

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 24th February 2020 at 7:00 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Apologies	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Apologies
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Present – Arrived 7.13pm	Cllr Waite	Apologies

Also in attendance:

Town Clerk
 Planning Assistant
 6 Members of the Public

PUBLIC QUESTION TIME

None.

508 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

509 **DECLARATIONS OF INTEREST**

None.

510 **DECLARATIONS OF LOBBYING**

None.

511 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 10th February 2020. **It was RESOLVED that** that the minutes be approved and signed.

INFORMATIVES:

The Town Clerk gave a verbal update regarding an IT issue which had resulted in a problem with the forwarding to the District Council of comments made on applications considered on 10th February. It was noted that an email had previously been sent out notifying Members of this and that the District Council had been made aware of the situation. It was reported that the IT issue was still under investigation.

Of those applications where the deadline for comments was missed, it had been established that there were two cases where the District Council's decision differed to the Town Council's recommendation:

Plan no.	Ref.	Site	Town Council's recommendation	District Council's decision
9	20/00109/HOUSE	36 Orchard Close	Refusal	Granted
12	20/00147/HOUSE	Wellingtonia, Linden Chase	Approval	Refused

512 SEVENOAKS DISTRICT CPRE COMMITTEE REPORT

The Committee received and noted a report from the Sevenoaks District Campaign to Protect Rural England Committee.

513 LETTER TO TARMAC RE: DAVID TUCKER NORTHERN SEVENOAKS TRANSPORT ASSESSMENT

The Committee received and noted a copy of the letter sent on behalf of Sevenoaks Town Council to Tarmac Ltd, dated 11th February 2020.

INFORMATIVES:

The Committee originally resolved to send this letter at a Planning Meeting held on 27th January 2020 [minute no. 467].

The Town Clerk reminded the Committee that Members were invited to attend a meeting with Tarmac Ltd to discuss the Transport Assessment:

Date: Monday 2nd March 2020

Time: 10.30am

Venue: Town Council Offices

Please could Members let the Town Clerk know as soon as possible whether they are able to attend.

514 NEIGHBOURHOOD DEVELOPMENT PLAN

The Committee considered extending the public consultation period to 31st March 2020. The Town Clerk explained that this would allow time for more people to respond, especially those who might attend the Annual Town Meeting on Monday 16th March. **It was RESOLVED that** the consultation period be extended to 31st March.

515 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 speak for 3 minutes on the following application, by prior arrangement:

[Plan no. 3] Land North Of 2-6 Woodside Road (AGAINST)

(c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 18th February 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

516 PRESS RELEASES

None.

Finished: 8.01pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 24-2-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03335/HOUSE	Rebecca Fellows 26-02-20	Cllr Piper (OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr A Roxburgh		Little Croft	20 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/20
Installation of dormer window.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03461/HOUSE	Alexis Stanyer 04-03-2020	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>
				14/02/20

Proposed replacement of existing single storey porch with an Arts and Craft inspired two storey porch.

19/03461/HOUSE - Amended plan

The agent has submitted an amended plan for the basement and also changed the development description to reflect all of the works which are set out in the plans.

Amended proposal description:

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. Proposed replacement of existing single storey porch with an Arts and Craft inspired two storey porch.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-2-20

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00129/FUL	Alexis Stanyer 02-03-2020	Cllr Camp	Mr Hadley 01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Benham + Mr & Mrs		Land North Of	2 - 6 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/20
Erection of three detached dwellings to incorporate a new vehicular access.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- Over-development of the site and density issues.
- Over-proximity to the boundary with nos. 6, 8 and 10 Pendennis Road.
- The orientation of the proposed new dwellings is detrimental to nos. 6, 8 and 10 Pendennis Road.
- Loss of amenity and privacy to nos. 6, 8 and 10 Pendennis Road through overlooking, especially at first floor level.
- Loss of amenity to nos. 6, 8 and 10 Pendennis Road through overshadowing.
- Lack of residential amenity for the proposed new dwellings, in terms of inadequate rear garden space.
- The design is out of keeping with the street scene.
- The loss of multiple trees.

INFORMATIVE: Cllr Hogarth arrived late and therefore abstained from voting.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00269/HOUSE	S Simmons 28-02-20	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalis		Rose House	6A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/20
Veranda to rear elevation.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no overlooking of neighbouring property no. 8.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00269/HOUSE	S Simmons 06-03-20	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalls		Rose House	6A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/20

Veranda to rear elevation.

20/00269/HOUSE - Amended Plan:

Application re-validated on receipt of existing drawings.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no overlooking of neighbouring property no. 8.

Planning Applications Considered

Applications considered on 24-2-20

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00292/HOUSE	Ray Hill 02-03-2020	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Rzepa and Miss Vainio			62 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/20
Demolition of garage and rear kitchen. Double storey side extensions to either side of property with two Juliet balconies to rear.				

Comment

Sevenoaks Town Council unanimously recommended approval.

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00320/HOUSE	Alexis Stanyer 28-02-20	Cllr Parry	Cobden Architectural Desi 014555000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Gough			21 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/20
Demolition of existing garage. Construction of 2 storey side and single storey rear extensions.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00321/FUL	Sean Mitchell 03-03-2020	Cllr Bonin	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Clutton			28 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/20
Change of use from D1 use to part D1 & part C3 use (residential). Associated internal alterations.				

Comment

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

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00322/LBCALT	Sean Mitchell 03-03-2020	Cllr Bonin	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Clutton			28 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/20
Change of use from D1 use to part D1 & part C3 use (residential). Associated internal alterations.				

Comment

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

Planning Applications Considered

Applications considered on 24-2-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00333/HOUSE	Scott Fisher 02-03-2020	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Every			8 The Glade	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/20
To erect a single storey rear extension and construct a new roof over the existing rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00342/HOUSE	Alexis Stanyer 04-03-2020	Cllr Parry	Mr Mckay 01892 882228
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd		Aldington	53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/20
Demolition of chimney. Two storey front extension; first floor front and rear extension; two storey side extension. Raising the roof height to facilitate a loft conversion and rooflights. Internal and external alterations; associated hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00343/HOUSE	Alexis Stanyer 06-03-20	Cllr Parry	SJM Planning Ltd 01892 882228
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Yantella Corp			55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/20
The erection of a two storey front and side extension. Conversion of loft into a habitable space. Alterations to the internal layout and external fenestration.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00348/HOUSE	Holly Pockett 05-03-2020	Cllr Eyre	Mr Minifie 07718091845
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sally Robinson		The Cedars	5 Bramble Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Demolition of existing rear extension and erection of a single storey rear extension, alterations to the east fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-2-20

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00361/HOUSE	Holly Pockett 03-03-2020	Cllr Parry	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ainsworth			14 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/20
Proposed loft conversion with rear dormer.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00368/HOUSE	R Fellows 04-03-2020	Cllr Bonin	S Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/20
Replacement of existing single storey extension. Internal and external alterations. Associated landscape works.				

Comment

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

INFORMATIVE: Cllr Piper abstained from voting.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00369/LBCALT	R Fellows 04-03-2020	Cllr Bonin	S Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/20
Replacement of existing single storey extension. Internal and external alterations. Associated landscape works.				

Comment

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

INFORMATIVE: Cllr Piper abstained from voting.

Planning Applications Considered

Applications considered on 24-2-20

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00378/HOUSE	Ronald Tong 06-03-2020	Cllr Raikes	Mrs Khan 07882112427
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wyss			59A Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no loss of amenity to the residents through overlooking into the habitable rooms from the upstairs windows of neighbouring properties through the rooflights of the new extension.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00382/HOUSE	S Simmons 05-03-2020	Cllr Granville-Baxter	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ridler			152 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Part single part two storey side/rear extension. Porch, raised patio.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00389/HOUSE	Alexis Stanyer 05-03-2020	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bonser			13 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Double storey side extension, first floor rear extension and new porch.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00403/HOUSE	Alexis Stanyer 09-03-20	Cllr Piper (OOW)	Harringtons 2006 74200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Lingard		Cranes End	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/20
Construction of a first floor rear extension with roof lights over existing sun lounge.				

Comment

Sevenoaks Town Council recommended approval.