 22-08-2018	Cllr Busvine	Mr Tomsett 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Wilkinson		2 Red House Cottages	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/18
<b>Replacement of windows and a new satellite dish.</b>				

**Sevenoaks Town Council recommended refusal, unless the Conservation Officer is satisfied that it would be acceptable to install a satellite dish and UPVC windows in the place of timbered frames in a locally listed dwelling within a Conservation Area.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02437/HOUSE</b>	Alexis Stanyer 23-08-2018	Cllr Parry	Mr Blackford 0793819083
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Lloyd		The Larkins	107 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/18
<b>Erection of a new porch with fenestration constructed inline with an existing front projection with new roof and inclusion of rooflight within existing roof.</b>				

**Sevenoaks Town Council recommended approval.**