

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 11th February 2019 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Arrived 7:10pm
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived: 7:25pm
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Deputy Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

451 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

452 **DECLARATIONS OF INTEREST**

Cllrs Arnold, Hogarth and Raikes declared they had been lobbied on Tanglewood, Parkfield.

453 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 28th January 2019.

RESOLVED: That the minutes be received and signed.

454 **DEVELOPMENT CONTROL COMMITTEE**

The Committee noted that the following applications were determined by the Development Control Committee on the 7th February 2019:

- i. 18/03462/FUL – Land Rear of 2 Uplands Close, Riverhead (Adjoining Parish Application)
- ii. 18/03097/FUL – Land Rear Of 31 Serpentine Road

455 POTENTIAL SPEEDING SIGN INSTALLATION ON BRADBOURNE VALE ROAD AND OTHER ROADS

The Committee noted that a meeting had taken place prior to the Planning Committee meeting with Kent County Councillor Margaret Crabtree to discuss proposals for a mobile Speed Information Device (SID).

The proposal was for the purchase of a mobile SID which would be moved between 3 different sites, remaining at each for a 2mo period.

RESOLVED:

(a) That the Town Council was receptive to the idea, subject to:

- Funding
- Specification of the device being obtained and details of likely impact
- Maintenance obligations being reviewed, including the need for the Open Spaces Team to install columns and relocate the device bi-monthly
- Consents being clarified for the installation on a public highway.

(b) That Ward members are invited to submit suggestions for locations within their ward (max 2) to the Deputy Town Clerk / Planning Administrator to consolidate and bring back to the Planning Committee meeting on the 8th April 2019 for debate.

Deadline for suggestions to be forwarded: 29th March 2019

456 ZEBRA CROSSING ON DARTFORD ROAD

An update on discussions with Kent County Council officers on the Dartford Road Zebra Crossing was received and discussed.

It was noted that the topic of A-boards in the Hollybush area had been raised by KCC, and members were conscious of the need to balance highway safety with maintaining the economic vibrancy of the area. It was further noted that discussions should remain focused on the actual issue identified i.e. lack of adequate lighting to the Zebra crossing and the potential risk to pedestrians.

It was requested that the Officers obtain information on how accident data was collected and collated by KCC, and the correct procedure to ensure accidents are logged as individual Town Councillors had raised concerns about accidents not being reflected in KCC's data.

457 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 5th February 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

458 PRESS RELEASES

None.

Finished: 8:10pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 11-2-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03684/HOUSE	Emma Gore 22-02-2019	Cllr Waite	Sevenoaks Plans 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/19
<p>First floor rear and side extension, proposed new rear dormer in the loft; proposed new roof at side. Alterations to fenestration rooflights and solar panels. New internal layout at ground floor.</p> <p>18/03684/HOUSE - Amended plan</p> <p>Alterations to the proposed roof, rear dormer and extensions.</p>				

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that there will be no:

- overlooking of neighbouring properties to the side and rear, especially due to the inclusion of a Juliette balcony
- overshadowing to neighbouring properties to the side

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03801/FUL	Sean Mitchell 21-02-2019	Cllr Schneider	Dr Wickham 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Holland/Portsmore/Hoad			9 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/19
<p>Demolition of existing building, erection of mixed use scheme 9 flats and office. Widening hardstanding.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- Over development of the site
- The poor quality design is out of keeping with the character of the local area and will adversely impact the street scene.

//Informative: Concerns were also expressed with regards to the lack of electric vehicle charging points, and the potential highway safety impact on the Blighs entrance//

Planning Applications Considered

Applications considered on 11-2-19

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03836/FUL	Alexis Stanyer 18-02-2019	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>
				29/01/19
<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> <p>18/03836/HOUSE - Amended plan</p> <p>Amended Application Form, Planning Statement and Statement of Community Involvement received on 21-01-2019.</p> <p>The suffix has been changed back from HOUSE to FUL.</p> <p>The proposal description has been amended to:</p> <p>Remodelling of existing dwelling, raising of roof height and erection of two storey side and rear extension.</p>				

Sevenoaks Town Council recommended refusal as the proposal fails to preserve or enhance the Conservation Area and is out of keeping with the last adopted Wildernesse Design Statement. //Informative: Due to the important questions this application raises on contemporary architecture within conservation areas the Town Council requests that this application is determined by the Development Control Committee to ensure the matter is debated in a public democratic environment.//

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03853/HOUSE	Emma Gore 15-02-2019	Cllr Eyre	Mr Jenner 01892 852424
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pettett		Solefields Lodge North	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/19
<p>Single storey rear extension and new detached cart lodge style garage. New front porch and verandah.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-2-19

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03953/HOUSE	Rebecca Fellows 22-02-2019	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sharma			7 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/19
Demolition and erection of new detached dwelling with integral garage and reconfiguration of rear garden in stepped terraces.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00011/HOUSE	Holly Pockett 14-02-2019	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gada			46 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/19
Demolition of existing porch. New porch with bedroom extension above. Bedroom extension above existing garage. Rear bedroom extension. Rear deck extension. Alterations to fenestration.				

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied there will be no overlooking of no.44 as a result of the inclusion of a Juliette balcony.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00086/HOUSE	Emma Gore 15-02-2019	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>
				28/01/19
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.				

19/00086/HOUSE - Amended plan

The proposal has been amended: Removal of the 3M fence on the South elevation boundary.

19/00086/HOUSE - Amended plan

Revisions to the garden room to reduce footprint and height.

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 11-2-19

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00121/HOUSE	Emma Gore 21-02-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Donald			13 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/19
Demolition of existing outbuilding. Erection of a single storey rear extension with rooflights and rear first floor gable extension. Replacement of roof on existing single storey rear extension to side and rear. Alterations to fenestration consisting of timber cladding to new extension, introduction of sliding doors (east elevation) and alterations to existing windows (north elevations).				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00122/FUL	Mr M Mirams 25-02-2019	Cllr Piper (Chairman OOW)	Mr O'Brien 01482 815310
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Day Nursery	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/19
Installation of new modular nursery building.				

Sevenoaks Town Council declined to comment as the freehold owner of the site.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00158/HOUSE	Alexis Stanyer 20-02-2019	Cllr Waite	Mr Trifiletti 01892 537124
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lowrie			2A Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/19
Conversion of existing garage/utility into habitable space with roof extension. Alterations to fenestration, decking and ballustrade.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to properties on Seal Hollow Road.