

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 28th August 2018 at 7:10pm

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Present	Cllr Walshe	Apologies

Also in attendance:

Deputy Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

211 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

212 DECLARATIONS OF INTEREST

Cllr Piper declared a non-pecuniary interest in application:

[11] 1 Beacon Rise

213 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on 13th August 2018.

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

[199] – **DRAFT LOCAL PLAN CONSULTATION JULY 2018**

It was noted that a Working Party had been held prior to the meeting on 28th August to discuss Sevenoaks Town Council's response and that:

- i. A draft response be circulated by Friday 31st August
- ii. Councillors would provide feedback and requests for clarification by Tuesday 4th September
- iii. The final version of the response would be submitted by Friday 7th September

214 SOUTH EAST WATER: PROPOSED NEW WATER MAIN IN SEVENOAKS

The Committee received and considered the letter “Improving the water supply network in Sevenoaks” received from South East Water on 16th August 2018.

RESOLVED:

- a) That Sevenoaks Town Council would prepare a response
 - i. To state that members unanimously supported Proposal Two (laying the reinforcement main principally in private land to the east of the A225, including a section of Knole Park).
 - ii. To emphasize the extreme disruption that would be caused by Proposal One (laying the reinforcement main along the High Street and Tonbridge Road (A225) between Dartford Road and Solefields Road).
- b) That clarification be sought with regards to:
 - i. The duration of works for both proposals
 - ii. The exact route through the Seal Hollow Road area and potential need for pumping.

215 PLANNING APPLICATIONS

- a) The Committee noted applications submitted under Chairman’s Action.
- b) The Committee considered planning applications received during the two weeks ending 21st August 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

216 PRESS RELEASES

None

Finished 7.38pm

Planning Applications Considered

Applications considered on 28-8-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01675/ADV	H Donnellan 29-08-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P McMullan		Card Factory	5B Blighs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/08/18
<p>Erection of a fascia and hanging sign.</p> <p>18/01675/ADV - Amended plan</p> <p>Site location plan and red hatching outlines have been amended. The correct property is situated within 5 Blighs Walk (sic), the application form has now been amended.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01878/FUL	Louise Cane 29-08-2018	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Best			4 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/08/18
<p>Demolition of existing garage and outbuildings and rear chimney. Construction of a 2 storey side extension to form a 2 bedroom dwelling. Creating a new access.</p> <p>18/01878/FUL - Amended plan</p> <p>Amended plans have been submitted indicating the approved works on no.4 in relation to the proposed dwelling.</p>				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that this subsequent planning application is not an attempt to obtain consent for the previously refused scheme, and subject to the Planning Officer being satisfied that this application is an improvement upon the previously granted scheme.

Planning Applications Considered

Applications considered on 28-8-18

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01878/FUL	Louise Cane 03-09-2018	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Best			4 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/08/18
<p>Demolition of existing garage and outbuildings and rear chimney. Construction of a 2 storey side extension to form a 2 bedroom dwelling. Creating a new access.</p> <p>18/01878/FUL - Amended plan</p> <p>Amended plans have been submitted indicating the approved works on no.4 in relation to the proposed dwelling.</p> <p>18/01878/FUL - Amended plan</p> <p>The proposal description has been amended. The existing plans have also been amended to reflect the demolition of the existing garage, which has already taken place.</p> <p>Amended proposal description:</p> <p>Subdivision of plot and erection of a new dwelling.</p>				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that this subsequent planning application is not an attempt to obtain consent for the previously refused scheme, and subject to the Planning Officer being satisfied that this application is an improvement upon the previously granted scheme.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02113/CONVAR	Natalie Rowland 05-09-2018	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>
				16/08/18
<p>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.</p> <p>18/02113/CONVAR - Amended plan</p> <p>Proposal description amended:</p> <p>Variation of condition 1 and 3 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.</p>				

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.

Planning Applications Considered

Applications considered on 28-8-18

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02129/FUL	Holly Pockett 30-08-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I White		Heaven	6 The Shambles	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/18
Change of use from a shop (A1) to D1.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02143/ADV	Alexis Stanyer 31-08-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Sinclair		Sevenoaks Bookshop	147 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/18
Hanging sign.				

Sevenoaks Town Council unanimously recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02372/HOUSE	Alexis Stanyer 29-08-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Copp			109 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/08/18
Demolition of existing single storey rear extension, utility room to rear of garage and adjacent shed. Erection of single storey rear extension incorporating rooflights.				

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that there is enough clearance to the high boundary hedge to avoid damaging the screening to No. 111 Seal Hollow Road.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02423/FUL	Emma Gore 31-08-2018	Cllr Mrs Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin		Land North West Of	34 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/18
Erection of a 2 bed detached dwelling, including 2 no. parking spaces and formation of vehicular access.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-8-18

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02456/FUL	Holly Pockett 31-08-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clarke		The Former Mulberry Day Ther	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/08/18
Installation of 1.8m fence surrounding perimeter of garden area. This is to provide privacy and security for the garden area and is of similar height and design to existing fences in neighbouring properties.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the fence will not be detrimental to the character of the local area.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02494/HOUSE	Alexis Stanyer 29-08-2018	Cllr Arnold	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Ford		Garden House	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/08/18
Single storey side extension.				

Sevenoaks Town Council recommended refusal, owing to insufficient information.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02514/HOUSE	Emma Gore 29-08-2018	Cllr Parry	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
N Nomikos & K Nalba			1 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/18
Construction of new side single storey utility room between garage and house. First floor extension to north. Roof alterations.				

Sevenoaks Town Council recommended approval.

Informative: Cllr Piper abstained from voting on this application.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02545/HOUSE	Alexis Stanyer 05-09-2018	Cllr Canet	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr McMenemy			15 Filmer Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/18
To demolish the garage, carport, porch and conservatory and erect a single storey front extension, porch, two storey rear extension and replace the tile hanging with painted render to front elevation.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-8-18

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02583/FUL	Natalie Rowland 05-09-2018	Cllr Chakowa	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Lippington		Unit 1, Wealden Place	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/08/18
Commercial unit from replacement of windows and door to shutter door. (sic)				

Sevenoaks Town Council recommended approval.