

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 28th January 2019 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Apologies
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	Present (Left 8.13pm)
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Present (Arrived 7.07pm)
Cllr Hogarth	Apologies	Cllr Waite	Apologies
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Deputy Town Clerk
 Planning Assistant
 3 Members of the Public

PUBLIC QUESTION TIME

None

425 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

426 **DECLARATIONS OF INTEREST**

None.

427 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 14th January 2019, previously approved at Council.

RESOLVED: That the minutes be received and signed.

428 **PLANNING APPEALS**

The Committee received and noted the following appeal decisions:

- i. APP/G2245/W/18/3211841: 18/01835/FUL – Fallowfield, 2 Letter Box Lane (APPEAL DISMISSED)
- ii. APP/G2245/W/18/3212115: 18/01242/FUL – Land West of 3 Julian’s Way (APPEAL DISMISSED)

Informative: Sevenoaks Town Council was pleased to note that the guidance set out in the Residential Character Area Assessment SPD had been adhered to in the consideration of both the above appeals.

429 DISCOVER GATWICK INVITATION

a) The Committee received and noted a further invitation from Community Engagement at Gatwick Airport to attend a “behind the scenes” event, on one of the following dates:

- Tuesday 19th March 2019
- Tuesday 30th April 2019

b) Councillors Raikes and Mrs Walshe expressed an interest in attending (TBC).

430 SOUTH EAST WATER: PROPOSED NEW WATER MAIN IN SEVENOAKS

The Committee received a verbal update from the Deputy Town Clerk and Councillor Clayton, who both attended the Stakeholder Meeting held on 18th January 2019.

RESOLVED: That the note emailed to delegates by South East Water following the Stakeholder Meeting would be circulated to Councillors.

431 ZEBRA CROSSING ON DARTFORD ROAD

At the request of Councillor Raikes, the Committee considered the issue of poor visibility at the uncontrolled Zebra Crossing at the junction of Dartford Road with Bradbourne Road/Barrack Place and concerns over pedestrian safety.

Councillor Raikes reported that the matter had been raised with Kent Highways, who had asked their Street Lighting Engineer to visit the site to determine whether steps could be taken to improve visibility, and that further information would be received in due course.

It was RESOLVED unanimously that Sevenoaks Town Council would write to Kent Highways expressing its concerns and requesting improved visibility at the crossing, preferably by lighting.

432 COMMUNITY PLAN PRIORITIES 2019-2023: PUBLIC CONSULTATION

a) The Committee received and noted the Press Release from Sevenoaks District Council inviting the public to comment.

b) The Committee received and considered the Public Consultation Draft.

c) The Committee noted the deadline for comments (1st March 2019).

RESOLVED: That Sevenoaks Town Council would respond to the Consultation, broadly supporting the aspirations of the plan, while expressing some concerns as to priorities and deliverability in the absence of clearly defined objectives or it being clear which organisation is responsible for delivery.

Informative: Councillor Raikes abstained from voting.

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

- a) The Committee received and noted the Regulation 19 Consultation Representation Form supplied by Sevenoaks District Council.
- b) [401] The Committee considered Sevenoaks Town Council's response to the Proposed Submission Version Consultation.

It was RESOLVED that:

- Sevenoaks Town Council would respond positively to the Regulation 19 Consultation.
- Sevenoaks Town Council would request to participate in the oral part of the Examination to highlight concerns regarding infrastructure delivery/funding and appropriate housing mix.

434 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 during the two weeks ending 22nd January 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

435 PRESS RELEASES

None.

Finished: 8:30pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 28-1-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02751/LBCALT	Mr M Mirams 30-01-2019	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>
				17/01/19

Remedial works to defective structure.

18/02751/LBCALT - Amended plan

Amended description of the proposal to be more precise about the works being undertaken at the building and amended structural engineer's report.

Amended proposal description:

Structural repairs to roof carpentry and timber frame, temporary removal of 2nd floor floorboards, and replacement of roof membrane.

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03348/LDCEX	Holly Pockett 04-02-2019	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Newland			38 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/19

Extension of vehicular access.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03545/HOUSE	Alexis Stanyer 11-02-2019	Cllr Busvine	Mr D Kenvin 350237
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Fautley			6 Oakfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/19

Removal of garage, proposed two storey extension, alterations to roof to develop the first floor to provide additional accommodation, alterations to layouts & elevations.

18/03545/HOUSE - Amended plan

Amended plans to reduce height of western side of property and incorporate amendments to driveway and the proposal description.

Amended proposal description:

Removal of garage, proposed two storey extension, alterations to roof to develop the first floor to provide additional accommodation, alterations to layouts & elevations. Alterations to the driveway.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-1-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03618/FUL	Mr M Mirams 05-02-2019	Cllr Parson	Mr Davies 02086 593250
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Sevenoaks Almshouse Ch		Flats 1-8 And 17-24, Sevenoak	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
Replacement of external front doors to rear elevations of North and South Blocks.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03619/LBCALT	Mr M Mirams 05-02-2019	Cllr Parson	Mr Davies 02086 593250
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Sevenoaks Almshouse Ch		Flats 1-8 And 17-24, Sevenoak	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
Replacement of external front doors to rear elevations of North and South Blocks.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03813/HOUSE	Alexis Stanyer 06-02-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Green		Highcroft	79 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/19
Proposed new entrance piers, gates and walls to existing entrance.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03840/ADV	Sean Mitchell 05-02-2019	Cllr Mrs Parry	Mr Roche 02920 226501
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Neasham		Unit B	2 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
29 fascia signs and a poster sign.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-1-19

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03855/HOUSE	Alexis Stanyer 30-01-2019	Cllr Canet	Ms Khan 07882 112427
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Tamarit			15 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/19
Ground floor extension to the rear, demolition of the existing pitched roof of kitchen and first floor side extension. Proposal also includes new window in bedroom 3.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03905/HOUSE	Holly Pockett 04-02-2019	Cllr Mrs Walshe	Mr Godfree 01730 82690
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Nelson			6 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
Erect a greenhouse.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03934/HOUSE	Holly Pockett 31-01-2019	Cllr Schneider	Mr Davis 07971 398989
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Turner			39 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/19
Proposed rear single storey extension with roof lantern light.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03942/HOUSE	Holly Pockett 29-01-2019	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Reid			7 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/19
Demolition of existing front porch and part of the rear extension. Erection of single storey rear extension with skylight and a new open front porch. Loft conversion with skylights. Alterations to fenestration and enlarging of existing front driveway. Associated landscaping works.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-1-19

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00032/HOUSE	Alexis Stanyer 07-02-2019	Cllr Waite	Mr Hewitson 02083 00666
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ellis			119 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/19
Replacement of rear conservatory.				

Sevenoaks Town Council recommended approval.

Informative: Councillor Canet abstained from voting on this application.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00034/FUL	Mr M Mirams 06-02-2019	Cllr Parson	Mr Anthony 01227 78444
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Holdfirst Ltd		3 Webbs Court	Buckhurst Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/19
Change of use of Business Premises (B1) to Residential (C3) and first floor extension to accommodate 1no. Flat.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00043/HOUSE	Alexis Stanyer 30-01-2019	Cllr Waite	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Harvey			21 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/19
Modifications to roof structure to facilitate loft conversion with a front curved dormer window, hipped rear dormer window and skylights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is limited loss of amenity to neighbouring properties and that it will not be visually detrimental to the character of the area.

Planning Applications Considered

Applications considered on 28-1-19

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00055/HOUSE	Alexis Stanyer 04-02-2019	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bown			119 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/19
Single storey rear extension with skylight. Modifications to roof structure to facilitate loft conversion with skylights and a dormer window. Alterations to fenestration and modifications to entrance porch. New vehicular access.				

Sevenoaks Town Council recommended approval, provided that:

-The Planning Officer is satisfied that there is no loss of privacy to the rear garden of No. 117.

-The Highway Authority is satisfied that parking requiring vehicles to reverse into Wickenden Road at this point is safe.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00063/HOUSE	Alexis Stanyer 31-01-2019	Cllr Clayton	Mr Goodey 07725 607040
<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>
				14/01/19
Single storey side extension with skylights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenity to the neighbour at 64 Bethel Road.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00086/HOUSE	Emma Gore (Date TBC)	Cllr Parson	Mr Simmons 07760 4951
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Plowman		Belmont	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/19
Demolition of existing garage structure and metal framed glazed car port to side and rear of property, erection of Garden Room attached partially to house.				

Sevenoaks Town Council recommended approval, subject to:

-The Conservation Officer being satisfied that suitable materials are to be used.

-The Planning Officer being satisfied that there will be no loss of amenity to future residents of Ragstones.

-The planting and continued maintenance of the shrubbery.

Planning Applications Considered

Applications considered on 28-1-19

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00086/HOUSE	Emma Gore (Date TBC)	Cllr Parson	Mr Simmons 07760 4951
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Plowman		Belmont	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/19
<p>Demolition of existing garage structure and metal framed glazed car port to side and rear of property, erection of Garden Room attached partially to house.</p> <p>19/00086/HOUSE - Amended plan</p> <p>The proposal has been amended: Removal of the 3M fence on the South elevation boundary.</p>				

Sevenoaks Town Council recommended approval, subject to:

- The Conservation Officer being satisfied that suitable materials are to be used.
- The Planning Officer being satisfied that there will be no loss of amenity to future residents of Ragstones.
- The planting and continued maintenance of the shrubbery.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0522/2018	Mrs Lidia Cook 11-02-2019	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Quirk		St Johns C of E Primary School	Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/19
<p>Installation of all-weather surface daily mile path around school sports field - 260m x 1.2m wide constructed in porous wetpour rubber surface (colour - black). The path will follow the perimeter boundary fence, will not require the removal of trees or hedging and will not reduce the ample playing area.</p>				

Sevenoaks Town Council recommended approval.