

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 2<sup>nd</sup> July 2018 at 7:00pm

---

**Present:**

**Committee Members**

Cllr Arnold	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Parson	<b>Apologies</b>
Cllr Canet	<b>Apologies</b>	Cllr Piper - <b>Chairman</b>	<b>Present</b>
Cllr Chakowa	<b>Apologies</b>	Cllr Raikes	<b>Present</b>
Cllr Clayton	<b>Apologies</b>	Cllr Schneider	<b>Apologies</b>
Cllr Eyre – <b>Vice Chairman</b>	<b>Present</b>	Cllr Towell	<b>Present</b>
Cllr Hogarth	<b>Apologies</b>	Cllr Waite	<b>Arrived: 7:42pm</b>
Cllr Mrs Parry	<b>Present</b>	Cllr Walshe	<b>Present</b>

**Also in attendance:**

Assistant Town Clerk

Town Clerk

3 members of the public

**PUBLIC QUESTION TIME**

None

125 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

126 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non pecuniary interest in application:

[11] Orchard Court Wildernesse Avenue

127 **DECLARATIONS OF LOBBYING**

All Councillors declared they had been lobbied in respect of application:

[10] Fallowfield 2 Letterbox lane

Cllr Arnold declared he had been lobbied in respect of application:

[1] Little Wood Woodland Rise

128 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 18<sup>th</sup> June 2018

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

129 **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 27<sup>th</sup> June 2018 and **it was RESOLVED**

**that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

130 PRESS RELEASES

None

Finished 7:50pm

# Planning Applications Considered

Applications considered on 2-7-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00694/HOUSE</b>	Sean Mitchell 05-07-2018	Cllr Arnold	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Rao		Little Wood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/18
<p><b>Demolition of existing garages, front porch and single storey side extension. Extension to basement. Erection of two storey front and side extensions, single storey and part two storey side extensions, single storey rear to include terrace at first floor. Alteration to fenestration and new chimney. Erection of a double garage and associated landscaping.</b></p> <p><b>18/00694/HOUSE - Amended plan</b></p> <p><b>Amended plans and heritage statement received.</b></p> <p><b>18/00694/HOUSE - Amended plan</b></p> <p><b>Additional information submitted being Construction Method Statement.</b></p>				

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

- Overdevelopment of the site, due to the bulk and scale of the proposal
- Inappropriate design which fails to improve or enhance the character of the conservation area.

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01623/HOUSE</b>	Holly Pockett 04-07-2018	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>
				15/06/18
<p><b>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.</b></p> <p><b>18/01623/HOUSE - Amended plan</b></p> <p><b>Amended plans.</b></p>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the materials will be in keeping with the existing property and surrounding area.**

# Planning Applications Considered

Applications considered on 2-7-18

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01672/CONVAR</b>	Natalie Rowland 09-07-2018	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Kerr		Ferniehirst	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/18
<b>Variation of condition 2 (materials), condition 3 (materials) and condition 7 (approved plans) of SE/15/02725/FUL (Demolition of detached two storey, four bed house with integral double garage. Construction of new detached two storey, five bed house with basement, rear facing terraces and a detached double garage and reconfigured driveway) with amendment to the front elevation and reconfiguration of a linked double garage.</b>				

**Sevenoaks Town Council recommended approval**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01675/ADV</b>	H Donnellan 09-07-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P McMullan			2 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/18
<b>Erection of a fascia and hanging sign.</b>				

**Sevenoaks Town Council refusal as the fascia sign is internally illuminated contrary to STC policy for signage in the Town and the blighs signage design guide.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01790/LDCEX</b>	Louise Cane 04-07-2018	Cllr Chakowa	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lipington		Unit 1, Wealden Place	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/18
<b>Replacement of windows and door to shutter door.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01809/HOUSE</b>	Louise Cane 16-07-2018	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Carey			1 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/18
<b>Replace existing fence (137cm high, close boarded) with a new fence (195cm high, close boarded) and replace hinged wooden gate with 3m wide sliding wood/metal gate.</b>				

**Sevenoaks Town Council recommended approval subject to the retention of existing shrubbery.**

# Planning Applications Considered

Applications considered on 2-7-18

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01819/HOUSE</b>	Natalie Rowland 11-07-2018	Cllr Parry	Mr Bavarksis 0794998450
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Jack		East Weald	135 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/18
<b>Demolition of existing side extension, rear gable, side bay window. Erection of two storey rear extension with dormer, rooflights, single storey side extension. Juliet balcony to side and alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the proposal does not detract from a locally listed building.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01820/HOUSE</b>	Louise Cane 09-07-2018	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>
				19/06/18
<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>				

**Sevenoaks Town Council recommended refusal unless officers are satisfied no overlooking particularly no 60 Brittain lane.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01827/FUL</b>	H Donnellan 05-07-2018	Cllr Mrs Walshe	Mr Goulding 0208504971
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Whiteman (Greensleeves C		Gloucester House	Lansdowne Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/18
<b>Demolition of brick walls. Erection of a single-storey front extension to main kitchen.</b>				

**Sevenoaks Town Council recommended appro**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01835/FUL</b>	Natalie Rowland 05-07-2018	Cllr Piper	Mr Thompson 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wills		Fallowfield	2 Letter Box Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
<b>Erection of a single storey rear extension. Creation of habitable rooms within roof space including rear dormer. Alterations to fenestration. Erection of attached dwelling and associated works.</b>				

**Sevenoaks Town Council recommended refusal as the proposal fails to comply with guidance set out in the residential character area assessment SPD. The cramped joint front garden with 4 car parking spaces would have a detrimental impact on the street scene.**

# Planning Applications Considered

Applications considered on 2-7-18

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01838/HOUSE</b>	Holly Pockett 04-07-2018	Cllr Arnold	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs L Branford		Orchard Court	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
<b>Single storey side extension with lantern rooflight.</b>				

**Sevenoaks Town Council recommended approval**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01839/HOUSE</b>	Holly Pockett 05-07-2018	Cllr Piper	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Smith		Beaconhurst	18 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
<b>Demolition of existing shed. Erection of a detached double garage.</b>				

**Sevenoaks Town Council recommended approval**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01853/HOUSE</b>	H Donnellan 05-07-2018	Cllr Canet	Mrs Sheridan 077919541
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A l'anson			39 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
<b>Erection of two storey side extension.</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>18/01857/HOUSE</b>	Louise Cane 11-07-2018	Cllr Parry	Mr Sharp 07584704570
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Kerrison		The Beeches	Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/18
<b>Erection of a retaining wall in rear garden.</b>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 2-7-18

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01867/CONVAR	Sean Mitchell 06-07-2018	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Hards (on behalf of The Sevenoaks Vine Club)		The Sevenoaks Vine Club All We	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/18
<p><b>Variation of condition 2 (authorised period of use and illumination) of application reference 05/01745/FUL for alterations to existing artificial pitch, to widen and lengthen, new warm up area, replacement 3m high fencing, new pitch carpet, storage shed and team shelters and replacement floodlights to 500 lux. In order for the 18.00 end time on a Saturday to be extended by 30 minutes to 18.30 on up to 12 Saturdays per season and for the 10.00 start time on a Sunday to be changed to (sic) so that coaching can begin at 09.00.</b></p>				

**Sevenoaks Town Council recommended approval subject to a condition requiring the production and adherence to a suitable parking and traffic management plan. The Town Council notes that other sporting clubs in the area, including rugby and football, are required to comply with similar plans which restrict parking on surrounding residential streets and limit the hours in which parking is allowed.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01878/FUL	Louise Cane 12-07-2018	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>
				22/06/18
<p><b>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.</b></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.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01886/HOUSE	Natalie Rowland 11-07-2018	Cllr Hogarth	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Sinclair			18 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/18
<p><b>Removal of chimney to facilitate the modification of roof structure to convert the loft space to habitable space. Erection of two dormer windows to front and rear elevation. Rooflight windows to be installed to the rear and side elevation.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 2-7-18

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01889/HOUSE</b>	Holly Pockett 06-07-2018	Cllr Piper	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Davies			10 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/18
<b>Erection of single storey rear extension. Alterations to fenestration. Reconfigure rear retaining walls to increase size of patio.</b>				

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01911/HOUSE</b>	H Donnellan 10-07-2018	Cllr Waite	Mr Tomsett 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Alexandra Oates			65 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/18
<b>Erection of part two storey and part single storey rear extension with glazed guarding to new patio. Alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of privacy or light to immediate neighbours or those in Sandy Lane to the rear.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01931/HOUSE</b>	Louise Cane 11-07-2018	Cllr Arnold	Ian Mutch 01233 812148
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Lynch		High Chart	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/18
<b>Re-alignment of existing retaining wall for a single storey extension to conservatory.</b>				

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01965/CONVAR</b>	Mr M Mirams 13-07-2018	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>
				26/06/18
<b>Variation of condition 8 of 17/01722/LBCALT to change of use from redundant offices, flat and outbuilding to provide four flats with amendment to allow repair works to be carried (sic) to roof coverings.</b>				

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



## Planning Applications Considered

Applications considered on 2-7-18

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/01972/FUL</b>	Mr M Holmes 16-07-2018	Cllr Mrs Parry	Mr Pickford 452246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Irfan Yousaf		Land South Of	48 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/18
<b>The erection of 2 x three bedroom semi detached dwellings at land adjacent to 48 The Moor Road.</b>				

**Sevenoaks Town Council recommended approval subject to the roof line being no higher than those of surrounding properties.**