

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Tuesday 23rd April 2019 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Apologies	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	Arrived 7:02pm
Cllr Hogarth	Apologies	Cllr Waite	Apologies
Cllr Mrs Parry	Left 7:17pm	Cllr Walshe	Apologies

Also in attendance:

Deputy Town Clerk
1 member of the public

PUBLIC QUESTION TIME

None

32 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

33 **DECLARATIONS OF INTEREST**

None

34 **DECLARATIONS OF LOBBYING**

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

35 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 8th April 2019

RESOLVED: That the minutes be received and signed.

36 **SEVENOAKS TOWN COUNCIL PROCEDURE OVER THE ELECTION PERIOD**

The Committee received and considered a report on how Sevenoaks Town Council will continue to carry out its functions as a Planning Consultee over the election period.

RESOLVED: That delegated authority is granted to the Deputy Town Clerk to discharge Sevenoaks Town Council's role as a planning consultee for applications received during the period 24th April 2019 to 8th May 2019 where the comment deadline does not allow the application to be considered at the Planning Committee meeting on the 20th May 2019, and subject to consultation with ward members where possible. Any comments made during this period would be reported to the Planning Committee meeting on the 20th May 2019 and may be superseded at this meeting.

37 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 16th April 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

38 PRESS RELEASES

None.

Finished: 7:52pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 23-4-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03838/LBCALT	Mr M Mirams 27/4/19	Cllr Busvine	Mr Choudhary 01916 053
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mehra			49 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/19
<p>Change of use from (A3) restaurant to (D1) orthodontist and new wheelchair access ramp with handrail and low wall to front elevation.</p> <p>18/03838/LBCALT - Amended plan</p> <p>Amended plans and amended description to provide a level access to the front of the building.</p>				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposal will not be detrimental to the character of the Conservation Area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00539/HOUSE	Alexis Stanyer 02/05/19	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>
				16/04/19
<p>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.</p> <p>19/00539/HOUSE - Amended plan</p> <p>Revised proposals supplied by the agent for the applicant to allow for three smaller dormers in the place of one large dormer at the rear.</p>				

Sevenoaks Town Council notes the changes to the dormer windows but continues to recommended refusal on the following grounds: 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.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00710/MMA	Emma Gore 25/4/19	Busvine	Taylor Roberts Ltd 01227
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Latter			139 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/19
Amendment to 15/03472/CONVAR.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-4-19

4	<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>
				09/04/19
<p>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</p> <p>19/00720/ADV - Amended plan</p> <p>Further information in relation to illumination of signage.</p>				

Sevenoaks Town Council notes the additional information regarding hours of illumination but continues to recommended refusal on the following grounds: 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.//

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00806/HOUSE	A Stanyer 07/05/19	Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Buttle		Wellingtonia	24 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/19
<p>Proposed rear single storey conservatory and internal alterations.</p>				

Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied the proposals to safeguard the TPO protected trees are adequate.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00853/HOUSE	Alexis Stanyer 3/5/19	Cllr Canet	Sevenoaks Plans 01732 2 19/04/19
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Silcox			61 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/19
<p>Proposed demolition of existing rear extension at ground floor; proposed new rear extension at ground floor with rooflight; proposed first floor rear extension; proposed garage conversion and rear ground floor extension with rooflight.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-4-19

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00858/FUL	R Fellows 07/05/19	Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Thompson			46 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/19
Replacement of 19 windows.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00882/HOUSE	R Fellows 10/05/19	Towell	Sevenoaks Plans 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Reeves			17 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/19
Proposed demolish garage; proposed demolish existing ground floor rear extension; proposed ground and first floor side extension; proposed ground floor rear extension with rooflights; drop kerb at front.				

Sevenoaks Town Council recommended approval subject to the paving being permeable to prevent surface water runoff.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00916/HOUSE	Samantha Simmons 24/4/19	Cllr Parson	Oast Construction 01732 051800
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bickley		South Ways	3 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/04/19
Rear extensions.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00932/MMA	Alexis Stanyer 3/5/19	Cllr Arnold	Archilab 7 01732 240507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bakunowicz		Tanglewood	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/19
Minor material amendment to 18/01983/HOUSE.				

Sevenoaks Town Council recommended refusal as the proposals are detrimental to the character of the conservation area.

//Informative: The Town Council is concerned by the lack of information in the plans which appear to contain significant changes to the approved scheme. Given the scale of the proposed alterations the Town Council requests that a full planning application be submitted to allow the proposals to be adequately scrutinised.//

Planning Applications Considered

Applications considered on 23-4-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00937/CAN	Rebecca Fellows 25/4/19	Piper OOW	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
BT Payphones			69-71 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/19
Removal of public payphone service.				

Sevenoaks Town Council recommended refusal and objects to the loss of a public telephone in such a prominent location in the high street. Anecdotally the Council is aware of the payphone being used by the public to book taxis home in the evening, and it therefore plays an important role in Town Centre safety and the nighttime economy.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00953/HOUSE	Holly Pockett 30/4/19	Cllr Parson	Adrian Rigby 07793 8369
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Follett-Smith			42 St Botolph's Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/19
Single storey rear extension and internal alterations including garage conversion and loft conversion.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00982/HOUSE	E Gore 07/05/19	Piper	Kent Design Studio 01580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/19
Partial demolition of an existing corridor link and replacement single storey timber frame / glazed link extension with minor internal alterations and conversion of existing coal store to create utility / boot room.				

Sevenoaks Town Council recommended refusal as the proposal fails to improve or enhance the listed building. The Town Council would welcome an application which involved the demolition of the incongruous 1960s extension and a sympathetic extension of the original building.

Planning Applications Considered

Applications considered on 23-4-19

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00983/LBCALT	E Gore 07/04/19	Piper	Kent Design Studio 01580 0204412
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/19
<p>Partial demolition of an existing corridor link and replacement single storey timber frame / glazed link extension with minor internal alterations and conversion of existing coal store to create utility / boot room.</p>				

Sevenoaks Town Council recommended refusal as the proposal fails to improve or enhance the listed building. The Town Council would welcome an application which involved the demolition of the incongruous 1960s extension and a sympathetic extension of the original building.