

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 22nd October 2018 at 7pm.

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
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	Present	Cllr Waite	Present
Cllr Mrs Parry	Present: Departed 7.18pm	Cllr Walshe	Present

Also in attendance:

Deputy Town Clerk
 Planning Assistant
 1 Member of the Public

PUBLIC QUESTION TIME

None

297 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

298 **DECLARATIONS OF INTEREST**

Councillor Waite declared a non-pecuniary interest in the following application:

[9] 42 Prospect Road

299 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on 8th October 2018.

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

300 **DEVELOPMENT CONTROL COMMITTEE**

The Committee received and noted the Development Control notice for:

SE/18/00918/FUL – 43 Wickenden Road

It was noted that Councillor Waite represented Sevenoaks Town Council at Development Control Committee on 18th October 2018 and spoke against the application. The application was subsequently granted.

301 PLANNING APPLICATIONS

The Committee considered planning applications received during the two weeks ending 16th October 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

302 PRESS RELEASES

None

Finished: 8pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 22-10-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01020/FUL	Sean Mitchell 24-10-2018	Cllr Busvine	Mr Terry 02086655252
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Patel		J H Lorimer	78-78A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/18
<p>Roof extension providing 1no. 1 bedroom flat, 4no. 2 bedroom flats, creation of a residential entrance, a new staircase, a lift shaft and a bin store within the existing retail unit; reorganisation of retail unit.</p> <p>18/01020/FUL - Amended plan</p> <p>No encroachment on the adjoining neighbours, so Certificate B not need to be signed (sic) or notice served.</p> <p>18/01020/FUL - Amended plan</p> <p>Additional/amended elevations and cross sections.</p>				

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that:

- There is adequate natural lighting for future residents
- All concerns raised at the pre-application stage have been fully and adequately addressed

Informative: Sevenoaks Town Council noted that the documents supplied lacked information as to the exact nature of the proposed amendments, which would have been helpful when considering this application.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02474/HOUSE	Holly Pockett 24-10-2018	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			60 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/18
<p>Demolition of existing section to the building at rear. Erection of a single storey rear extension.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02511/FUL	Emma Gore 26-10-2018	Cllr Eyre (adjoining parish)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Swann		Beechmont Farm	Hubbards Hill	Sevenoaks Weald (adjoini
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/18
<p>Erection of wooden field shelter (including storage area) with hardstanding.</p>				

Sevenoaks Town Council recommended refusal, as the hardstanding represents a precedent for removing and degrading Green Belt land.

Planning Applications Considered

Applications considered on 22-10-18

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02566/ADV	Emma Gore 26-10-2018	Cllr Busvine	Mr Jarvis 01618 300600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jarvis		A And J Kitchen Designs	14-18 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/18

Non-illuminated shop front Fascia and non-illuminated Hanging Sign.

18/02566/ADV - Amended plan

Proposal description amended to reflect submitted drawings:

Shop front fascia with illuminated overhead trough lights and illuminated hanging sign.

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the only lighting for both signs will be external.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02584/HOUSE	Holly Pockett 02-11-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/18

Side extension set back from original dwelling, single storey side aspect with skylights removed entirely, lowered and pitched extension roof-line to the principal elevation and reduction in width of two storey rear extension.

18/02584/HOUSE - Amended plan

The proposal has been amended for clarification:

Part single/part two storey side and rear extensions.

18/02584/HOUSE - Amended plan

Additional plan to show the Proposed East Elevation view to neighbouring property.

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the materials used are in keeping with the existing property and surrounding area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02881/FUL	Mr M Mirams 24-10-2018	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>
				08/10/18

Change of use from redundant offices and a flat to create 3 flats.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 22-10-18

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02882/LBCALT	Mr M Mirams 24-10-2018	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>
				08/10/18
Change of use from redundant offices and a flat to create 3 flats.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02990/ADV	Sean Mitchell 24-10-2018	Cllr Canet	Mr Walcott 01189 507700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Aldi Stores Ltd		Haywards	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/18
Installation of five illuminated signage on rendered wall.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02991/HOUSE	Natalie Rowland 29-10-2018	Cllr Clayton	Mrs Buckland 885484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Gage			42 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/18
Demolition of decking and external stairs to the rear of property. Erection of a platform and steps to lower area of garden. Decking at ground level.				

Sevenoaks Town Council recommended approval.

Informative: Councillor Waite abstained from voting on this application.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03015/FUL	Sean Mitchell 25-10-2018	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hook		Land South Of	27-33 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/18
Proposed new single storey detached dwelling.				

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that the materials used and the design are in keeping with the surrounding area.

Planning Applications Considered

Applications considered on 22-10-18

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03039/HOUSE	Emma Gore 26-10-2018	Cllr Piper	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Copp			40 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/18
Demolition of existing garage and rear terrace and construction of a linked double garage, first floor side extension, ground and first floor bay addition, orangery & terrace to rear, juliet balcony to the rear, rooflights to attic space, alterations to fenestration and external appearance with render and feature timberwork.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03053/HOUSE	Alexis Stanyer 24-10-2018	Cllr Clayton	Mr Goodey 07725607040
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Fletcher			63 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/18
Single storey side extension with rooflights and a new canopy. Loft conversion with rear dormer window. Alterations to fenestration.				

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that overlooking of, and loss of privacy to, the gardens in Cobden Road can be avoided through high-obscurity, fixed glazing of the rear dormer.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03058/LDCEX	Emma Gore 24-10-2018	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		British Red Cross Hall	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/18
Confirmation that the building has been used as general office accommodation.				

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

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03097/FUL	Emma Gore 02-11-2018	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Cunningham		Land Rear Of	31 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/18
Erection of detached dwelling with integral garage.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of amenity to neighbouring properties through overlooking, and a condition requiring that all the first floor rear-facing windows are of high-obscurity, fixed glazing.

Planning Applications Considered

Applications considered on 22-10-18

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03115/DEMNOT	Sean Mitchell 31-10-2018	Cllr Mrs Parry	Mrs Pidgeon 01962 8774
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
South East Water Ltd		Cramptons Road Waterworks	Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/18
Demolition of the Old Pumping Station and Offices.				

Sevenoaks Town Council noted this application for demolition and trusts that reference will be made to the development requirements of the Northern Sevenoaks Masterplan, when any future planning application is submitted for this site.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03131/HOUSE	Alexis Stanyer 31-10-2018	Cllr Hogarth	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/18
Two storey rear extension. Terrace at rear to be extended and associated landscaping works.				

Sevenoaks Town Council recommended approval.