

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 15th July at 7.18pm.

Present:

Committee Members

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

Also in attendance:

Deputy Town Clerk
Planning Assistant

The Chairman announced to the Committee that Pat Moore had sadly passed away and a prepared statement was read which detailed Pat's involvement with Sevenoaks and his contribution to the Town. A minute's silence was held in his memory.

PUBLIC QUESTION TIME

None

164 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

165 DECLARATIONS OF INTEREST

Councillors Piper and Hogarth declared an interest in the following application as members of Sevenoaks District Council:

- [Plan nos. 15 and 16] The Black Boy, 13 Bank Street

166 DECLARATIONS OF LOBBYING

Councillor Michaelides declared that she had been lobbied on:

- [Plan nos. 1 and 2] Ephesus, 57-59 High Street

167 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 1st July 2019.

- [Minute no. 156] [Plan no. 20] Tanglewood, Parkfield:

It was noted that the wording of the recommendation should be changed from "...does not *improve* or enhance..." to "...does not *preserve* or enhance..."

RESOLVED: That the minutes be received and signed.

168 A25 BRADBOURNE VALE ROAD SCHEME

(a) The Committee received and noted the email dated 4th July 2019 from Geoff Bineham at Kent County Council regarding the proposed scheme for Bradbourne Vale Road.

(b) The Committee received and noted the following drawings for the scheme:

- i. Existing Layout
- ii. Proposed Layout (Rev A)
- iii. Take Downs (Rev A)
- iv. Kerbing, Footway and Pedestrian Refuge Details (Rev A)
- v. Pedestrian Refuge Standard Details
- vi. Lining Installs (Rev B)
- vii. Sign Installs
- viii. Proposed New Street Lamp Columns

It was **RESOLVED unanimously**:

- That Sevenoaks Town Council would contact Kent Highways outlining members' concerns regarding the scheme and requesting a meeting with Mr Bineham, prior to the works commencing.

Councillors indicated that they were supportive of the new proposed crossing location, however would prefer a more formal zebra or pelican crossing. Councillors objected to the loss of the tree, even if this meant there would be a direct impact on car parking provision on the road. Councillors objected to the proposed removal of the existing crossing to the west.

169 HIGHWAY IMPROVEMENT PLAN (HIP)

(a) The Committee received and noted the email dated 2nd July 2019 from Geoff Bineham at Kent County Council regarding the Highway Improvement Plan.

(b) The Committee received and noted the template provided by KCC.

It was **RESOLVED unanimously**:

- That Sevenoaks Town Council request a meeting with Mr Bineham to discuss members' concerns around multiple highway safety issues affecting the town.

Informative: It was proposed that such a meeting should take place separately from the anticipated meeting regarding the proposed Bradbourne Vale Road scheme, to enable all issues to be adequately addressed.

- That the matter be considered again at a future Planning Committee meeting.

170 PLANNING APPLICATIONS

(a) No members of the public had registered to speak.

(b) The Committee considered planning applications received during the two weeks ending 9th July 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

171 PRESS RELEASES

A press release would be issued regarding the passing of Pat Moore.

Finished 8:45pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 15-7-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01123/FUL	Holly Pockett 22-07-2019	Cllr Michaelides	Delta Tech 07974 145604
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Surucu		Ephesus	57-59 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/19
<p>Single storey rear extension.</p> <p>19/01123/FUL - Amended plan</p> <p>Amended plans submitted.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01124/LBCALT	Holly Pockett 25-07-2019	Cllr Michaelides	Delta Tech 07974 145604
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Surucu		Ephesus	57-59 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/19
<p>Single storey rear extension.</p> <p>19/01124/LBCALT - Amended plan</p> <p>Amended plans submitted.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01355/HOUSE	S Simmons 22-07-2019	Cllr Morris Brown	Coleman Anderson 01892 587184
<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>
				02/07/19
<p>Single storey rear extension and internal alterations.</p> <p>19/01355/HOUSE - Amended plan</p> <p>Existing and Proposed drawings with "Side Elevation" updated to "Rear Elevation" for Drawing No. 7 within each sheet.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 15-7-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01504/FUL	Mr M Mirams 19-07-2019	Cllr Bonin	Mr Wynn 07807 887034
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Smith			140A And 140B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/19
Conversion of existing 2 flats (140A and 142A) to create 4 one bedroom flats, parking, waste and cycle storage.				

Sevenoaks Town Council recommended approval, subject to:

The Planning Officer being satisfied that the bathroom windows will be appropriately obscured.

All windows being in keeping with the Conservation Area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01585/HOUSE	S Simmons 19-07-2019	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Black			88 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/19
Conversion of roof space into living space.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01613/ADV	Alexis Stanyer 16-07-2019	Cllr Mrs Parry	Ms Bakunowicz 0783408 0007
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/19

Advertising board of 3 hoarding signs.

19/01613/ADV - Amended plan

Amended Site Location Plan.

Sevenoaks Town Council recommended refusal as the proposal would be detrimental to the character of the Conservation Area.

Informative: Councillors Bonin, Granville-Baxter and Shea abstained from voting.

Planning Applications Considered

Applications considered on 15-7-19

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01632/HOUSE	S Simmons 25-07-2019	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deol			22 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/19
Side double storey extension. Loft development. Roof and fenestration alterations.				

Sevenoaks Town Council recommended approval.

Informative: Councillor Michaelides abstained from voting.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01722/HOUSE	Emma Gore 18-07-2019	Cllr Mrs Parry	Mr Simmons 07760 4951
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Beesley		Craigower	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/19
Construction of a drop in, prefabricated swimming pool for recreational purposes; raised 160mm height composite decking with associated planting borders & specimen tree planting.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01757/HOUSE	Emma Gore 19-07-2019	Cllr Piper	Mr McMillan 01342 83806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Knight		Meadow House	102 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/19
Demolition of existing detached garage & outbuilding. Construction of replacement detached garage with link attached extension to existing dwelling.				

Sevenoaks Town Council recommended approval, provided the new accommodation remains ancillary to the main dwelling.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01773/FUL	Alexis Stanyer 16-07-2019	Cllr Parry	Mr Mckay 01892 882228
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd			53 And 55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/19
Creation of new access route to rear and erection of two dwellings and garages. Associated landscaping.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 15-7-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01790/HOUSE	Holly Pockett 16-07-2019	Cllr Parry	Mr De Pascalis 760712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Munro			50 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/19
Proposed extension of over existing single storey (sic).				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01820/HOUSE	Alexis Stanyer 16-07-2019	Cllr Parry	Mr Harman 01303 23776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ainsworth			14 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/19
Conversion of loft space with dormer, first floor front extension and hip to gable changes to roof.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01829/FUL	Alexis Stanyer 22-07-2019	Cllr Raikes	Mr Brown 01622 320197
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Hutton			11 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/19
The creation of an independent residential flat at first floor level within the existing dwelling.				

Sevenoaks Town Council recommended refusal of this retrospective application, recommending that habitable space should remain ancillary to the main dwelling.

The proposal is not consistent with guidance set out in the Residential Character Area Assessment and would set an undesirable precedent.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01843/HOUSE	Holly Pockett 18-07-2019	Cllr Waite	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dennis			2 Nursery Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/19
Garage conversion, open porch to become an internal porch, driveway to be increased and dropped kerb to be extended and alterations to fenestration.				

Sevenoaks Town Council recommended approval, subject to the additional off-street parking being of a permeable material.

Planning Applications Considered

Applications considered on 15-7-19

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01877/LBCALT	Alexis Stanyer 18-07-2019	Cllr Bonin	Mr Ladd 01233 625538
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Critchley		The Black Boy	13 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/19
Replacement of external staircase.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01877/LBCALT	Alexis Stanyer 19-07-2019	Cllr Bonin	Mr Ladd 01233 625538
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Critchley		The Black Boy	13 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/19
Replacement of external staircase.				
19/01877/LBCALT - Amended plan				
Certificate B has been signed.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01911/FUL	Mr M Mirams 24-07-2019	Cllr Bonin	Mr Wynn 07807 887034
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Smith & Mr McMillan			138-140 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/19
Construction of a new flat above rear roof of 140 High Street and new undercroft parking area. Access to cycle, waste and parking.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the loss of light to the existing flats in 140A and 142A High Street is within acceptable levels.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0117/2019	Mrs A Hopkins 16-07-2019	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Holland (Enovert)		Greatness Quarry	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/19
Section 73 application to vary condition 3 (to allow additional time for completion of landfill to enable restoration to approved levels) and 10 (a) (to update the phasing scheme to reflect the amended operational period) of planning permission SE/15/315.				

Sevenoaks Town Council recommended approval.