

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 8th October 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present: Arrived 7.01pm Departed 8.10pm
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Apologies
Cllr Mrs Parry	Present: Arrived 7.05pm Departed 7.35pm	Cllr Walshe	Present: Departed 8.34pm

Also in attendance:

Deputy Town Clerk
 Planning Assistant
 6 Members of the Public

PUBLIC QUESTION TIME

None

270 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

271 DECLARATIONS OF INTEREST

All Councillors declared that they had been lobbied with regards to:
 Crabbs Hill, 55 Mount Harry Road

Councillor Clayton declared that he had been lobbied with regards to:
 Summerhill, Seal Hollow Road

Councillor Parry declared a non-pecuniary interest in:
 10 Burntwood Road

272 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on 24th September 2018.

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

273 PLANNING APPEALS

The Committee received and noted the submission of the following appeals:

- i. APP/G2245/D/18/3209370: 18/01078/HOUSE - Keyworth, Hopgarden Lane
- ii. APP/G2245/W/18/3208932: 18/01280/FUL - 11 Bouchier Close

274 LICENSING APPLICATION – BAT AND BALL STATION

The Committee noted the submission of the following Premises Licence Application:

- 18/03504/LAPRE: Bat And Ball Station Building

275 DETERMINING PLANNING APPLICATIONS: CHANGE OF PROCEDURE

The Committee received and noted the change to the Neighbourhood Planning Act 2017, whereby, from 1st October 2017, applicants must be notified of any pre-commencement conditions 11 working days before a decision is issued.

276 KENT COUNTY COUNCIL (HIGHWAYS, TRANSPORTATION AND WASTE): PARISH SEMINAR ON 5TH NOVEMBER 2018

a) The Committee received and noted the invitation to the above.

b) **It was RESOLVED that:**

Councillors Raikes and Schneider would attend as Sevenoaks Town Council's representatives and would report back to the Committee.

In advance of the seminar, Sevenoaks Town Council would request that Kent County Council add the No. 8 Bus route to the snow clearing rota.

277 DISCOVER GATWICK 2018/19

a) The Committee received and noted the invitation from Community Engagement at Gatwick Airport to attend a "behind the scenes" event.

b) **It was RESOLVED that** the following Councillors would attend as Sevenoaks Town Council's representatives:

- Councillor Clayton (Tuesday 27 November 2018)
- Councillor Parry (Date TBC)

278 PLANNING APPLICATIONS

a) The meeting was adjourned to enable members of the public to speak for 3 minutes on the following applications, by prior arrangement:

- i. Crabbs Hill, 55 Mount Harry Road - Against
- ii. Summerhill, Seal Hollow Road - Against
- iii. Summerhill, Seal Hollow Road - For

b) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 3rd October 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

279 PRESS RELEASES

None

Finished: 8.40pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 8-10-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02403/FUL	Mr M Mirams 15-10-2018	Cllr Raikes	Miss Harvey 01227 45754
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Latter		Crabbs Hill	55 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/18
Demolition of the existing dwelling and outbuildings and construct an apartment building containing 10 new flats with associated parking and amenities.				

Sevenoaks Town Council recommended refusal, on the following grounds:

Overdevelopment of the site.

The proposal is out of keeping with guidance contained in the Residential Character Area Assessment SPD.

Overlooking of neighbouring properties, with resultant loss of privacy and amenity.

Informative: Sevenoaks Town Council noted with disappointment that the proposal does not include any on site provision for affordable housing.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02686/HOUSE	Holly Pockett 10-10-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rogers		Bucklehurst	24 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/18
Installation of 9 solar panels on the roof of an existing garden building, and ancillary electrics internal to the building.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02753/FUL	Natalie Rowland 11-10-2018	Cllr Busvine	Mr Asson 07825046785
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes			18 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/18
Demolition of the existing building on site, and the erection of two buildings providing 2x4 bed semi detached, and 3x3 bed terraced houses with associated parking and waste storage.				

Sevenoaks Town Council recommended approval, provided that:

The Planning Officer is satisfied that the proposal does not amount to overdevelopment of the site, with particular concern being expressed as to the size of the garden area.

There will be no loss of amenity to neighbouring properties.

The proposal is in keeping with guidance contained in the Residential Character Area Assessment SPD.

Planning Applications Considered

Applications considered on 8-10-18

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02755/HOUSE	Emma Gore 10-10-2018	Cllr Eyre	Mr B Maxwell 458772
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Maxwell			13 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/18
Two storey side/front extension, dormer window to left flank, porch extension and conversion of existing garage to living accommodation.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02776/HOUSE	Alexis Stanyer 11-10-2018	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>
				21/09/18
Single storey extension to front, side and rear, extensions of the first floor to incorporate new dormers; alterations to fenestration; driveway and vehicular access.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02828/FUL	Aaron Hill 10-10-2018	Cllr Parson	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dias			156 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/18
Demolition of existing office building and the construction of a new mixed use development, comprising office space and three residential flats.				

Sevenoaks Town Council recommended refusal, on the grounds of:

Overlooking of gardens of properties in Warren Court from proposed balconies at the rear.

Problems of access, given the close proximity of the site to a busy and important junction.

Planning Applications Considered

Applications considered on 8-10-18

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02903/CONVAR	Mr M Mirams 09-10-2018	Cllr Waite	Ms J Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Adeleye (Brentfield Home		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/09/18
Variation of condition 5 (scale parameters) and 13 (approved plans) of 18/00158/OUT for demolition of existing dwelling and construction of 2 replacement dwellings with some matters reserved.				

Sevenoaks Town Council recommended refusal, on the following grounds:

Insufficient details: The new plans do not contain the necessary information (they contain less than the Outline Application) to form a proper opinion as to the impact on neighbouring properties, or any access issues that may arise.

The detrimental impact of the bulk, mass and siting of the proposed dwellings on the residential amenity of surrounding properties, which appears greater than in the Outline Application.

The revised plans represent overdevelopment of the site, due in particular to the increase in bulk and mass, as well as the (probable) removal of internal garages.

The failure of the plans to meet KCC standards of access, in terms of parking and turning provision.

Informative: Sevenoaks Town Council would ask Sevenoaks District Council to find a way, without cost to the applicant, to correct the error (made by the Local Planning Authority) in the earlier Outline Permission. This would remove confusion for the applicant and uncertainty for all the neighbours, which has affected the site since May 2008.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02939/FUL	Emma Gore 11-10-2018	Cllr Parson	Mrs Gregory 01892 82419
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Stephanie Cotterill		69-121 Beatrice Wilson Flats	Rockdale Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/18
Construction of new three-storey lift tower and link on south-west elevation and alterations to bay window on west elevation to form new door into new scooter store.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-10-18

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02949/FUL	Alexis Stanyer 15-10-2018	Cllr Piper	Mr Carey 01892 534455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Faulkner		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/18
Construction of bin store.				

Sevenoaks Town Council recommended approval, provided that the existing bin store area is restored to grass.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02954/HOUSE	Natalie Rowland 11-10-2018	Cllr Mrs Walshe	Mr Turner 07836219050
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S van der Berg			4 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/18
Single storey rear infill extension and internal alterations.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02957/HOUSE	A Stanyer 18/10/18	Parson	J Simmons 07760495115
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Plowman		Belmont	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/18
Construction of a swimming pool and a pool house, associated hard and soft landscaping.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02963/HOUSE	Emma Gore 15-10-2018	Cllr Piper	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Webster		Longspring	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/18
Demolition of existing conservatory, and erection of part single and part two storey rear extension, extension of single storey lean-to, new veranda to the rear along with minor internal amendments and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-10-18

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02974/HOUSE	Alexis Stanyer 16-10-2018	Cllr Eyre	Mrs Marta 07762771020
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Boyle			66 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/18
Single storey rear extension.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02980/FUL	M Mirams 19/10/18	Busvine	R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Upsher		Land to the Rear	26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/10/18
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched.				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials used and that there will be no detrimental impact on the character of the Conservation Area.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02989/HOUSE	Holly Pockett 16-10-2018	Cllr Busvine	Mr Doughty 01959 56272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Carr			21 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/18
Erection of single storey side extension with raised landing to provide access.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02996/HOUSE	Holly Pockett 18-10-2018	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Read			7 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/18
Proposed demolition existing porch at front and build an open porch, enlarging parking area at front, proposed demolition existing ground floor at side, proposed demolish and rebuild the garage, proposed new rear extension with rooflight, proposed loft conversion and new roof, with rooflight and solar panels. (sic)				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-10-18

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03008/HOUSE	H Pockett 18/10/18	Piper	I Prince 01613428272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chambers			10 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/18
Single storey orangery to rear.				

Sevenoaks Town Council recommended approval.

Informative: Councillor Parry abstained from discussion and voting on this application.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03014/HOUSE	E Gore 22/10/18	Parry	M Jarvis 01892667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cople			6 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/10/18
Detached garage and addition of 3 dormer windows to main house.				

Sevenoaks Town Council recommended approval.