

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 8th April 2019 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Apologies
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	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived 7:42pm
Cllr Mrs Parry	Left 7:17pm	Cllr Walshe	Apologies

Also in attendance:

Deputy Town Clerk
2 members of the public

PUBLIC QUESTION TIME

None

11. **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

12. **DECLARATIONS OF INTEREST**

Cllr Raikes declared he had a Non-Pecuniary Interest in item:
[14] Merlewood Lodge 86 Mount Harry Road

13. **DECLARATIONS OF LOBBYING**

Cllr Busvine declared he had been lobbied in respect of:
[12] The Former Mulberry Day Therapy Centre, Emily Jackson Close.

14. **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 25th March 2019

RESOLVED: That the minutes be received and signed.

15. **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 2nd April 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

16. PRESS RELEASES

None.

Finished: 7:56pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 8-4-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03234/FUL	Natalie Rowland 10/04/19	Cllr Piper	Mr White 01983 615004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Tingley		Land North East Of Heron Woo	Gracious Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/19
<p>Demolition of existing equestrian buildings and exercise arena; Construction of four detached dwellings with parking and landscaping.</p> <p>18/03234/FUL - Amended plan</p> <p>Amended plans to reduce soze of development and number of dwellings.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00484/FUL	A Stanyer 11/04/19	Piper OOW	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lawn Tennis Club / Sevenoaks Town Council		Clarenden Lawn Tennis Club	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/19
<p>Erection of netting on one boundary of the tennis court.</p>				

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

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00576/HOUSE	A Stanyer 09/04/19	Eyre	Rivers Architect 0117942 0070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wilding			47 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/19
<p>Erection of a two storey rear extension, single storey side extension, and raised roof to accommodate two bedrooms in roof.</p>				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00601/HOUSE	A Stanyer 11/04/19	Raikes	Offset 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Naylor			21 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/19
<p>Demolition of front porch, rear bay and part of detached garage. Construction of front and rear, single and double storey extensions including an integrated garage. Driveway reconfiguration with new vehicle access point and dropped kerb.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-4-19

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00622/HOUSE	A Stanyer 22-04-19	Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brady			51 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/19
Single storey side kitchen extension.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00636/HOUSE	A Stanyer 12/04/19	Piper	Kent Building Control Ltd 01222550001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
s'Jacob			18 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/19
Two storey side extension and single storey rear extension.				

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00637/HOUSE	R Fellows 09/04/19	Parry	Kent Building Control Ltd 01222550001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Stephen			97 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/19
Single storey front extension, single storey rear extension and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00656/HOUSE	A Stanyer 09/04/19	Clayton	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Scott			2 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/19
Two storey side and single storey rear extensions. Alterations to the roof.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no adverse impact on the street scene, especially that of Hillingdon Avenue.

Planning Applications Considered

Applications considered on 8-4-19

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00707/HOUSE	R Fellows 17/04/19	Towell	Studio 6 Design 0781772 0070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bravo		Hohe Munde	34 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/19
Removal of existing glazed porch and replace with brick constructed porch to provide downstairs W.C.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00708/HOUSE	R Fellows 09/04/19	Piper	Robert Hales 848795
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Greenwood and Mears			9 Middlings Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/19
Construction of first floor side extension over existing single storey and garage. Enclosure of of porch area into hall, internal rearrangement amendments to fenestration.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the design of the front elevation is not detrimental to the street scene.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00712/HOUSE	R Fellows 09/04/19	Eyre	Glyn Doughty 019595627 00
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Garcia		Fulmar	108 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/19
Single storey rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-4-19

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00720/ADV	A Stanyer 10/04/19	Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Richarson		The Former Mulberry Day Ther	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/19
One sign on the front elevation of the building. One sign on the side elevation of the building. A Totem unit at the entrance to the car park				

Sevenoaks Town Council recommended refusal as the scale of the signage would have a detrimental impact on the character of the conservation area and would be intrusive to neighbouring properties adversely impacting their amenity. The Town Council also expressed concern about the level and duration of lighting proposed, and the negative impact this would have on the amenity of surrounding properties and the light pollution it would create.

//Informative: The Town Council finds it difficult to understand the purpose of some elements of signage which will not be visible to anyone not already on the property.//

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00723/HOUSE	R Fellows 11/04/19	Eyre	Glyn Doughty 019595627
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lacour		Fulmar	108 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/03/19
Extension to existing garage to include first floor extension to form one bedroom annex.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00777/HOUSE	R Fellows 12/04/19	Raikes	MKA Architects 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Nix		Merlewood Lodge	86 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/19
Extension to front of garage to enable parking of vehicle.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00797/HOUSE	A Stanyer 16/04/19	Parry	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Stanley		Cedars	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/19
Front entrance gates.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-4-19

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00824/FUL	E Gore 16/04/19	Chakowa	Willow Planning 0780105
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ascoe Properties		Great Oak	25 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/19
Demolition of existing dwelling and outbuildings and erection of 2 x detached 5 bedroomed dwelling houses, with associated landscaping and parking				

Sevenoaks Town Council recommended approval.