

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 17th June 2019 at 7.02pm

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present (arrived 7.05pm)
Cllr Hogarth	Present (arrived 7.13pm)	Cllr Waite	Apologies

Also in attendance:

Deputy Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

131 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

132 DECLARATIONS OF INTEREST

None

133 DECLARATIONS OF LOBBYING

Councillors Eyre and Raikes declared that they had been lobbied on:

[Plan no. 2] 19/00901/FUL: 68A High Street

134 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 3rd June 2019.

RESOLVED: That the minutes be received and signed.

[100] The Committee noted that permission had been granted for the following application, considered by Development Control Committee on 6th June 2019:

19/00116/FUL – 95 Dartford Road

135 SPEED INFORMATION DEVICES (SIDS): PROPOSALS FOR SEVENOAKS DEVICE

a) The Committee received and noted the Parish SID Scheme Guide.

b) The Committee received and considered a verbal update on proposals for the purchase of a Speed Information Device and discussed possible locations.

It was RESOLVED that: Sevenoaks Town Council would purchase one SID, subject to Kent County Councillor Margaret Crabtree funding 50% of the cost as previously agreed.

It was noted that Councillors had been invited to submit suggestions for possible locations by Friday 21st June and that a decision would be made at the next Planning Committee Meeting, on Monday 1st July 2019.

Informative: Councillor Hogarth was not present for the initial part of the discussion and therefore abstained from voting.

136 PLANNING APPLICATIONS

- a) The Committee received and noted comments made on planning applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- b) No Members of the Public had registered to speak.
- c) The Committee considered planning applications received during the two weeks ending 11th June 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

137 PRESS RELEASES

None.

Finished: 8.10pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 17-6-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00577/HOUSE	Sean Mitchell 27-06-2019	Cllr Bonin	Mr Pain 07506721412
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ali		The Old Bakehouse	Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/19
<p>Conversion of disused outbuildings (washroom and outdoor WC) and an enclosed courtyard into a one-bedroom annexe for The Old Bakehouse.</p> <p>18/00577/HOUSE - Amended plan</p> <p>A revised site location plan has been received, together with revised ownership certification.</p>				

Sevenoaks Town Council recommended approval.

//Informative// The Committee noted that the proposal description is inaccurate, as the amended plans do not include a separate bedroom.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00901/FUL	Rebecca Fellows 19-06-2019	Cllr Bonin	Town & Country 020 3957 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Willison			68A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/19
<p>Demolition of an existing outbuilding to the rear to create a parking space</p> <p>19/00901/FUL - Amended plan</p> <p>An amended red line drawing, revised plans received 28-05-2019.</p>				

Sevenoaks Town Council recommended approval.

//Informatives//

The Committee noted that the access to this property is not currently a public right of way and that the applicant would therefore need to seek permission from Waitrose.

Councillor Parry abstained from voting.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01167/FUL	Holly Pockett 01-07-2019	Cllr Michaelides	Mr J Collinson 01702 567 055
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ambrish		A And J Kitchen Designs	14-18 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/19
<p>Proposed new windows alterations and rear SVP pipe.</p>				

Sevenoaks Town Council recommended refusal, as the proposal does not preserve or enhance the Conservation Area due to the design and materials of the windows.

Planning Applications Considered

Applications considered on 17-6-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01226/LBCALT	R Fellows 23-06-2019	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Alban Davies			28 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/19
Replacement of 2nd floor window.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01269/HOUSE	Alexis Stanyer 23-06-2019	Cllr Camp	Carmen Austin 07866 962 222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Taylor			52 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/19
New front porch to replace existing. New rear double storey extension.				

Sevenoaks Town Council recommended approval, provided the Arboricultural Officer is satisfied that there are no TPOs currently in force on site and subject to the tiles, render and creasing being in keeping with the existing property.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01350/FUL	Rebecca Fellows 26-06-2019	Cllr Clayton	Mr Leggeat 01227 76206
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Harris		1 The Mews	16 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/19
New fence for improved privacy and security along site boundary with adjacent road.				

Sevenoaks Town Council recommended refusal on this retrospective application, on the following grounds:

The fence is out of character with both the street scene and the locally listed building to which it is attached.

It in no way conserves or enhances the Conservation Area, for which the site is a gateway.

It blocks the sight lines for cars exiting the next-door house.

Planning Applications Considered

Applications considered on 17-6-19

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01352/HOUSE	Alexis Stanyer 23-06-2019	Cllr Piper	Miss Nash 01303 656001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G McNamara			5 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/19
Demolition of existing garage and rear extension. Erection of two number two storey extensions, changes to fenestration and landscaping changes.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01355/HOUSE	Samantha Simmons 23-06-201	Cllr Clayton	Coleman Anderson 01892 523124
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chandler			2 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/19
Single storey rear extension and internal alterations.				

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that houses in Seal Hollow Road will not suffer overlooking or loss of privacy.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01373/HOUSE	Samantha Simmons 28-06-201	Cllr Clayton	Mr J Bacon 455831
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Levett			91 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/19
Rear single storey extension.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01379/FUL	Alexis Stanyer 26-06-2019	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Thompson		Lone Oak	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/19
Demolition of greenhouse.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-6-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01381/FUL	Alexis Stanyer 23-06-2019	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Land North Of	119 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/19
Demolition of existing 3 garages; erection of a single storey building to be used as offices.				

Sevenoaks Town Council recommended approval, unless the Planning Officer considers that parking provision associated with the new offices is inadequate to contain any new demand on site.

//Informative// Councillors Parry and Piper abstained from voting.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01398/HOUSE	Samantha Simmons 27-06-201	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Grinstead		2 Waterworks Villa	Oak Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/19
First floor extension above utility creating a covered area.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01411/FUL	Emma Gore 28-06-2019	Cllr Canet	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Land West Of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/19
Erection of 2 new semi-detached dwellings with new vehicular access and crossover.				

Sevenoaks Town Council recommended refusal on the following grounds:

Overdevelopment of the site.

Inappropriate design which does not comply with guidelines set out in the Residential Character Area Assessment SPD.

Highway safety implications regarding the access onto Lambarde Road.

//Informative// Councillor Mrs Parry abstained from voting.

Planning Applications Considered

Applications considered on 17-6-19

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01414/HOUSE	Holly Pockett 26-06-2019	Cllr Granville-Baxter	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs John		The Mulbury	Ash Platt Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/19
Garage conversion and driveway size increased to accommodate car parking.				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01424/MMA	Holly Pockett 27-06-2019	Cllr Michaelides	Miss George 0759980744
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hunt			30 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/19
Variation of Condition 4 of application reference 18/03802/HOUSE.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01444/HOUSE	Samantha Simmons 27-06-201	Cllr Mrs Parry	Mr R Ranson 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Phillips		Briarwood	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/19
Demolition of the existing side garage. The erection of a two storey side and front and rear extension with a single storey rear extension.				

Sevenoaks Town Council recommended approval.