

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 24th September 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Apologies
Cllr Busvine OBE	Present – Arrived 7.33pm	Cllr Parson	Present – Arrived 7.10pm
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Present
Cllr Hogarth	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Present – Departed 7.20pm	Cllr Walshe	Present

Also in attendance:

Deputy Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

255 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

256 **DECLARATIONS OF INTEREST**

None

257 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on 10th September 2018.

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

258 **DRAFT LOCAL PLAN CONSULTATION JULY 2018 – DEVELOPERS’ FORUM**

a) The Committee received and noted a copy of the presentation made by Sevenoaks District Council at the Developers’ Forum Meeting on 30th August 2018.

b) The Committee received and noted the following:

i. Letter from Rt Hon Sir Michael Fallon MP to Rt Hon James Brokenshire MP, regarding homebuilding targets in Sevenoaks

ii. Response from Rt Hon Jake Berry MP

259 **PLANNING APPEALS**

The Committee received and noted the following appeal decision:

- APP/G2245/W/18/3198430: SE/17/01857/FUL – 30 South Park (Appeal Dismissed)

260 PLANNING APPLICATIONS

- a) The Committee noted applications submitted under Chairman's Action.

- b) The Committee considered planning applications received during the two weeks ending 19th September 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

261 PRESS RELEASES

None

Finished: 8.07pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 24-9-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02260/HOUSE	Alexis Stanyer 04-10-2018	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>
				14/09/18
<p>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.</p> <p>18/02260/HOUSE - Amended plan</p> <p>Revised plans received showing amended appearance on elevations.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02380/HOUSE	Alexis Stanyer 04-10-2018	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>
				14/09/18
<p>Erection of a new garage with attic storage.</p> <p>18/02380/HOUSE - Amended plan</p> <p>The roof pitch has been amended, revised plans submitted.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02649/HOUSE	Holly Pockett 04-10-2018	Cllr Busvine	Mr Davis 07971398989
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hawkins			35 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/18
<p>Single storey rear extension with rooflights. Associated landscaping works.</p>				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no significant loss of amenity to the neighbouring property to the West.

Planning Applications Considered

Applications considered on 24-9-18

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02672/FUL	Holly Pockett 27-09-2018	Cllr Busvine	Ms O Le 07587091010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms N T Pham		Sarah Brown	157 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/18
Change of use from an A1 shop to a Nail bar.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02685/FUL	Natalie Rowland 01-10-2018	Cllr Eyre	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Savidge		Craggan House	58 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/18
Proposed demolition of existing dwelling and the erection of replacement dwelling and external garage.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02708/HOUSE	Natalie Rowland 25-09-2018	Cllr Parson	Mr Trifiletti 01892 537124
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Tumkaya			1 Chestnut Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/18
Demolition of existing chimney to facilitate erection of two storey side and a single storey rear extension. Alterations to fenestration and construction of new front porch.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02736/HOUSE	Emma Gore 27-09-2018	Cllr Raikes	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cedervall			5 Lyle Park	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/09/18
Two storey side extension, single storey orangery and front gable extension. Alterations to fenestration and external refurbishments including new front porch, garage roof and external finishes.				

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that there will be no adverse impact on neighbouring properties, including those in Bradbourne Road.

Planning Applications Considered

Applications considered on 24-9-18

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02751/LBCALT	Mr M Mirams 04-10-2018	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RHF Developments Ltd			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/18
Remedial works to defective structure.				

Sevenoaks Town Council recommended approval, subject to input from the Conservation Officer.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02778/HOUSE	Alexis Stanyer 01-10-2018	Cllr Piper	Mr Gerken 01424 871120
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brindle		Westover	59 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/18
Demolition of single storey rear extension to facilitate part single, part two storey rear extension with rooflight. Alterations to fenestration and a new canopy to side.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02780/HOUSE	Emma Gore 01-10-2018	Cllr Clayton	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Dennis		Plot 1	14 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/18
Alterations to fenestration including amendment to specification of rear facing first floor (study) window. Landscaping works to include new steps to the side of the dwelling.				

Sevenoaks Town Council unanimously recommended refusal, on the grounds that the obscure glazing is required to protect the amenity of neighbouring properties and that to remove it would adversely affect the privacy of their gardens.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02788/MMA	Emma Gore 02-10-2018	Cllr Canet	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Willis + Mr & Mrs Harr			2 And 3 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/09/18
Minor material amendment to 18/01547/FUL.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-9-18

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02810/FUL	Aaron Hill 08-10-2018	Cllr Eyre (Vice Chairman OOW	Mr Sharpe 01892 518094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Community Centre	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/18
Front and side extension, link extension to the rear and external alterations of existing community centre. Erection of a cycle shed and bin store.				

Sevenoaks Town Council made no comment, as it is the applicant.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02814/HOUSE	Emma Gore 03-10-2018	Cllr Mrs Walshe	Mrs Melody 01278 76442
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barkhan		Ramsay House	14 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/18
Single storey timber orangery.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the materials used.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02863/HOUSE	Emma Gore 08-10-2018	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Kasimi-Hassan			42 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/18
Construction of additional dormer windows at first floor level to the side of the property.				

Sevenoaks Town Council recommended refusal on the grounds of increased overlooking and loss of privacy to No. 44 Robyns Way.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02883/HOUSE	Alexis Stanyer 08-10-2018	Cllr Busvine	Mrs Dixon 01227 456699
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CCH Build Solutions Ltd			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/18
Lower ground floor extension and alterations to rear and side elevation.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials being used and that the character of this locally listed property will be preserved.