

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 14th January 2019 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Present - Arrived 7.25pm	Cllr Towell	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Present - Left 7.21pm	Cllr Walshe	Present

Also in attendance:

Deputy Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

398 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

399 DECLARATIONS OF INTEREST

Councillors Busvine, Parson and Raikes declared that they had been lobbied regarding:

[Plan no. 6] 18/03829/FUL: 17 Eardley Road

400 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on 17th December 2018.

RESOLVED: That the minutes be approved and signed.

401 LOCAL PLAN: PROPOSED SUBMISSION VERSION CONSULTATION (DECEMBER 2018) AND ADDITIONAL CONSULTATIONS

The Committee received and noted the email from the Planning Department at Sevenoaks District Council regarding the opportunity for public comment on a series of documents, including the Proposed Submission Version of the Local Plan.

RESOLVED:

- To defer discussion until the next Planning Committee meeting on 28th January 2019, when Sevenoaks Town Council would consider its response.
- That any members who wish to receive a hard copy of the plan should contact the Deputy Town Clerk prior to the next meeting.

402 PLANNING APPLICATIONS

- a) The Committee received and noted planning applications considered under Chairman's Action, submitted to Sevenoaks District Council.

- b) The Committee considered planning applications received. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

403 PRESS RELEASES

None.

Finished: 7.40pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 14-1-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03306/CONVAR	Sean Mitchell 24-01-2019	Cllr Eyre	Mr Rayner 01622 851218
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
QW Development 4 Ltd			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/19
<p>Variation of condition 5 (details of land levels) of application reference 17/00998/FUL to the detached dwelling and a new access. Demolition of 4 outbuildings with amendment to the finish floor level to be raised by 500 mm.</p> <p>18/03306/CONVAR - Amended plan</p> <p>Elevational drawings of the development have now been submitted.</p> <p>Amended proposal description:</p> <p>Variation of condition 5 (details of land levels) of application reference 17/00998/FUL for detached dwelling, new access and demolition of 4 outbuildings with amendment to the finish floor level to be raised by 500 mm.</p>				

Sevenoaks Town Council recommended approval, subject to the roofline not being significantly raised.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03428/HOUSE	Holly Pockett 23-01-2019	Cllr Waite	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hugill			102 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/19
<p>Demolition of existing conservatory. Erection of single storey rear extension with rooflights and associated landscaping works including new rear terrace.</p> <p>18/03428/HOUSE - Amended plan</p> <p>Amended plans.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03458/HOUSE	Emma Gore 8/1/19	Chakowa	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Knape		Lahaina	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/18
<p>Proposed new detached double garage. Conversion of existing garage into habitable space. New render to the main dwelling.</p>				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 14-1-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03605/HOUSE	Holly Pockett 17-01-2019	Cllr Piper	Mr Chandler 0776457878
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Raeburn		9 Quarry Cottages	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/19
<p>Single storey side and rear extension. Replacement of existing mono pitched roof with flat roof.</p> <p>18/03605/HOUSE - Amended plan</p> <p>Certificate B has been signed.</p>				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of amenity to no. 8.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03735/HOUSE	Alexis Stanyer 17-01-2019	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Retzlaff			19 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/19
<p>Demolition of garage. Erection of ground and first floor extension. Alterations to roof and fenestration, dormers.</p>				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03829/FUL	Emma Gore 21-01-2019	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Freeman-Kerr			17 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/19
<p>Change of use of part ground floor and all of first floor from ancillary use to ancillary and bed and breakfast accommodation.</p>				

Sevenoaks Town Council recommended approval.

Informative: Councillor Busvine abstained from voting on this application.

Planning Applications Considered

Applications considered on 14-1-19

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03836/HOUSE	Alexis Stanyer 23-01-2019	Cllr Piper (Chairman OOW)	Mrs Richardson 01892 50 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakumawicz		Tanglewood	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/19
<p>Modifications to roof structure to facilitate two storey side and rear extension including loft conversion with skylights. Conversion of garage into habitable space. Alterations to fenestration. Associated landscaping works.</p> <p>Amended Plan (Information Only) received from SDC 04-01-2019:</p> <p>Following the assessment of the documentation, it was concluded that the proposed development should be progressed under householder procedure instead of FUL application, thus the suffix of the application was altered from FUL to HOUSE.</p>				

Sevenoaks Town Council noted that this application had been withdrawn, so no action was taken.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03837/FUL	Mr M Mirams 18-01-2019	Cllr Busvine	Mr Choudhary 01916 053 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mehra			49 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/19
<p>Change of use from (A3) restaurant to (D1) orthodontist.</p>				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the appearance of the new clinic will not be detrimental to character of the Conservation Area.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03838/LBCALT	Mr M Mirams 18-01-2019	Cllr Busvine	Mr Choudhary 01916 053 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mehra			49 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/19
<p>Change of use from (A3) restaurant to (D1) orthodontist.</p>				

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the appearance of the new clinic will not be detrimental to character of the Conservation Area.

Planning Applications Considered

Applications considered on 14-1-19

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03850/HOUSE	Holly Pockett 18-01-2019	Cllr Eyre	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Schooley			53 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/19
Replacement of single storey side extension and garden outbuilding. Erection of single storey rear extension with skylights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

Informative: Sevenoaks Town Council requests that the Arboricultural Officer investigates whether the mature fir tree at the end of the garden (adjacent to the new outbuilding) is a specimen tree, and that a TPO be applied if necessary.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03851/HOUSE	Holly Pockett 23-01-2019	Cllr Mrs Parry	Mr Gerken 01424 871120
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Hipgrave			75 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/19
Demolition of existing single storey rear extension. Erection of single storey rear and side extensions. Conversion of garage into habitable space. Alterations to fenestration.				

Sevenoaks Town Council unanimously recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03895/HOUSE	Holly Pockett 24-01-2019	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Partridge			2 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/19
Single storey rear extension with skylights.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03898/HOUSE	Alexis Stanyer 23-01-2019	Cllr Clayton	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Williams			52 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/19
Ground and first floor extension at side, partial garage conversion to reduce the internal space for one car parking. Replacement of front porch.				

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the materials used for the extension are in keeping with the rest of the house, and the street scene.

Planning Applications Considered

Applications considered on 14-1-19

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03916/HOUSE	Emma Gore 24-01-2019	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Billing			40 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/19
Two storey front extension, single storey side and rear extension. Raising of the roof height to create habitable rooms in the roof including dormer windows. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03923/LBCALT	Mr M Mirams 24-01-2019	Cllr Piper (Chairman OOW)	Mr Sharpe 01892 518094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Bat And Ball Rail Station	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/19
Sundry additional works as part of the Bat And Ball Station refurbishment including: brick cleaning (general areas), brick/terracotta repairs, amendments to canopy, lighting, replacement gutters, replacement door to ED03, fireplaces - additional opening up works, power assisted external doors.				

Sevenoaks Town Council declined to comment, as it is the applicant.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03925/CONVAR	Mr M Mirams 24-01-2019	Cllr Piper (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Bat And Ball Rail Station	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/19
Variation of condition 6 (amplified music) of 17/00320/FUL for "Conversion of an existing disused grade II listed station into a new cafe and community facilities. New doorways to be formed between cafe, kitchen and WCs. Existing external courtyard to be covered to form new plant room and external WC." with amendment to "no amplified music shall be played in the Booking Hall or Luggage Room (defined in drawing 3_110 Ground Floor Proposed) at any time unless a detailed acoustic assessment including any necessary mitigation measures, has been submitted to and agreed in writing by the Council. Any approved scheme shall then be fully implemented prior to the first playing of amplified music and retained thereafter".				

Sevenoaks Town Council declined to comment, as it is the applicant.