



Sevenoaks
TOWN COUNCIL

27th October 2011

You are summoned to attend a meeting of the PLANNING COMMITTEE to be held in the Council Chamber at the address below on Monday 31st October 2011 at 7.00pm. Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.



Deputy Town Clerk

Committee Members

Cllr S Arnold
Cllr C L L Baker
Cllr Mrs J M Canet
Cllr G R S Clack
Cllr A S Clayton
Cllr Mrs M E Crabtree
Cllr Mrs A E Dawson
Cllr A Eyre

Chairman - Cllr R M C Hogarth
Cllr Mrs M A London
Cllr R J Parry
Cllr R L Piper
Vice Chairman - Cllr S G Raikes
Cllr M G Short
Cllr P E Towell
Cllr P C Walshe

AGENDA

Apologies for absence

- 1 **PUBLIC QUESTION TIME**
To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.
- 2 **DECLARATIONS OF INTEREST**
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.
- 3 **MINUTES**
To approve and sign the minutes of the meeting of the Planning Committee held on 17th October 2011 (copy previously despatched to members).
- 4 **DRAFT REVENUE ESTIMATES 2012/2013**
To receive and consider the draft revenue estimates (copy attached)

Town Council Offices
Bradbourne Vale Road
Sevenoaks, Kent TN13 3QG
Tel: 01732 459953 Fax: 01732 742577

Email: council@sevenoakstown.gov.uk
Website: www.sevenoakstown.gov.uk

Town Clerk



- 5 DRAFT OPEN SPACES ALLOCATION DPD CONSULTATION
To receive and consider the draft comments to be forwarded to Sevenoaks District Council on their Draft Open Spaces Allocation (copy attached)
- 6 KCC DRAFT SEVENOAKS CYCLE STRATEGY CONSULTATION
To receive and consider the Draft KCC Sevenoaks Cycle Strategy Consultation. (deferred from 17th October 2011) (Copy attached)
- 7 ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENTS
To receive and note letters from SDC confirming that the following SPDs have been adopted. (copies attached)
- Countryside Character Area Assessment
 - Affordable Housing
 - Countryside Assessment
- 8 LICENSING
(a) To receive and consider the following premises licensing application(s) (copy attached)
- i) 11/02995/LAPRE - Sevenoaks Masonic Club, St Johns Hill.

(b) To consider sending a representative to speak at a licensing hearing on the following applications(s) (8th November, 2pm, SDC Offices)

- i) 11/02544/LAPRE - 138A -138B, High Street (Wonderlounge)
Original comments below

The Town Council wishes to register its objections to the variation of premises license on the following grounds:

Public Nuisance:

The proposed extension of hours would lead to an unacceptable increase in noise levels experienced by residents living in flats above shops on either side of the road.

1. *The Town Council considered the existing opening hours should not be varied from*
 - Sunday - 08:00-23:00*
 - Monday - Wednesday : 08:00-00:00*
 - Thurs - Saturday : 08:00-01:15*
2. *There should be no alteration to existing non-standard days.*
3. *That any facilities for making music and provision for dancing (I&J) should be kept to the same hours as the existing license for live music; recorded music; performance of dance or anything similar to E F or G*
 - Monday - Saturday : 08:00 - 23:45*
 - Sunday - 08:00 - 22:45*

Antisocial behaviour problems could also ensue from excessive drinking; the club would not be able to control such acts as they would occur away from the premises.

Taking the above points into account, the Town Council would urge that this application is rejected.

9 **TREE WORK**

(a) To consider the following applications for treework

- i) SE/11/02631/FUL - 5 The Dene [Cllr Short]
Various works to trees [17-10-11]
- ii) SE/11/02654/WTPO - 1 Oakhill Road [Cllr Piper]
Various works to trees [21-10-11]
- iii) SE/11/02655/ WTPO - 49A Kippington Road [Cllr Eyre]
Various works to trees [21-10-11]
- iv) SE/11/02709/WTPO - 4 Carrick Drive [Cllr Mrs Dawson]
Ground Works [24-10-11]
- v) SE/11/02711/WTPO - 38A Eardley Road [Cllr Arnold]
Lift crown of 1 Magnolia tree [24-10-11]

10 **PLANNING APPLICATIONS**

- (a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.
- (b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the 2 weeks ending 27th October 2011 (copy attached).

11 **PRESS RELEASES**

To consider any agenda item which would be appropriate for a press release.

Planning Applications to be Considered

Planning Applications received to be considered on 31 October 2011

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01970/FUL	H Tribe 3-11-11	Mrs London	Browitt&Smith 451.261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr&Mrs Vincent			4 Oak lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/11
SE/11/01970/FUL - Amended plan Details				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02264/FUL	P Reedman 08-11-11	Cllr Parry	Mr Ward 865.546
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Leigh			2 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/11
SE/11/02264/FUL - Amended plan Amended elevations				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02457/FUL	H Tribe 09-11-11	Cllr Mrs Dawson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Holliday		Lansdowne	19 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/11
Erection of a wooden garden shed (Retrospective)				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02580/FUL	B Phillips 04-11-11	Cllr Dawson	Mr Carter 07769335993
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Parsons Dental Lab			73 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/11
Change of use of basement and ground floors to Class B1(a) Office in conjunction with existing use of No. 71 Dartford Road as a dental laboratory				

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Planning Applications received to be considered on 31 October 2011

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02589/LBCALT	H Tribe 03-11-11	Cllr Arnold	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Zildjian		The Chantry	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/11
Re-paint front door from teal to dark teal/grey				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02614/FUL	H Tribe 10-11-11	Cllr Mrs London	Mr Ranson 01732.452.111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr&Mrs Webb			25 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/11
Demolition of detached garage, garden store and partial ground floor. Erection of a two storey bay window to the rear, single storey rear orangery and single storey bay window to front elevation. Infill existing porch area, and creation of new porch entrance to the western flank elevation onto Ashley Road. Remove existing rear dormer and create 3 No. dormer windows to rear roof pitch and additional roof lights to front elevation. Creation of pitch roof to existing flat roof extension to facilitate 1st floor accommodation with lantern roof light, flat roof lights and solar panels over. Addition of roof lights and dormer to East roof profile. Creation of barn hips to roof of existing dwelling, and chimney to East elevation. Erection of new boundary fence and automatic sliding gate onto Ashley Drive.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02626/FUL	B Phillips 03-11-11	Cllr Canet	IK Wyatt 01689.859.236
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Storey			25 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/11
Raising of the ridge height including 1 No. dormer to the front elevation and 2 No. dormers to the rear elevation.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02637/FUL	B Phillips 04-11-11	Cllr Mrs Walshe	Anglain Homes 0845 437 3
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Price			33 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/11
Convert garage into habitable room with new window in place of garage door and replace all windows to house to match.				

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Planning Applications received to be considered on 31 October 2011

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02639/FUL	M Holmes 10-11-11	Cllr Clayton	MR Wells 01632.891.753
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Butcher			5 Sandy lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/11
Demolition of existing ground floor extension and construction of new ground floor extension to rear.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02647/FUL	P Reedman 07-11-11	Cllr Piper	Scott Wilson 01622.727.23
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
/			49 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/10/11
Replace existing roof (part of) with new, raise ridge by approx 400 mm to facilitate loft conversion. Installation of 5 no. conservation rooflights to front and 5 no. to rear. Resubmission of 10/03017/FUL amended to include inset balcony to loft conversion & infill extension to rear elevation.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02660/FUL	H Tribe 08-11-11	Cllr Raikes	Mr Bullock 01892.525.732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Kelly			7 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/11
Single storey part replacement rear extension and alteration to fenestration.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02685/LBCALT	A Byrne 11-11-11	Cllr Piper	Mr Moss 01273.436.168
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Francis Hill		The White Hart Public House	Tonbridge Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/11
Erection of new garden room.				

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13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/02713/CONVAR	M Holmes 16-11-11	Cllr Raikes	Mr Bennett01732.764.145
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Davidson			72 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/11
<p>Variation of condition 4 (approved plans) SE/10/01693/FUL - Remove existing bungalow roof and construct first floor extension. Demolish existing conservatory and construct two storey extension. All under new roof to accommodate new roof design, porch and widow amendments.</p>				