

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 4th November 2019 at 7:00 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Apologies	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Arrived 7:07pm
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present (In the Chair)_
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Arrived 7:20pm	Cllr Waite	Arrived 7:40pm

Also in attendance:

Town Clerk
Deputy Town Clerk
3 Members of the Public

PUBLIC QUESTION TIME

None

331 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

332 **DECLARATIONS OF INTEREST**

Cllrs Canet and Raikes declared an interest in item (7) Licensing Act, as members of Sevenoaks District Council's licensing board.

333 **DECLARATIONS OF LOBBYING**

Cllr Michaelides declared she had been lobbied in respect of application [6] 37 The Drive.

Cllr Bonin declared he had been lobbied in respect of application [2] The Former Mulberry Day Centre, Emily Jackson Close.

334 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 21st October 2019.

RESOLVED: that the minutes be approved and signed.

335 **PLANNING TRAINING SESSIONS AT SEVENOAKS DISTRICT COUNCIL**

The Committee noted an additional date for planning training at Sevenoaks District Council, 4th December 2019 4:30pm – 6:00pm.

Cllr Michaelides requested she be booked to attend.

It was noted that all members who had previously asked to be booked into the other session had been booked in.

336 LICENSING ACT 2003: POLICY REVIEW

It was noted that Sevenoaks District Council was reviewing its Statement of Licensing Policy.

The Committee received and considered the Draft Statement

RESOLVED: That the item be deferred to the next Planning Meeting and members submit any comments or observations prior to the meeting.

337 NEIGHBOURHOOD DEVELOPMENT PLAN (NDP): NEXT STEPS

It was noted that an NDP Steering Committee meeting had taken place immediately prior to the Planning meeting where a presentation was given by the Town Council’s consultants.

A pre consultation draft plan had been circulated to all members.

Comments were invited to be received by the Town Council no later than 12noon on 25th November 2019. To be sent to the planning@sevenoakstown.gov.uk email address.

338 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to enable a member of the public to address the Committee by prior arrangement on the following Planning Application:

[6] 37 The Drive - FOR

(c) The meeting was reconvened, and the Committee considered planning applications received during the two weeks ending 29th October 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

339 PRESS RELEASES

RESOLVED: That press releases be issued on the pre consultation draft of the Neighbourhood Development Plan and associated timescales.

Finished: 8:31pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 4-11-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01668/HOUSE	Holly Pockett 08-11-2019	Cllr Hogarth	Mr S Harding 222240
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Vickery		Lundy	23 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/19

Construction of a rear terrace that will be more than 300mm above the external ground level.

Amended plan (for information only) received from SDC on 09-09-2019:

Additional plans to show existing terrace layout.

19/01668/HOUSE - Amended plan

Amended plans to show the terrace being reduced in size from 6 metres to 4 metres.

19/01668/HOUSE - Amended plan

Amended plans indicating dimensions.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02503/ADV	S Simmons 13-11-2019	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Richardson		The Former Mulberry Day Ther	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/19

Advertisement signage x 4.

19/02503/ADV - Amended plan

Proposal has been amended. Two signs removed at entrance to close. Remaining two signs (one wall mounted and one free standing) to be non-illuminated. Updated location plan and elevation plan. Additional information on wall mounting.

Amended proposal description:

Advertisement signage x 2

Comment

Sevenoaks Town Council recommended refusal unless:

- the conservation officer is satisfied with the size and placement of the signage
- The free standing sign does not exceed a height higher than the current signage for Emily Jackson Close. It was noted that while the dimensions of the sign were displayed on the plans, the height of the posts were not stated nor did the drawn height of the posts remain consistent between different planning drawings making it impossible to determine the actual planned total height of the sign.

Informative: The Town Council requested that the arboricultural officer be consulted on the plans due to the proximity of the free standing sign to mature tree roots.

Planning Applications Considered

Applications considered on 4-11-19

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02714/HOUSE	Holly Pockett 05-11-2019	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gada			46 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/19
Demolition of existing porch. New porch with bedroom extension above. Bedroom extension above existing garage. Rear bedroom extension. Rear deck extension. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no overlooking of neighbouring properties.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02715/HOUSE	Holly Pockett 05-11-2019	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gada			46 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/19
Demolition of existing porch. New porch with bedroom extension above. Bedroom extension above existing garage. Rear bedroom extension. Rear deck extension. Alterations to fenestration. Erection of a privacy wall.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no overlooking of neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02746/HOUSE	Rebecca Fellows 08-11-2019	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Browning			29 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/19
First floor side and rear extension; single storey rear extension with rooflights; removal of chimney; new curved stairs and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-11-19

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02775/HOUSE	S Simmons 07-11-2019	Cllr Michaelides	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Adams			37 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/19
<p>Proposed two storey side extension with loft conversion including dormer window and single storey rear extension.</p> <p>19/02775/HOUSE - Amended plan</p> <p>Amended design of proposed two storey side extension.</p>				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposed extension preserves or enhances the character of the Vine conservation area.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Emma Gore 14-11-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/19
<p>Conversion of existing redundant commercial building to provide 3 self-contained flats.</p>				

Comment

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposed design and materials.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02806/FUL	Emma Gore 14-11-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/19
<p>Conversion of existing redundant commercial building and provision of 3 self-contained flats.</p>				

Comment

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposed design and materials.

Planning Applications Considered

Applications considered on 4-11-19

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02890/HOUSE	Alexis Stanyer 05-11-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S McHugh			1 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/19
Erection of a detached double garage.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02906/HOUSE	S Simmons 08-11-2019	Cllr Granville-Baxter	Miss Nash 01303 656001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Watson			9 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/19
Single storey front extension, hip to gable roof and extend existing flat roof dormers.				

Comment

Sevenoaks Town Council recommended approval subject to a condition requiring the side elevation window to be obscure glazed to prevent overlooking of neighbouring properties.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02907/HOUSE	S Simmons 07-11-2019	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>
				18/10/19
Proposed replacement of existing double garage with new garage with accommodation in the roof space and a swimming pool on raised deck to the rear.				

Comment

A motion for approval (full text below) was put forward, seconded and LOST at the vote: Sevenoaks Town Council recommended approval subject to the garage remaining ancillary to the main dwelling, and a request that environmentally friendly methods of heating the pool be explored.

A motion for refusal (full text below) was put forward, seconded and PASSED at the vote: Sevenoaks Town Council recommended refusal on the grounds that the proposal would have a detrimental impact on the setting of a locally listed building.

Planning Applications Considered

Applications considered on 4-11-19

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02936/FUL	Ray Hill 11-11-2019	Cllr Waite	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Fisical Mind And Body			40 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/19
Change of use from A1(shops) use to D2 (assembly and leisure) proposed use.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the parking arrangements are suitable.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02944/HOUSE	S Simmons 15-11-2019	Cllr Shea	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S O'Halloran			13 Bosville Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/19
Demolition of back room, 2 storey side/rear extension and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal as the proposed two storey rear extension would, due to the orientation and shape of plots, have an overbearing impact on the neighbouring property, and cause a loss of light to habitable rooms and the neighbouring property's small rear garden.