

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 9th September 2019 at 7.01pm.

Present:

Committee Members

Cllr Bonin	Present (arrived 7.18pm)	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Apologies	Cllr Mrs Parry	Present (left 7.17pm)
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 7.04pm)
Cllr Hogarth	Present	Cllr Waite	Present (arrived 7.16pm)

Also in attendance:

Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

255 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

256 **DECLARATIONS OF INTEREST**

None

257 **DECLARATIONS OF LOBBYING**

None

258 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 27th August 2019.

RESOLVED: That the minutes be approved and signed.

259 **PROPOSED NEW WATER MAIN FOR SEVENOAKS: ANNOUNCEMENT OF ROUTE**

(a) The Committee received and noted invitations from South East Water to the following events on Thursday 12th September 2019, at which the preferred route for the new water main would be announced:

- Briefing Session at Donnington Manor Hotel (11am – 2pm)
- Public Exhibition Session at St Nicholas Church Undercroft (4pm – 7pm)

(b) It was noted that the above invitations had been previously circulated to Councillors via email.

- The following Councillors had places booked to attend the Briefing Session at Donnington Manor Hotel:

Cllr Bonin
Cllr Dr Canet
Cllr Clayton
Cllr Mrs Parry
Cllr Parry

- Some Members had already indicated that they would be attending the Public Exhibition Session at St Nicholas Church in the evening.

260 11TH RAIL SUMMIT

(a) The Committee received and noted the invitation from Kent County Council to attend the 11th Rail Summit:

Date: Tuesday 15th October 2019
Time: 18.00
Venue: The Council Chamber, County Hall, Maidstone ME14 1QX

(b) The following Councillors were nominated to attend:

Cllr Dr Canet
Cllr Clayton – Also as Chairman of Sevenoaks Rail Travellers’ Association (SRTA)
Cllr Parry

Informative: It was requested that members attending the Summit raise the issue of whether local tunnels, including Polhill, have the capacity to cope with the increased rail traffic that will result from population growth associated with projected housing development. To report back to Committee.

261 PLANNING APPLICATIONS

- a) No members of the public had registered to speak on individual planning applications.
- b) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 3rd September 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

262 PRESS RELEASES

None.

Finished: 7:37pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 9-9-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02882/LBCALT	Mr M Mirams 11-09-2019	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>
				22/08/19

Change of use from redundant offices and a flat to create 3 flats.

18/02882/LBCALT - Amended plan

Amended plans.

18/02882/LBCALT - Amended plan

Amended drawings, including the conversion of the outbuilding. Amended description.

Amended proposal description:

Change of use from redundant offices, flat and outbuilding to provide four flats.

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the potential for overlooking windows has been appropriately addressed.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01928/HOUSE	Alexis Stanyer 13-09-2019	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Strivens			13A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/19

Installation of a Velux roof window and the construction of a small retaining wall with iron fencing to match the existing so as to form a courtyard to the front of the property.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02232/LBCALT	Emma Gore 14-09-2019	Cllr Bonin	Mrs Wherry 467152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/19

Installation of a platform lift.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-9-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02255/FUL	Rebecca Fellows 14-09-2019	Cllr Michaelides	Mr Woolston 01787 4775
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RBS Group		National Westminster Bank	67 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/08/19
Proposed replacement of four defective air conditioning condenser units to be located on the flat roof to the rear of the building.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02381/CONVAR	Emma Gore 12-09-2019	Cllr Bonin	Mrs Austin 07866 96268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Alteirac			48 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/19
Variation of condition 4 of 18/03631/HOUSE to two storey side and rear extension, alteration to loft area to residence with amendment to materials.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02402/FUL	Rebecca Fellows 12-09-2019	Cllr Piper	Mr Beardall 01159 41052
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Mercer		Garnetts	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/19
Sub-division of existing curtilage and erection of one detached dwelling.				

Sevenoaks Town Council recommended approval.

Informatives:

With regards to the protection of the pond, Sevenoaks Town Council requests that every effort be made to preserve the environment and wildlife, including the maintenance of both the habitat and the utility of the run-off during construction.

Sevenoaks Town Council also requests that TPOs be applied to those trees which add to the street scene.

Planning Applications Considered

Applications considered on 9-9-19

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02417/HOUSE	Alexis Stanyer 12-09-2019	Cllr Granville-Baxter	Mr Sterling 01474 247787
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Cudmore		Eagle House	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/19
Conversion of garage into a gym.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02419/FUL	Emma Gore 18-09-2019	Cllr Hogarth	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss L Whitson			6 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/19
Demolition of existing dwelling and construction of a pair of semi-detached houses including external works and landscaping.				

Sevenoaks Town Council recommended approval.

Informative:
The Committee received and noted a previously circulated written statement supplied by the applicant.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02425/HOUSE	S Simmons 14-09-2019	Cllr Piper	Mrs S Marshall 848795
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Storey			8 Middlings Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/19
Side extension at ground floor level, conversion of double garage to a single garage, create new utility, new steps and wall and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02427/FUL	Ray Hill 13-09-2019	Cllr Eyre	Mr Holloway 01892 77064
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Whitelock			90 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/19
The erection of a ground floor extension to rear of existing ground floor flat.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-9-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02440/HOUSE	Alexis Stanyer 20-09-2019	Cllr Eyre	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Jones		Top Hill	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/09/19
Proposed two storey rear extension and single storey rear and side extension. Demolition of rear canopy.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02448/HOUSE	Ray Hill 17-09-2019	Cllr Eyre	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Zapico & Ms Webb			4 Bramble Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/19
Infill extension to the front of the property, single storey extension to the rear with roof lanterns, roof conversion with proposed dormers and rooflights, erection of flat roof dormer to rear of garage and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02455/HOUSE	S Simmons 18-09-2019	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Torrance			26 Kennedy Gardens	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/19
Single storey rear/side extension with rooflights.				

Sevenoaks Town Council recommended approval.