

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 18th November 2019 at 7:01 pm.

Present:

Committee Members

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

Also in attendance:

Deputy Town Clerk
 Planning Committee Clerk
 Planning Assistant
 1 Member of the Public

PUBLIC QUESTION TIME

None

358 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

359 DECLARATIONS OF INTEREST

As members of Sevenoaks District Council's Licensing Committee, Councillors Canet and Raikes declared a non-pecuniary interest in respect of the following item:

[Agenda item no. 5] LICENSING ACT 2003: POLICY REVIEW

Councillor Shea declared a non-pecuniary interest in the following application:

[Plan no. 8] 19/02914/HOUSE: 45 Lambarde Road

360 DECLARATIONS OF LOBBYING

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

[Plan no. 3] 19/02137/FUL: Tanglewood, Parkfield

Councillors Bonin and Michaelides declared that they had been lobbied on the following application:

[Plan nos. 5 & 6] 19/02804/FUL: 43-45 High Street

Councillors Raikes and Clayton declared that they had been lobbied on the following application:

[Plan no. 13] 19/02971/FUL: Summerhill, Seal Hollow Road

Councillors Canet, Eyre and Piper declared that they had been lobbied on the following application:

[Plan no. 17] 19/02993/HOUSE: Parkstone, Clenches Farm Road

361 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 4th November 2019. **It was resolved that** that the minutes be approved and signed.

INFORMATIVES [Minute no. 335]: PLANNING TRAINING SESSIONS AT SEVENOAKS DISTRICT COUNCIL

- It was noted that the Planning Training Session at Sevenoaks District Council on 4th December 2019 had been cancelled.
- The next session is due to take place as follows:

Date: Wednesday 15th January 2020

Time: 4.30pm – 6pm

Location: The Council Chamber, Sevenoaks District Council

Please could Councillors wishing to attend on 15th January 2020 notify the Planning Committee Clerk as soon as possible, via the following email address: planning@sevenoakstown.gov.uk

362 LICENSING ACT 2003: POLICY REVIEW

(a) It was noted that this item had been deferred from the previous Planning Committee meeting on 4th November 2019 [Minute no. 336].

(b) The Committee considered the (previously circulated) Draft Statement of Licensing Policy (1 April 2020 until 31 March 2025). Members noted that the document was much improved, with greater transparency than previously. **It was resolved that** Sevenoaks Town Council would respond positively to the consultation.

INFORMATIVE: Councillor Raikes abstained from voting.

363 DRAFT NEIGHBOURHOOD PLAN (NDP)

(a) It was noted that the deadline for written comments from Councillors is **12noon on Monday 25th November 2019**. To be sent to the planning@sevenoakstown.gov.uk email address.

(b) It was noted that the Consultation Draft NDP is due to be signed-off (Town Council and NDP Steering Group) on **Monday 2nd December 2019**.

364 PLANNING APPLICATIONS

(a) No members of the public had registered to speak on individual planning applications on the agenda.

(b) The Committee considered applications received during the two weeks ending 12th November 2019. **It was resolved that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

365 PRESS RELEASES

None.

Finished: 8pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 18-11-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01341/HOUSE	Emma Gore 20/11/19	Cllr Piper OOW	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19
<p>Single-storey extension with basement to rear of listed property, internal alterations to existing house. New location of external swimming pool.</p> <p>19/01341/HOUSE - Amended plan</p> <p>Removal of internal alterations at ground floor</p>				

Comment

Sevenoaks Town Council recommended approval.

Informative: Cllr Hogarth abstained from voting.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01342/LBCALT	Emma Gore 20/11/19	Cllr Piper OOW	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19
<p>Single-storey extension with basement to rear of listed property, internal alterations to existing house. New location of external swimming pool.</p> <p>19/01342/LBCALT - Amended plan</p> <p>Removal of alterations at ground floor</p>				

Comment

Sevenoaks Town Council recommended approval.

Informative: Cllr Hogarth abstained from voting.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02137/FUL	Alexis Stanyer 20/11/19	Cllr Piper OOW	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>
				04/11/19
<p>Replacement dwelling.</p> <p>19/02137/FUL - Amended plan</p> <p>The Applicant has submitted amendments to the design of the proposed scheme to take into account feedback received from the conservation officer.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02255/FUL	Rebecca Fellows 19-11-2019	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>
				30/10/19
<p>Proposed replacement of four defective air conditioning condenser units to be located on the flat roof to the rear of the building.</p> <p>19/02255/FUL - Amended plan</p> <p>Certificate B has been signed.</p>				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Emma Gore 19/11/19	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/10/19
<p>Conversion of existing redundant commercial building to provide 3 self-contained flats.</p> <p>19/02804/FUL - Amended plan</p> <p>Two separate planning and listed building applications were originally submitted both for conversion to 3no flats. These have been amalgamated into one planning and listed building application to incorporate the entire building of 43-45 High Street and the conversion into 6no 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 18-11-19

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Emma Gore 28-11-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
<p>Conversion of existing redundant commercial building to provide 3 self-contained flats.</p> <p>19/02804/FUL - Amended plan</p> <p>Two separate planning and listed building applications were originally submitted, both for conversion to 3no flats. These have been amalgamated into one planning and listed building application to incorporate the entire building of 43-45 High Street and the conversion into 6no flats.</p> <p>19/02804/FUL - Amended plan</p> <p>Amended proposal description:</p> <p>Conversion of existing redundant commercial building to provide 6 self-contained flats.</p>				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the proposed design and materials.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02904/HOUSE	Rebecca Fellows 28-11-2019	Cllr Parry	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Parker		Ashdown	17 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/19
<p>Raising of the roof to incorporate a new loft with proposed dormers and erection of a two storey extension.</p>				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02914/HOUSE	H Pockett 22/11/19	Shea	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Evans			45 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/19
<p>Erection of a two storey side extension and dormer extension</p>				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the distance from the boundary with neighbouring property no. 43 is sufficient.

Planning Applications Considered

Applications considered on 18-11-19

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02941/HOUSE	Emma Gore 28-11-2019	Michaelides	Mr Williamson 077715909
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Williamson		West Lodge	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
Demolition of existing ground floor side extension to be replaced with a an extension over 2 floors. Demolition of existing garage to replace with new single storey garage/workshop/office. Replace glazing; new dormer and window to the front facade, reconfiguring dormers to the rear facade. Replacement of roof.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02945/HOUSE	R Fellows 19-11-2019	Cllr Piper	Mr Ghosh 02084 687105
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Rudd		Riftwood	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19
Demolition of garage. Erection of an annexe.				

Comment

Sevenoaks Town Council recommended approval, provided the annexe remains ancillary to the main building.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02949/HOUSE	Alexis Stanyer 25-11-2019	Parry	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Duncan			5 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/19
Erection of a two storey rear extension				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02954/HOUSE	H Pocket 25/11/19	Parry	Si-tec plans ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Holden			11 Cross Keys Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/19
Demolition of conservatory with single storey rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-19

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02971/FUL	Mark Mirams 27-11-2019	Waite	Ms J Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/19
Demolition of existing garage and erection of a two single garages to serve plots 1 and 2, to be constructed and occupied only in connection with the two dwellings approved under consent references SE/18/00158/OUT and SE/18/02903/CONVAR.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- The additional risk posed to the mature Oak Tree, which has a TPO in place, given that the new thicker concrete stand of the garage of Plot 2 is situated within the Root Protection Area.
- Overdevelopment of the site and density issues.
- The proposal is not consistent with guidance contained in the Residential Character Area Assessment SPD.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02972/FUL	Ray Hill 26-11-2019	Eyre	Open Architecture 01732 776500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Land South of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/19
Construction of three new detached dwellings with associated landscaping				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02987/LBCALT	E Gore 20/11/19	Michaelides	Ms Sehmi 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Manor House	6 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19

Refurbishment of Manor House and building M15/16 to facilitate internal alterations, dormer demolition, replacement of chimney pots and roofs. Landscaping works.

Amended consultation (for information only) received from SDC 07-11-2019:

Proposal description amended for clarification:

Refurbishment of Manor House and M15/16 building to facilitate internal alterations, reduction and reinstatement of original dormer window and replacement of chimney pots and roofs. Landscaping works.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the proposal preserves and enhances this important Listed Building.

Planning Applications Considered

Applications considered on 18-11-19

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02987/LBCALT	E Gore 28-11-2019	Michaelides	Ms Sehmi 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Manor House	6 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/19
<p>Refurbishment of Manor House and building M15/16 to facilitate internal alterations, dormer demolition, replacement of chimney pots and roofs. Landscaping works.</p> <p>Amended consultation (for information only) received from SDC 07-11-2019:</p> <p>Proposal description amended for clarification:</p> <p>Refurbishment of Manor House and M15/16 building to facilitate internal alterations, reduction and reinstatement of original dormer window and replacement of chimney pots and roofs. Landscaping works.</p> <p>19/02987/LBCALT - Amended plan</p> <p>As the documents were unavailable on the website during part of the consultation period, Sevenoaks District Council is re-starting the consultation.</p>				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the proposal preserves and enhances this important Listed Building.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02993/HOUSE	R Fellows 21/11/19	Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs McKenna		Parkstone	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/19
<p>Demolish chimney 1s stack and tile over the roof. Replace chimney 2.</p>				

Comment

Sevenoaks Town Council recommended refusal, as the changes proposed detract from the building and the surrounding street scene.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03019/MMA	Holly Pockett 29-11-2019	Cllr Piper OOW	Mr Lovell 01883 733955
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Brown		Elysia	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/19
<p>Amendment to 19/01536/HOUSE.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-19

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03030/HOUSE	Holly Pockett 26-11-2019	Shea	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bazzolo			11 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/19
Loft conversion with rear dormer and single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03053/HOUSE	Samantha Simmons 27-11-19	Eyre	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Anna Jones		Top Hill	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
Infill extension to link two outbuildings.				

Comment

Sevenoaks Town Council recommended approval, provided the studio flat remains ancillary to the main building.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03054/HOUSE	Holly Pockett 27-11-2019	Piper	Kent Building Control 013 08-050004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Obey			1 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/19
Single storey front extension with rooflight.				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03056/HOUSE	Alexis Stanyer 27-11-2019	Piper	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Roberts			15 Holyoake Terrace	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
Proposed loft conversion with rear dormer, raised decking to rear with 1.8m high privacy screens.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-19

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03057/HOUSE	Holly Pockett 27-11-19	Hogarth	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Nevison			3 Chancellor Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/19
Demolition of garage and link, two storey and single storey side extension, raising ridge line to form rooms in roof with rooflights, alterations to fenestration and balcony.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				