

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 3<sup>rd</sup> June 2019 at 7.04pm.

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**Present:**

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp - <b>Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Present</b>
Cllr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper – <b>Vice Chairman</b>	<b>Present</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present (arrived 7.07pm)</b>
Cllr Hogarth	<b>Apologies</b>	Cllr Waite	<b>Apologies</b>

**Also in attendance:**

Deputy Town Clerk

Planning Assistant

1 Member of the Public (arrived 8.08pm)

**PUBLIC QUESTION TIME**

None

94 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

95 **DECLARATIONS OF INTEREST**

None

96 **DECLARATIONS OF LOBBYING**

None

97 **MINUTES**

- a) The Committee received the minutes of the Planning Committee meeting held on 20<sup>th</sup> May 2019.

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

Informative: Councillor Clayton did not attend the meeting on 20<sup>th</sup> May and therefore abstained from voting.

- b) [77] The Committee noted that Councillor Waite had been lobbied on the following application:

[Plan No. 14] – Summerhill, Seal Hollow Road

98 DISCOVER GATWICK EVENT 18<sup>TH</sup> JUNE 2019

[80] The Committee received notice from Community Engagement at Gatwick Airport that it will only be possible to accommodate a maximum of 2 or 3 delegates from the Town Council at the “Behind the Scenes” event on 18<sup>th</sup> June and that any remaining Councillors who wished to attend would be given priority invitation for the next season, which starts in October 2019.

**RESOLVED:**

- That the following members be put forward for the event on 18<sup>th</sup> June 2019:

Cllr Michaelides  
Cllr Shea  
Cllr Clayton

- That the following members be given priority for the event(s) in October 2019 (TBC):

Cllr Camp  
Cllr Mrs Parry  
Cllr Parry

99 SE WATER STAKEHOLDER WORKSHOP

The Committee received an invitation from SE Water to the event: “Working Together to Build a Resilient Water Future for The South East” on Friday 28<sup>th</sup> June at Hilton Maidstone.

**RESOLVED:** That the following members be put forward:

Cllr Camp  
Cllr Granville-Baxter  
Cllr Michaelides  
Cllr Parry  
Cllr Raikes

100 DEVELOPMENT CONTROL COMMITTEE

The Committee received notice that the following application will be taken to Development Control Committee on 6<sup>th</sup> June 2019:

19/00116/FUL – 95 Dartford Road

**RESOLVED:** That Councillor Camp would attend and speak on the application as the Town Council’s representative.

101 PLANNING APPLICATIONS

- a) No applications had been considered under Chairman’s Action.
- b) No Members of the Public had registered to speak.

- c) The Committee considered planning applications received during the two weeks ending 29<sup>th</sup> May 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

102 PRESS RELEASES

None.

Finished: 8:33pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 3-6-19

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00571/HOUSE	Holly Pockett 14/6/19	Cllr Bonin	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Thomson		Firs Hollow	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/19
<b>Combined shed/greenhouse.</b>				

**Sevenoaks Town Council unanimously recommended approval.**

<b>2</b>	<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>
				21/05/19

**19/00953/HOUSE - Amended plan**

**/// FOR INFO ONLY ///**

Description has been amended to show there is no longer a garage conversion being proposed.

**OLD DESCRIPTION:**

Single storey rear extension and internal alterations including garage conversion and loft conversion.

**NEW DESCRIPTION:**

Single storey rear extension, internal alterations and loft conversion.

**This application appeared on the agenda in error, so was not considered by the Committee.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00996/HOUSE	Samantha Simmons 16-06-201	Cllr Parry	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Scott		Arkendale	Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/19

**Construction of a porch.**

**19/00996/HOUSE - Amended plan**

**Amended drawings received.**

**Sevenoaks Town Council unanimously recommended approval.**

# Planning Applications Considered

Applications considered on 3-6-19

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01068/HOUSE	Alexis Stanyer 9/6/19	Cllr Morris Brown	Kent Drawing 01634 3717
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miles			26 Knole Way	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/19
<b>Existing double garage converted to a double storey playroom with pitched roof plus new link connecting garage to house and new single storey wooden double car port with storage shed.</b>				

// Awaiting Chairman's Action //

It was noted that the application had been incorrectly flagged as Eastern Ward.

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01164/HOUSE	Holly Pockett 7/6/19	Cllr Shea	Coleman Anderson Arch
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mumdair			39 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/19
<b>Single storey side extension with internal alterations. Demolition of existing side extension.</b>				

Sevenoaks Town Council unanimously recommended approval.

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01180/FUL	Emma Gore 22/6/19	Cllr Michaelides	JennerJones 01689 8207
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cooke		Granville House	7 Station Parade	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/19
<b>Change of use from A1 to D2 Gym and Pilates studio with A1 retained for retail sale of sports clothes and equipment, and A3 food and drink for small cafe associated to gym.</b>				

Sevenoaks Town Council unanimously recommended approval.

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01182/FUL	Samantha Simmons 11/6/19	Cllr Michaelides	A&Q Partnership 01305 2
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
HSBC			69-71 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/19
<b>Full refurbishment of an existing branch of HSBC UK including installation of level access.</b>				

Sevenoaks Town Council unanimously recommended approval, subject to the Conservation Officer being satisfied.

# Planning Applications Considered

Applications considered on 3-6-19

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01183/ADV	Samantha Simmons 11/6/19	Cllr Michaelides	A&Q Partnership 01305 2 67490
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
HSBC			69-71 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/19
<b>Replacement signage for HSBC UK.</b>				

**Sevenoaks Town Council unanimously recommended approval, provided that:**

**The positioning of external floodlighting does not impair the vision of motorists, or interfere with the function of the zebra crossing.**

**A condition is placed on the grant restricting the hours of illumination up to 11pm.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01206/HOUSE	Holly Pockett 15/6/19	Cllr Busvine	Glyn Doughty 01959 5627 66
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Carr			21 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/19
<b>Erection of single storey side extension with raised landing to provide access.</b>				

**Sevenoaks Town Council unanimously recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01212/HOUSE	Rebecca Fellows 11/6/19	Cllr Piper	Hales Marshall Arch 0173 6646705
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Greenwood & Mears			9 Middlings Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/19
<b>Construction of first floor side extension over existing single storey and garage. Enclosure of porch area into hall, internal rearrangement amendments to fenestration.</b>				

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

**The front elevation, and specifically the dormer window of bedroom 4, are detrimental to the street scene and out of character with guidance given in the Residential Character Area Assessment SPD.**

# Planning Applications Considered

Applications considered on 3-6-19

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01220/HOUSE	Alexis Stanyer 15-06-2019	Cllr Eyre	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Herk		Glade House	83 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/19
<p><b>Replacement of existing large porch on SW elevation with two storey entrance structure. SW elevation replacement of three existing hip roofed dormers and 2 gable end dormers. SE elevation roof works to consist of replacement of two hipped gables with gable ends. Rear - NE elevation to have two storey extension at northern corner to match existing eastern corner. Replacement of existing single storey extension with new central single storey extension. Replacement of five hipped dormers and three flat roof dormers. Removal of 3 chimneys. Replacement of all windows with hardwood sash windows. Upgrading of thermal envelope and landscape works to rear.</b></p>				

**Sevenoaks Town Council unanimously recommended refusal on the grounds that the proposals are detrimental to the character of this locally listed building, and the removal of the chimneys will have an adverse impact on the character of the area and street scene.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01225/HOUSE	Samantha Simmons 11/6/19	Cllr Bonin	Tony Russell 07813 7578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Money			19 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/19
<p><b>Loft conversion and first floor extension. Demolition of two chimneys. Rear dormer, rooflights and alterations to roof.</b></p>				

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the proposals will improve or enhance the character of the Conservation Area.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01244/ADV	Alexis Stanyer 14/6/19	Cllr Shea	Adcock Assoc 01789 414 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Motor Fuel Group		Shell Select	128 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/19
<p><b>Signage : 2 x A-Boards, 1 x Banner.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 3-6-19

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01250/LBCALT	Rebecca Fellows 15/6/19	Cllr Michaelides	Barnwood Shopfitting 014
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Nationwide BS			86 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/19
<b>Replacement of existing Fascia, projecting and ATM signage, works to include the preparation and decoration of existing shopfront.</b>				

**A motion for approval was made, seconded, and lost at the vote.**

**Sevenoaks Town Council recommended refusal as the internal lighting of the signs goes against the Town Council's Policy and is detrimental to the adjacent Conservation Area.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01251/FUL	Rebecca Fellows 15/6/19	Cllr Michaelides	Barnwood Shopfitting 014
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Nationwide BS			86 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/19
<b>Replacement of existing Fascia, projecting and ATM signage, works to include the preparation and decoration of existing shopfront</b>				

**A motion for approval was made, seconded, and lost at the vote.**

**Sevenoaks Town Council recommended refusal as the internal lighting of the signs goes against the Town Council's Policy and is detrimental to the adjacent Conservation Area.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01252/ADV	Rebecca Fellows 15/6/19	Cllr Michaelides	Barnwood Shopfitting 014
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Nationwide BS			86 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/19
<b>New Fascia, Projecting and ATM signage to new NBS branding</b>				

**A motion for approval was made, seconded, and lost at the vote.**

**Sevenoaks Town Council recommended refusal as the internal lighting of the signs goes against the Town Council's Policy and is detrimental to the adjacent Conservation Area.**



# Planning Applications Considered

Applications considered on 3-6-19

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01273/MMA	Alexis Stanyer 22/6/19	Cllr Canet	Circle 25 07984 207786
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brown			2 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/19
<b>Amendment to 18/00722/FUL</b>				

**Sevenoaks Town Council unanimously recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01291/HOUSE	Emma Gore 18/6/19	Cllr Parry	MRW Design 07763 4637
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Benfield & Quine			7 Garvock Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/19
<b>Demolition of conservatory, erection of single storey rear extension and erection of a part two storey and first floor extension.</b>				

**Sevenoaks Town Council recommended approval.**

**Informative: Cllrs Shea and Granville-Baxter abstained from voting on this application.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01295/LDCEX	Mark Mirams 18/6/19	Cllr Bonin	NTR Planning 020 7734 3000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Glenman Corp		Former Site of The Farmers	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/19
<b>Lawful commencement of development in accordance with planning permission Ref 13/03596 dated 27th February 2015.</b>				

**Sevenoaks Town Council unanimously recommended that the Lawful Development Certificate be refused, as the information supplied is insufficient to confirm that the planning permission was enacted prior to the expiration date. The Town Council therefore considers that the previous grant has now lapsed and would welcome the submission of a fresh proposal for the site.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01315/HOUSE	Alexis Stanyer 22/6/19	Cllr Eyre	Sevenoaks Plans 01732 20110
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West			12 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/19
<b>Demolition of existing garage and erection of a part single and first floor side extension. Alteration of bay window to rear.</b>				

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 3-6-19

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/03330/FUL</b>	Sean Mitchell 18/6/19	Eyre	SJM Planning 018928822
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tantella Corp		Blue Cedar	102 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/05/19

**Re-determination of previous planning application.**

**Demolition of existing dwelling and erection of replacement detached dwelling. Alterations to parking and turning area and associated hard and soft landscaping.**

**05-12-2017: SDC Case Officer changed from Mr M Mirams to Emma Gore.**

**SE/17/03330/FUL - Amended plan**

**Sevenoaks Town Council recommended approval, provided the trees situated on the Western and Eastern boundaries are protected. As is normal for the Town Council in this respect, it is recommended that Tree Protection Orders now be applied to these trees.**