

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 25th February 2019 at 7.00pm.

Present:

Committee Members

| | | | |
|---------------------------|-----------|-----------------------|-----------------|
| Cllr Arnold | Apologies | Cllr Parry | Present |
| Cllr Busvine OBE | Apologies | Cllr Parson | Left: 8:15pm |
| Cllr Canet | Present | Cllr Piper - Chairman | Present |
| Cllr Chakowa | Apologies | Cllr Raikes | Present |
| Cllr Clayton | Present | Cllr Schneider | Apologies |
| Cllr Eyre – Vice Chairman | Present | Cllr Towell | Present |
| Cllr Hogarth | Present | Cllr Waite | Arrived: 7:40pm |
| Cllr Mrs Parry | Present | Cllr Walshe | Present |

Also in attendance:

Deputy Town Clerk

PUBLIC QUESTION TIME

None

461 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

462 DECLARATIONS OF INTEREST

It was noted that all Councillors present knew the applicant of 5 Carlton Parade, St Johns Hill.

463 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 11th February 2019

RESOLVED: That the minutes be received and signed.

464 APPEALS

The Committee received and noted that the following appeal had been launched:

- i) 18/00175/FUL – 24 Wildernesse Mount

465 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 15th February 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

466 PRESS RELEASES

None.

Finished: 8:36pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 25-2-19

| | | | | |
|---|-----------------------|---------------------------|------------------------|-------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/03545/HOUSE | Alexis Stanyer 11-02-2019 | Parson | 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> |
| | | | | 15/02/19 |
| <p>Removal of garage, proposed two storey extension, alterations to roof to develop the first floor to provide additional accommodation, alterations to layouts & elevations.</p> <p>18/03545/HOUSE - Amended plan</p> <p>Amended plans to reduce height of western side of property and incorporate amendments to driveway and the proposal description.</p> <p>Amended proposal description:</p> <p>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.</p> <p>18/03545/HOUSE - Amended plan</p> <p>Updated red line drawing</p> | | | | |

Sevenoaks Town Council recommended approval.

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|---|-----------------------|-------------------------|------------------------|-------------------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/03631/HOUSE | Emma Gore 26-02-2019 | Cllr Schneider | Mrs Austin 07866 962268 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Alteirac | | | 48 St Botolphs Road | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 06/02/19 |
| <p>Two storey side and rear extension, alteration to loft area to residence.</p> <p>18/03631/HOUSE - Amended plan</p> <p>Revised plans, to the rear side and front elevations.</p> | | | | |

No comments received from Councillor. Awaiting Chairman's Action.

Planning Applications Considered

Applications considered on 25-2-19

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|--|---------------------|--------------------------|------------------------|-------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/03946/FUL | Holly Pockett 26-02-2019 | Cllr Canet | Mr Farmer 01689 853447 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr R Leahy | | Capital House | Bradbourne Vale Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 06/02/19 |
| The construction of a single storey rear extension serving the existing ground and lower ground floor apartments. | | | | |

Sevenoaks Town Council recommended refusal due to the proximity to the railway line unless the planning officer is satisfied that the residential amenities of future occupants will not be impacted by this proximity.

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|---|------------------------|-------------------------|------------------------|-------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/000214/HOUSE | E Gore 05/03/19 | Schneider | Open Arch 779580 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Allen | | | 47 St Botolphs Road | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 13/02/19 |
| Demolition of existing side extension and erection of a basement, side and rear extension and a garage and loft conversion . | | | | |

No comments received from Councillor. Awaiting Chairman's Action.

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|---|-----------------------|-------------------------|------------------------|-------------------------|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00089/HOUSE | A Stanyer 05/03/19 | Canet | Clayton 01634578340 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Nadarajah | | | 32 Robyns Way | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 14/02/19 |
| Conversion and extension to create bungalow into a two storey dwelling - to include raising of the roof height to incorporate a new first floor and two storey side extension, new roof and dormers & alterations to fenestration. | | | | |

Sevenoaks Town Council recommended approval subject to the front drive paving being permeable to prevent water run-off.

Planning Applications Considered

Applications considered on 25-2-19

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|--|--------------------|-------------------------|------------------------|-------------------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00116/FUL | Mr M Mirams 26-02-2019 | Cllr Parson | Ms Clark 07766 650569 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| QW Development 2 Ltd | | | 95 Dartford Road | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 06/02/19 |
| Erection of a pair of semi-detached dwellings with parking and gardens and extending drop kerb. Demolition of outbuildings. | | | | |

Sevenoaks Town Council recommended approval subject to:

- The conservation officer being satisfied with the proposal, in particular that the setting of the locally listed building is maintained or enhanced.
- That the arboricultural officer is satisfied with the proposals and their potential impact on mature trees.
- That Kent Highways are satisfied that the parking arrangements in proximity to a junction are acceptable. The Town Council suggests a condition requiring that vehicles must exit the site in forwards gear, rather than reversing out.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00132/FUL | S Mitchell 05/03/19 | Mrs Parry | Clague 01227762060 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Hope Church | | The Mill Lane Centre | Mill Lane | Nothern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 14/02/19 |
| Demolition of front and side extensions. Erection of front, side and rear extensions. Alterations include the loss of car parking, improved disabled access and visual appearance. | | | | |

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that there will be no loss of amenity to surrounding properties, and that the travel plan is adequate to cope with the demands from a venue with circa seats in the main hall. The Town Council notes that reference is made to the 'Greatness car park' operated by the Town Council, which provides parking for users of the recreation ground. The Town Council wishes to make it clear that it has not discussed the use of the recreation ground car park with the applicant, and that the car park should not form a consideration in any travel plan, nor should the spaces within it be relied upon by users of the centre.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00148/ADV | a Stanyer 06/03/19 | Raikes | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Chakowa | | 5 Carlton Parade | St Johns Hill | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 14/02/19 |
| A new fascia sign to shop front. | | | | |

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-2-19

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 9 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00172/HOUSE | R Fellows 07/03/19 | Eyre | DGA Arch 01743272265 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Stratten | | | 25 The Rise | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 15/02/19 |
| Erection of a single-storey detached garage with log store. Access relocated. Erection of electric gates. Replacement driveway and associated landscaping. | | | | |

Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied that the specimen Oak tree will be adequately protected, and subject to the retention of the hedging shown on the plans being a condition of consent.

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|--|--------------------|-------------------------|------------------------|-------------------------|
| 10 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00202/HOUSE | A Stanyer 05/03/19 | Eyre | Open Arch 779580 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Digweed | | Cavendish House | Clenches Farm Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 13/02/19 |
| Proposed garden room extension at rear of garage. | | | | |

Sevenoaks Town Council recommended approval.

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|--|--------------------|---------------------------|------------------------|-------------------------|
| 11 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00210/HOUSE | Alexis Stanyer 26-02-2019 | Cllr Mrs Walshe | MKA Arch. 850995 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs O'Donnell | | | 10 Park Lane | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 06/02/19 |
| Single storey side and rear extensions with a roof terrace. | | | | |

Sevenoaks Town Council recommended approval subject to the conservation office being satisfied with the materials proposed as the property is locally listed and within a conservation area.

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|--|--------------------|-------------------------|------------------------|-------------------------|
| 12 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00218/ADV | R Fellows 05/03/19 | Parson | Cobalt 07890972986 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Whistles | | | 4 Brewery Lane | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 13/02/19 |
| Replace fascia and hanging sign on a like for like basis. | | | | |

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-2-19

| | | | | |
|---|--------------------|----------------------------|------------------------|-------------------------|
| 13 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00237/HOUSE | Rebecca Fellows 27-02-2019 | Cllr Mrs Parry | Mr R Trute 07540 651867 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr C Chandler | | | 16 Otford Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 07/02/19 |
| Demolition of existing outbuilding (store). Erection of single storey rear extension with skylights. | | | | |

Sevenoaks Town Council recommended approval.

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|--|--------------------|-------------------------------|------------------------|-------------------------|
| 14 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00248/FUL | R Fellows 06/03/19 | OOW Piper | Glenn Ball |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Sevenoaks Town Council | | Former British Red Cross Hall | Bradbourne Vale Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 14/02/19 |
| Conversion of a headquarters into a business hub of offices/meeting rooms/facilities for rent/hire to the local business community. | | | | |

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

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 15 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00254/HOUSE | R Fellows 01/03/19 | Piper | Cobden 455029 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Golding | | Oak Croft | West Heath Lane | Kippington. |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 11/02/19 |
| Demolition of existing conservatory. Erection of two storey rear extension. Enlargement of existing side dormer. | | | | |

Sevenoaks Town Council recommended approval.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 16 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00269/HOUSE | H Pocket 04/03/19 | Raikes | Buildpath 02033189283 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Marvel | | | 35 St Georges Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 12/02/19 |
| Remodelling of the dwelling by adding a new storey / floor space, alteration to fenestration and all associated works. | | | | |

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 25-2-19

| | | | | |
|--|--------------------|-------------------------|------------------------|-------------------------------------|
| 17 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00270/HOUSE | H Pocket 04/03/19 | Waite | Vale Garden Houses 014 765 40007 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Van Velsen | | | 16 Holmesdale Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 12/02/19 |
| Erection of orangery side extension | | | | |

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the proposals are in keeping with the existing property.

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|--|--------------------|----------------------------|------------------------|-------------------------|
| 18 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00280/FUL | M Mirrams 05/03/19 | Mrs Parry | PRC 01908305246 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Dallison Ltd | | Site of Advanced Films Ltd | The Moor Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 13/02/19 |
| Erection of new gate to private road. | | | | |

Sevenoaks Town Council recommended approval subject to necessary access being maintained for pedestrians using the right of way, vehicles with right of access over the land, and access for emergency vehicles.

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|-----------------------------------|--------------------|-------------------------|------------------------|---------------------------------|
| 19 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00288/MMA | E Gore 06-03-19 | Arnold | Robinson Escott 0168983 0004 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Bailey | | Brackens | Blackhall Lane | Wilderness |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 15/02/19 |
| Amendment to 17/01145/MMA. | | | | |

Sevenoaks Town Council recommended approval.

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|----------------------|--------------------|-------------------------|------------------------|---|
| 20 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/00290/CONVAR | E Gore 05/03/19 | Raikes | Hazle McCormack Young LLP 01200 540044 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| The Granville School | | Lodge Cottage | 8 Bradbourne Park Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 13/02/19 |

Removal of condition 13 (classrooms 3 & 4) of 12/01440/FUL for demolition of existing bungalow and outbuildings. Erection of a New Early Years Learning Facility accommodating 2 nursery, 1 reception, 1 timetabled classroom and ancillary spaces.

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that conditions initially laid down are no longer relevant and that the extant 2015 consent is voided or allowed to elapse.