

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 26th March 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman in the Chair	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:43pm	Cllr Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
Nine Members of the public

PUBLIC QUESTION TIME

None

549 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations were received.

550 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non-pecuniary interest in item [8] 166 High Street

550 **DECLARATIONS OF LOBBYING**

All Councillors present declared they had been lobbied on application [8] 166 High Street

551 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 12th March 2018.

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

552 **CONSULTATION**

The Committee received and noted the following MHCLG consultations:

- i. NPPF modifications
- ii. Planning Policy Guidance for viability
- iii. Housing delivery test management

RESOLVED: That the item be deferred to a future committee meeting.

553 PLANNING APPLICATIONS

a) The Committee received and noted comments made under Chairman's Action.

b) The meeting was adjourned to enable members of the public to address the Committee:

i) Against [8] 166 High Street

ii) For [8] 166 High Street

c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 21st March 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

554 PRESS RELEASES

None

There being no further business the meeting was closed at 8:08pm

CHAIRMAN

Planning Applications Considered

Applications considered on 26-3-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00532/FUL	Mr M Holmes 03-04-2018	Cllr Piper (Chairman OOW)	Ms J Ross 02070892121
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
PegasusLife		Wilderness House	Wilderness Avenue	Seal & Weald
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/18
<p>Modifications to the Sylvan Heritage part of previous planning consent SE/17/01800/MMA granted in respect of the regeneration of Wilderness House and environs. The proposed works involve the construction of five buildings comprising 53 units of extra care accommodation for older people (sui generis use). Modifications to the previously permitted landscape strategy, the provision of 57 car parking space and the provision of five previously permitted storage structures to house plant, maintenance equipment, mobility scooters and cycles. (Adjoining parish consultation)</p>				

//Awaiting Comment//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00577/HOUSE	Mr M Holmes 04-04-2018	Cllr Parson	Mr Pain 07506721412
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ali		The Old Bakehouse	Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/18
<p>Conversion of disused outbuildings (washroom and outdoor WC) and an enclosed courtyard into a one-bedroom annexe for The Old Bakehouse.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00592/HOUSE	Holly Pockett 26-03-2018	Cllr Piper	A Scott 01233 733555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Thomas			18 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/18
<p>Demolition of retaining walls and chimney. Erection of a 2 storey side extension, replacement of porch roof and retaining wall. Landscaping works. Alterations to fenestration.</p>				

//Awaiting comment//

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00668/HOUSE	Louise Cane 21-03-2018	Cllr Parson	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Flawn			84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/18
<p>A redevelopment of the existing garage and studio above with Juliet balcony.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-3-18

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00693/CONVAR	Mr M Mirams 27-03-2018	Cllr Parry	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Gotts		The Pavilion	5 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/18
Variation of condition 3 of application SE/14/00123/FUL for the erection of a single storey two bedroom dwelling with associated parking and vehicular access with amendment to vary the approved brick due to the availability of stock and quality.				

Sevenoaks Town Council recommended refusal as the proposed variation does not overcome its original objection to the proposals.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00694/HOUSE	Sean Mitchell 29-03-2018	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	Wildernessse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/18
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.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1) The proposal represents overdevelopment of the site due to the bulk and scale**
- 2) The proposal fails to preserve or enhance the character of the conservation area**
- 3) Loss of amenity to neighbouring properties**

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00701/HOUSE	Louise Cane 03-04-2018	Cllr Parry	Mr Aldridge 02037718595
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Gal		Lyndhurst	4 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/18
Demolition of a standalone double garage. Erection of a new double garage and connected ancillary annexe.				

Sevenoaks Town Council recommended approval subject to the building being enured to the main building

Planning Applications Considered

Applications considered on 26-3-18

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00704/FUL	Sean Mitchell 28-03-2018	Cllr Parson	Mr Hiscocks 0783481196
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Moskovenko		Site Of	166 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/18
Temporary 3 year use as a car park.				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

- 1) The proposal would have a detrimental impact on the privacy and amenity of neighbouring properties due to increased noise, light disturbance and overlooking.**
- 2) The proposal will have a detrimental impact on congestion, especially given the proximity to Pembroke Rd junction**
- 3) There is a lack of information contained within the papers to fully assess the impact on surrounding residential properties, nor are any mitigation measures proposed to reduce the proposal's impact.**

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00705/HOUSE	H Donnellan 30-03-2018	Cllr Raikes	Mr Maxwell 01613 42823
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Matthews			19 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
Single storey infill rear extension and single storey rear extension with rooflight.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to neighbouring properties from light pollution.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00712/HOUSE	Louise Cane 30-03-2018	Cllr Hogarth	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wright			74 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
Side (sic) storey side extension. Changes to the building finish and fenestration. New dormer windows. Demolition of chimney with roof extension.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00717/HOUSE	Holly Pockett 02-04-2018	Cllr Mrs Walshe	Mr Coleman 01892 53712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Manning			12 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
Demolition of existing garage and conservatory. Erection of single storey side and rear extension with velux and lantern roof lights, construction of replacement porch.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-3-18

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00722/FUL	Sean Mitchell 02-04-2018	Cllr Towell	R Seymour 07984207786
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Brown			2 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
Demolition of existing dwelling and integral garage. Erection of replacement dwelling with integral garage.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:

- 1) There will be no overlooking**
- 2) The application is inline with pre application advice**
- 3) There is no development within 1m of the boundary line.**

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00772/HOUSE	H Donnellan 02-04-2018	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Aymerith			3 Ashley Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
Demolition of carport, garage and stores and side canopy. Erection of a part single part two storey side extension with glazed roof panels to the rear and alterations to fenestration on front and rear elevations.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the 1st storey extension will not adversely impact or overlook the neighbouring properties.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00782/HOUSE	Holly Pockett 03-04-2018	Cllr Mrs Walshe	Mr Clark 07976916197
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Freedman		Cedar End	Cedar Terrace Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/18
First floor front extension and remodelling of roof from pitched to hipped with front and rear dormer windows along with internal alterations. Weatherboard cladding to first floor, rear French doors to first floor with Juliet balconies and changes to fenestration and porch to the front.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the new proposal is sympathetic to the character of the conservation area and the planning officer being satisfied that the Juliette balconies will not overlook neighbouring properties.

Planning Applications Considered

Applications considered on 26-3-18

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00784/HOUSE	Holly Pockett 03-04-2018	Cllr Waite	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Milburn			42 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/18
Demolition of rear conservatory. Erection of a single storey pitched roof extension with roof lights.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00793/MMA	Louise Cane 04-04-2018	Cllr Arnold	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Rose		Blackhall Barns	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/18
Minor material amendment to 17/01231/HOUSE (Demolition of existing conservatory. Remodelling of existing house including erection of front and side extensions. Erection of a two storey rear extension and orangery. Raising of ridge height and alterations to fenestrations and new internal layout) to show alteration to front extension, amendment to south west elevation, modification to north east elevation, amendment to north west elevation and changes to fenestration and materials.				

Sevenoaks Town Council recommended approval.