

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 12<sup>th</sup> August 2019 at 7.03pm.

**Present:**

**Committee Members**

Cllr Bonin	Apologies	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - <b>Chairman</b>	Present	Cllr Mrs Parry	Present
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – <b>Vice Chairman</b>	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Present	Cllr Waite	Present (Arrived 7.15pm)

**Also in attendance:**

Deputy Town Clerk  
 Planning Assistant  
 1 Member of the Public

**PUBLIC QUESTION TIME**

None

**215 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**216 DECLARATIONS OF INTEREST**

Councillors Hogarth, Parry, Mrs Parry, Piper and Raikes declared a non-pecuniary interest in:

- [Plans no. 3 and 4] Whyteladies, Wildernesse Avenue

Councillor Clayton declared a non-pecuniary interest in:

- [Plan no. 6] 65-67 Hartslands Road

Councillor Raikes declared a non-pecuniary interest in:

- [Plan no. 19] Land To Rear Of 83 Bradbourne Park Road

**217 DECLARATIONS OF LOBBYING**

Councillor Hogarth declared that he had been lobbied on the following application:

- [Plans no. 1 and 11] Tanglewood, Parkfield

**218 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 29<sup>th</sup> July 2019.

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

219 A25 BRADBOURNE ROAD SCHEME

The Committee received and noted the reply from Geoff Bineham (Kent Highways) to the feedback email sent by Deputy Town Clerk Hugh D'Alton following the on-site meeting which took place on 22<sup>nd</sup> July 2019.

Members expressed ongoing concerns over the scheme, including:

Replacement tree planting

It was suggested that the Town Council monitor the replacement tree planting, scheduled for Winter 2019, to ensure that the trees would be minimum of 13 feet in height and that adequate protection be put in place.

Planned removal of the "unsafe" pedestrian crossing

Members expressed continuing disappointment that the existing crossing could not be made safe, especially as it used by members of the public to access the bus stop outside the Council Offices.

It was once again questioned how the original installation had been approved by KCC in the first place, given that it did not conform to standards?

Road Markings

It was noted that the issue of the hatched area in the centre of the road had previously been raised with Mr Bineham at the on-site meeting on 22<sup>nd</sup> July. It was suggested that the Town Council contact Kent Highways again, to establish whether it would be feasible to narrow this area, while marking additional hatched areas at the sides of the road. It was anticipated that this would draw the traffic away from the pavement and parked cars.

Concern was also expressed regarding the lack of hatching at the entrance to the car park at the Town Council Offices.

It was agreed that the Town Council should request improved, regular communication and dialogue with Kent County Council with regards to highway matters, beyond the limited scope of the annually updated Highway Improvement Plan.

220 HIGHWAY IMPROVEMENT PLAN (HIP) [Minute no. 169]

The Committee reconsidered the email dated 2<sup>nd</sup> July 2019 from Geoff Bineham at Kent Highways and the accompanying template.

The following areas were put forward as priority locations for possible submission to KCC:

- Sevenoaks Rail Station: Possible installation of a roundabout? It was noted that the possibility of a masterplan for this area had previously been discussed.
- The area around Waitrose and the fountain at the top of the High Street
- Sevenoaks Primary School and St John's CEP School
- Bradbourne Road
- St John's Road
- Hartslands Area (lack of pavements)
- Five-way junction at Vine Court Road/Holly Bush Lane/Hartslands Road/Bayham Road, as a possible location for the installation of a roundabout?

The issue of generally poor road conditions, including potholes, was also raised.

A review of SIDs (Speed Information Devices) was suggested, along with the possible extension of this programme.

It was suggested that Adrian Berendt of the “20’s Plenty” campaign be invited to speak with Councillors about what might be feasible for Sevenoaks with regards to establishing 20mph speed limits.

Given that the 20mph issue is included in the Neighbourhood Development Plan (NDP), it was agreed that a comprehensive (as opposed to piecemeal) review of the whole town would be desirable, to be included in the referendum.

221 PLANNING APPLICATIONS

a) The meeting was adjourned to allow a member of the public to speak in favour of the following application for three minutes:

[Plan no. 15]                      18 St Botolph’s Road

b) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 6th August 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

222 PRESS RELEASES

None.

Finished: 8:23pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 12-8-19

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/01613/ADV</b>	Alexis Stanyer 14-08-2019	Cllr Mrs Parry	Ms Bakunowicz 0783408 2007
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bakunowicz		Tanglewood	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/19

**Advertising board of 3 hoarding signs.**

**19/01613/ADV - Amended plan**

**Amended Site Location Plan.**

**19/01613/ADV - Amended plan**

**Amendment made to the proposed location of the advertisement boards.**

**Sevenoaks Town Council recommended refusal, on the grounds that the proposal does not preserve or enhance the Wildernesse Conservation Area.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/01771/LBCALT</b>	Mr M Mirams 15-08-2019	Cllr Busvine	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Upsher		Land to the Rear	26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/19

**Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched.**

**19/01771/LBCALT - Amended plan**

**Amended and corrected drawings now received.**

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no detrimental impact on the character of the Conservation Area.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/01943/HOUSE</b>	Alexis Stanyer 15-08-2019	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Vanns		Whyteladies	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/19

**Repair/replacement of steel Crittall windows.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-8-19

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01944/LBCALT	Alexis Stanyer 15-08-2019	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Vanns		Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/19
<b>Repair/replacement of steel Crittall windows.</b>				

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02007/HOUSE	Emma Gore 14-08-2019	Cllr Granville-Baxter	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McKenzie			31 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/19
<b>Proposed loft conversion with: new roof; dormers at front and rear; rooflight.</b>				

**Sevenoaks Town Council recommended approval.**

**Informative: Sevenoaks Town Council noted that the drawing indicating the height of the proposed elevations in relation to neighbouring properties remains incorrect and misleading.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02077/HOUSE	S Simmons 14-08-2019	Cllr Waite	Mr J Oates 07943 877044
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms A Oates			65-67 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/19
<b>Part two storey and part one storey rear extension. Change of external materials to first floor of existing rear elevation.</b>				

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied:**

**That there is no loss of privacy or light to immediate neighbours, or those in Sandy Lane to the rear.**

**That a suitably high privacy screen is utilised in order to ensure that there is no loss of privacy.**

**That all the materials used are in keeping with the Conservation Area.**

**Informative: Councillor Clayton left the room for the duration of the discussion and voting on this application.**

## Planning Applications Considered

Applications considered on 12-8-19

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02086/HOUSE	S Simmons 12-08-2019	Cllr Camp	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Hall			56 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/19
<b>Demolition of existing shed and log store, creation of parking area with retaining wall and steps, new fence, new patio, new garden shed, removal of trees and landscaping works.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

**Highway safety exiting the parking area, into Camden Road  
 The proposal materially alters the setting of a Listed Building  
 The proposal is detrimental to the Listed Wall  
 It is not in keeping with, and detrimental to, the street scene in Camden Road  
 It is detrimental to the visual amenity of Camden Road and to the patrons of the public house opposite  
 It is detrimental to the garden of the neighbouring property in Camden Road**

**Informative: Councillors Granville-Baxter, Parry and Shea abstained from voting on this application.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02124/FUL	Rebecca Fellows 21-08-2019	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Peacock			1 Uplands Close	Riverhead (Adjoining Pari
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/19
<b>Detached dwelling with integral garage, vehicular access onto London Road and retaining wall.</b>				

**Sevenoaks Town Council recommended refusal on the grounds of highway safety and recommended that the District Council press Kent Highways to look again at its analysis.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02125/FUL	Rebecca Fellows 15-08-2019	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Golding		Oak Croft	West Heath Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/19
<b>Replacement dwelling.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 12-8-19

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/02128/FUL</b>	Alexis Stanyer 13-08-2019	Cllr Granville-Baxter	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Burton		Knole Academy	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/19
<b>External "Lean To" Canopy.</b>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/02137/FUL</b>	Alexis Stanyer 20-08-2019	Cllr Mrs Parry	Ms Castle 01892 509280
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/19
<b>Replacement dwelling.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

**The height, bulk and design of the proposed development are out of character with the street scene, conflicting with policies SP1 and EN1.**

**The proposal does not contribute to the Wilderness Conservation Area.**

**There are no public benefits.**

**The proposal fails to meet the requirements of policies EN3 and EN4.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/02138/HOUSE</b>	S Simmons 13-08-2019	Cllr Waite	Mr Dowie 01689 619068
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Christie			25 Mill Pond Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/19
<b>Garage conversion and alterations to fenestration. Landscaping works.</b>				

**Sevenoaks Town Council recommended approval, subject to the hardstanding (parking spaces) being made of permeable materials.**

# Planning Applications Considered

Applications considered on 12-8-19

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02171/FUL	Emma Gore 16-08-2019	Cllr Busvine	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Treliving		The Flowersmith	30 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/19
<b>Change of use from retail to part retail and conversion of the upper parts to C3 residential use, and associated internal and external alterations.</b>				

**Sevenoaks Town Council recommended approval, subject to:**

**The Conservation Officer being satisfied that the Grade II listed building is not adversely impacted.**

**The Planning Officer being satisfied that the ground floor retail unit is of a commercially viable size.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02172/LBCALT	Emma Gore 16-08-2019	Cllr Busvine	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Treliving		The Flowersmith	30 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/19
<b>Change of use from retail to part retail and conversion of the upper parts to C3 residential use, and associated internal and external alterations.</b>				

**Sevenoaks Town Council recommended approval, subject to:**

**The Conservation Officer being satisfied that the Grade II listed building is not adversely impacted.**

**The Planning Officer being satisfied that the ground floor retail unit is of a commercially viable size.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02173/MMA	Emma Gore 19-08-2019	Cllr Busvine	Mr Lovell 01883 733955
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Blake (Portman Homes)			18 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/07/19
<b>Minor material amendment to 18/02753/FUL.</b>				

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

**The Planning Officer is satisfied that the proposal does not amount to overdevelopment of the site, with particular concern being expressed as to the size of the garden.**

**There will be no loss of amenity to neighbouring properties.**

**The proposal is in keeping with guidance contained in the Residential Character Area Assessment SPD.**

# Planning Applications Considered

Applications considered on 12-8-19

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02184/FUL	Emma Gore 20-08-2019	Cllr Parry	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Land Rear Of	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/19
<b>Proposed new dwelling.</b>				

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02204/HOUSE	Alexis Stanyer 19-08-2019	Cllr Clayton	David Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Landale-Down			16 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/07/19
<b>Convert the roof void with a rear dormer and two conservation roof lights to the front roof slope.</b>				

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

**Is overlarge and dominant, extending right to the eaves and ridge of the existing roof, and covering almost its entire width.**

**Will adversely affect the residential amenity and privacy of houses to the rear in Bethel Road.**

**Will not preserve or enhance the character of the Conservation Area.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02215/HOUSE	Alexis Stanyer 22-08-2019	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>
				05/08/19
<b>Proposed replacement of existing windows with slimline double glazed Arts and Crafts reproduction windows. 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 with three flat roof dormers.</b>				

**Sevenoaks Town Council recommended approval as overall the house is improved, the site is large and the major (contemporary) changes are not visible from the street.**

## Planning Applications Considered

Applications considered on 12-8-19

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02218/FUL	Emma Gore 22-08-2019	Cllr Hogarth	Mr Hall 07396 365241
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lambourne		Land To Rear Of	83 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/19
<b>Erection of dwelling with parking and landscaping.</b>				

**Sevenoaks Town Council recommended refusal, on the following grounds:**

**The proposal goes against guidance contained in the Residential Character Area Assessment SPD.**

**The proposal is detrimental to the amenity of the area.**

**Loss of privacy to the property on the opposite side of Clockhouse Lane through overlooking.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02237/HOUSE	S Simmons 22-08-2019	Cllr Morris Brown	Coleman Anderson 01892 503101
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Chandler			2 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/19

**Single storey rear extension with basement and internal alterations.**

**The client would now like to include a basement / lower level room to make use of the change in level of the site and this application therefore modifies the approved planning application to include doors and windows to serve the new lower level room.**

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 12-8-19

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/02246/HOUSE</b>	S Simmons 23-08-2019	Cllr Clayton	Mrs Morris 07903 356558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hunter			40 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/08/19
<b>Proposed porch and overhang added to existing garage and house. Single storey rear infill extension. Proposed hip to gable loft conversion with a box dormer to the rear and roof lights to the front. Alteration to fenestration.</b>				

Sevenoaks Town Council notes that this proposal replaces the hipped roof with a plain gable, in contravention of Residential Area Character Assessment guidance for C08 WICKENDEN ROAD AREA. Elsewhere, this could be grounds for refusal, but the next-door house at no.42 has made a similar change, so in this instance, it may not damage the street scene as much.

The Town Council is concerned that the large box dormer incorporating a full-length Juliet balcony at roof level may overlook adjoining gardens.

Sevenoaks Town Council recommends refusal, unless the Planning Officer is satisfied that:

The removal of the hipped roof does not adversely affect the street scene and the character of the area.

The full-length Juliet window does not overlook and impair the privacy of adjoining homes and their gardens.

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>KCC/SE/0153/2019</b>	Miss C Palmer 03000 415718	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shrubbs		St Johns CEP School	Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/19
<b>Installation of four canopies.</b>				

Sevenoaks Town Council recommended approval.