

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Tuesday 27th August 2019 at 7pm.

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 | Apologies | Cllr Parry | Present |
| Cllr Clayton | Present | Cllr Piper – Vice Chairman | Apologies |
| Cllr Eyre | Apologies | Cllr Raikes | Present |
| Cllr Granville-Baxter | Present | Cllr Shea | Apologies |
| Cllr Hogarth | Present (Arrived 7.03pm) | Cllr Waite | Apologies |

Also in attendance:

Deputy Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

240 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

241 **DECLARATIONS OF INTEREST**

None.

242 **DECLARATIONS OF LOBBYING**

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

- [Plan no. 3] Tanglewood, Parkfield

243 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 12th August 2019.

RESOLVED: That the minutes be approved and signed.

244 **PLANNING APPLICATIONS**

- No members of the public had registered to speak on individual planning applications.
- The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 20th August 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

245 **PRESS RELEASES**

None.

Finished: 7:21pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 27-8-19

| | | | | |
|--|--------------------|-------------------------|------------------------|-------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/02882/LBCALT | Mr M Mirams 29-08-2019 | Cllr Bonin | Mr R Sonnex 455066 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| RHF Developments Ltd | | | 48 High Street | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 08/08/19 |
| <p>Change of use from redundant offices and a flat to create 3 flats.</p> <p>18/02882/LBCALT - Amended plan</p> <p>Amended plans.</p> | | | | |

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

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|---|--------------------|--------------------------|------------------------|------------------------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/01167/FUL | Holly Pockett 06-09-2019 | Cllr Michaelides | Mr J Collinson 01702 567 655 |
| <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> |
| | | | | 16/08/19 |
| <p>Proposed new windows alterations and rear SVP pipe.</p> <p>19/01167/FUL - Amended plan</p> <p>Amended plans to show new frames and change of material of replacement windows.</p> | | | | |

Sevenoaks Town Council recommended refusal, on the grounds that the proposed UPVC replacement windows are detrimental both to this locally-listed building and the surrounding Conservation Area, in contravention of Policy EN4.

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|---|--------------------|---------------------------|------------------------|-------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/01641/FUL | Alexis Stanyer 07-09-2019 | Cllr Mrs Parry | N/A |
| <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> |
| | | | | 19/08/19 |
| <p>Replacement of the existing dwelling and new single storey rear and side extensions & conversion of the existing internal garage into habitable space.</p> <p>19/01641/FUL - Amended plan</p> <p>Proposed Block Plan and other plans have been amended to clarify exactly which elements of the swimming pool, plant room and stairs will be visible above ground level. The development proposal remains the same.</p> | | | | |

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the measurements shown on the drawings are accurate.

Planning Applications Considered

Applications considered on 27-8-19

| | | | | |
|--|-----------------------|-------------------------|------------------------|-------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/01659/HOUSE | S Simmons 07-09-2019 | Cllr Eyre | Mr W Glass 832430 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr M Sylvester | | | 14 Hurst Way | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 19/08/19 |
| <p>Part single storey and part two storey extension to the rear elevations. Formation of vehicular access and car space.</p> <p>19/01659/HOUSE - Amended plan</p> <p>The front (North West) elevation is now included on the drawing 1907/02A plan. The proposal has been amended to include that the extension is also to the side elevation.</p> <p>Amended proposal description:</p> <p>Part single storey and part two storey extension to the rear and side elevations. Formation of vehicular access and car space.</p> | | | | |

Sevenoaks Town Council recommended approval.

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|---|-----------------------|----------------------------|------------------------|-------------------------|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02160/HOUSE | Rebecca Fellows 30-08-2019 | Cllr Clayton | Mr Potts 07713 150032 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs P Vagg | | | 149 Seal Hollow Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 09/08/19 |
| <p>First floor side extension, infill to the west and store conversion to utility room. Alterations to fenestration.</p> | | | | |

Sevenoaks Town Council recommended approval.

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|--|-----------------------|-------------------------|------------------------|-------------------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02169/HOUSE | Emma Gore 05-09-2019 | Cllr Parry | Open Architecture 77958 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr Locke | | Kipp Cottage | 61 Kippington Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 15/08/19 |
| <p>Demolition of existing garage; construction of new timber framed garage with ancillary accommodation over.</p> | | | | |

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-8-19

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|--|-----------------------|-------------------------|------------------------|-------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02284/HOUSE | Ray Hill 10-09-2019 | Cllr Raikes | Mrs Welding 01942 7227 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs L Gibson | | | 51 Mount Harry Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/08/19 |
| Loft conversion with a rear dormer and 2 cottage dormers and 2 rooflights to the front elevation. | | | | |

Sevenoaks Town Council recommended approval.

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|---|-----------------------|-------------------------|------------------------|-------------------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02286/HOUSE | Ray Hill 05-09-2019 | Cllr Piper | Mrs Austin 07866 962268 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr Rzepa & Miss Vainio | | | 62 Brittain Lane | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 15/08/19 |
| Demolition of garage and single storey rear extension. Double storey extension to either side of property with two Juliet Balconies to rear. | | | | |

Sevenoaks Town Council recommended approval.

Informative: Sevenoaks Town Council regrets the lack of a garage.

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|--|---------------------|-------------------------|------------------------|-------------------------|
| 9 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02303/FUL | Ray Hill 31-08-2019 | Cllr Michaelides | Mr Tipler 01305 267120 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr B French | | HSBC | 69-71 High Street | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 12/08/19 |
| Replacement of external plant with new condenser unit and provision of external louvres, new access door and extractor fan to the rear. Internal alterations. | | | | |

Sevenoaks Town Council recommended approval.

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|--------------------------------------|-----------------------|-------------------------|------------------------|-------------------------|
| 10 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02342/HOUSE | Ronald Tong 05-09-2019 | Cllr Eyre | Mr R Sonnex 455066 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr C Hiscock | | Caenwood | 2 Wellmeade Drive | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 16/08/19 |
| Single storey rear extension. | | | | |

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-8-19

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 11 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02349/HOUSE | Ray Hill 06-09-2019 | Cllr Parry | Mr Simmons 0776049511 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Frangos | | | 45 Kippington Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 16/08/19 |
| Erection of an oak framed, open fronted, two bay car port, oak weatherboard clad with a dual pitched roof. | | | | |

Sevenoaks Town Council recommended approval.

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|---|--------------------|-------------------------|------------------------|-------------------------|
| 12 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02363/HOUSE | S Simmons 10-09-2019 | Cllr Morris Brown | Mr D Burr 742200 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr R Street | | | 2 Westfield | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/08/19 |
| Demolition of the detached garage and w.c. side extension, and construct a two-storey side and single storey front and rear extensions with a sun tube window. | | | | |

Sevenoaks Town Council recommended approval, subject to the window on the right elevation in Bedroom 4 being level 5 obscure glazed and fixed shut to protect the amenity and privacy of the neighbouring property.

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|---|--------------------|--------------------------|------------------------|-------------------------|
| 13 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02386/HOUSE | Holly Pockett 07-09-2019 | Cllr Granville-Baxter | Mr J Osher 700476 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr Du Sautoy | | | 2 Hill Crest | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 19/08/19 |
| Loft extension with two dormer windows; creation of rear glass conservatory. | | | | |

Sevenoaks Town Council recommended approval.

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|---|--------------------|------------------------------|------------------------|-------------------------|
| 14 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 19/02393/HOUSE | S Simmons 07-09-2019 | Cllr Mrs Parry | Mr D Weston 753333 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs R Silva | | The Granary, Blackhall Place | Blackhall Lane | Wilderness |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/08/19 |
| Construction of single storey rear extension and conversion of garage including new windows and doors. | | | | |

Sevenoaks Town Council recommended approval.