

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

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**Present:**

**Committee Members**

Cllr Arnold	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Parson	<b>Present</b>
Cllr Canet	<b>Left 7:36pm</b>	Cllr Piper - <b>Chairman</b>	<b>Present</b>
Cllr Chakowa	<b>Apologies</b>	Cllr Raikes	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Schneider	<b>Present</b>
Cllr Eyre – <b>Vice Chairman</b>	<b>Apologies</b>	Cllr Towell	<b>Present</b>
Cllr Hogarth	<b>Apologies</b>	Cllr Waite	<b>Arrived 7:27pm</b>
Cllr Mrs Parry	<b>Left 7:26pm</b>	Cllr Walshe	<b>Left 8:05pm</b>

**Also in attendance:**

Deputy Town Clerk

5 members of the public

**PUBLIC QUESTION TIME**

None

496 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

497 **DECLARATIONS OF INTEREST**

Cllr Raikes declared he had a non-pecuniary interest in respect of 24 Wildernesse Mount.

498 **DECLARATIONS OF LOBBYING**

Cllr Clayton declared he had been lobbied in respect of 24 Wildernesse Mount.

499 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 11<sup>th</sup> March 2019

**RESOLVED:** That the minutes be received and signed.

500 **TREE PRESERVATION ORDERS**

The Committee received and noted the making of a TPO at the following site:  
**Rhododendrons, 73 Kippington Road.**

501 **STREET NAMING AND NUMBERING**

The Committee received and considered communication from Sevenoaks District Council regarding proposed names for the new mews development to the rear of the Sevenoaks Town / Buckhurst 2 car park.

**UNANIMOUSLY RESOLVED:** that the Town Council supports the name Burlington Mews.

502 PLANNING APPLICATIONS

- a) The Committee received and noted planning applications considered under Chairman’s Action, submitted to Sevenoaks District Council.
  
- b) The meeting was adjourned to allow members of the public to speak on the following item for three minutes:
  - a. 24 Wildernesse Mount – Against

It was noted that a representative had registered to speak in favour of the application but was not present.

- c) The meeting was reconvened, and the Committee considered planning applications received during the two weeks ending 19<sup>th</sup> March 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

503 PRESS RELEASES

None.

Finished: 8:14pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 25-3-19

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00138/FUL	Alexis Stanyer 1/4/19	Cllr Chakowa	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Baker		Wealden Properties	99 St John's Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/19
<b>Change of use from A1 to D1.</b>				

**//Awaiting Chairmans Action//**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00302/FUL	Holly Pockett 28/3/19	Cllr Parson	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pratten			12 Clarendon Place	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/19
<b>Replacing hardwood timber door and sidelight.</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00347/FUL	Sean Mitchell 1/4/19	Cllr Clayton	BHD Architects 01732 45 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D B Design & Build			24 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/19
<b>Demolition of the existing property and the construction of two detached dwellings with associated parking and access</b>				

**Sevenoaks Town Council unanimously recommended refusal on the grounds that:**

- despite the amendments made to plot 1, the house on this site is still entirely forward of its neighbour at no 26, adversely impacting the street scene and the residential character assessment, which depends on limited variation in the building line, and visual spaces between the houses which are reduced in this case by the angles of the houses on the plot.
- the revised plan for plot 1 includes a dormer which looks across the front gardens of 26 and 28, affecting their privacy.

**The Town Council also notes that the claim made in the impact statement that the houses are similar distance from the road as existing dwellings seem somewhat misleading;**

- in the case of plot 2, the comparison seems to be made between the two storey new house, and the single storey garage of no 22
- in the case of plot 1, the comparison seems to be made between the two storey new house, and the single storey garage of the existing no 24

# Planning Applications Considered

Applications considered on 25-3-19

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00397/FUL	Sean Mitchell 010419	Cllr Busvine	Open Architecture 01732 770500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bateman			150 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/19
<b>Refurbishment of existing building, demolition of rear extension with new build commercial extension to the rear with ancillary refuse and cycle storage.</b>				

**Sevenoaks Town Council recommended approval subject to:**

- The conservation officer being satisfied that the design and materials will preserve or enhance the character of the high street conservation area
- The planning officer being satisfied with the access arrangements to the new commercial unit
- The ground floor commercial units being retained in perpetuity and permitted development rights withdrawn.

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00401/HOUSE	Holly Pockett 27/3/19	Cllr Raikes	M R Garland Ltd 01792 704540
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Hutton			11 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/19
<b>Single storey front extension, conversion of garage and alterations to vehicular access and driveway.</b>				

**Sevenoaks Town Council recommended approval subject to the annex being designated as ancillary to the main building.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00471/MMA	Holly Pockett 1/4/19	Cllr Parry	Simon Whitehead Arch 020 7400 4000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Daunt			66 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/19
<b>Minor material amendment to 18/01281/HOUSE.</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00500/FUL	Emma Gore 2/4/19	Cllr Canet	Sevenoaks Plans 01732 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McKenzie			31 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/19
<b>Demolition of existing dwelling and erection of a new energy efficient dwelling. Driveway enlarged at front.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 25-3-19

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00506/HOUSE	Holly Pockett 29/3/19	Cllr Hogarth	5PA Architects 020 3371 4000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lay			7 Birch Close	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/19
<b>Demolition of existing conservatory, erection of a single storey rear extension, erection of a single storey right flank/rear extension including chimney and amendment to front door.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00539/HOUSE	Alexis Stanyer 5/4/19	Cllr Clayton	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Iqbal			10 Quaker Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/19
<b>Front, rear and side extensions to the existing house. Replacement and raising of the roof with new rear dormer window. Refurbishment of external materials of the house including replacement fenestration and roof lights. Modification to the existing driveway, associated boundary fencing including decking and extension of front dropped kerb.</b>				

**Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that there is no overlooking of houses and gardens in Seal Hollow Road, which are at a much lower level, and that they are not affected by the increase in height and mass of the development.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00591/HOUSE	Rebecca Fellows 3/4/19	Cllr Parry	MRW Design 07763 4637 54
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shaffie		Colne House	89 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/19
<b>Proposed tree house with raised platform.</b>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00661/HOUSE	Alexis Stanyer 8/4/19	Cllr Parson	Martin Bush Chart Arch 0 4700 740770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/19
<b>Erection of summerhouse, garden shed &amp; fencing in rear garden.</b>				

**Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with the proposals.**

## Planning Applications Considered

Applications considered on 25-3-19

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/00692/LBCALT</b>	Emma Gore 8/4/19	Cllr Busvine	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Whitby		The Hardware Centre	43 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/03/19	
<b>Insert new fire exit/delivery doorway. Site new air conditioning unit.</b>				

**Sevenoaks Town Council recommended approval.**