

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 12th December 2011 7.00pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr R M C Hogarth - Chairman	Present
Cllr C L L Baker	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Arrived 7:09pm	Cllr R J Parry	Apologies
Cllr G R S Clack	Present	Cllr R L Piper	Apologies
Cllr A S Clayton	Apologies	Cllr S G Raikes - Vice Chairman	Present
Cllr Mrs M E Crabtree	Apologies	Cllr M G Short	Present
Cllr Mrs A E Dawson	Present	Cllr P E Towell	Present
Cllr A Eyre	Present	Cllr Mrs P C Walshe	Arrived 7:20pm

Deputy Town Clerk
 Committee Clerk
 6 Members of the Public
 Freeman of Sevenoaks

282 DECLARATIONS OF INTEREST

The following disclosures of interest from Members in respect of items of business included on the agenda were received:-

Cllrs Mrs Dawson, Eyre, Hogarth, Raikes, and Towell being Members of Sevenoaks District Council, stated they would reconsider matters to be discussed at this meeting at district level, taking into account all relevant evidence

283 MINUTES

It was **RESOLVED** that the minutes of the meeting of the Planning Committee held on 28th November 2011 be approved and signed, with the previously amended recommendation for:

11/02916/EXTLMT - Dawning House, Seal Hollow Rd

“Sevenoaks Town Council recommended approval subject to the expiration being coterminous with the permission for Summerhill House **in order to bring both in line and relieve anxiety of the neighbours**”

284 COMMUNITIES AND LOCAL GOVERNMENT CONSULTATIONS DRAFT RESPONSES

The Committee received and considered the draft consultation responses below.

(a) Community Infrastructure Levy; Detailed proposals and draft regulations for reform. Deadline. 30th December 2011

(b) Neighbourhood Planning; Regulations. Deadline 5th January 2012

It was **RESOLVED** that they be forwarded to the Department for Communities and Local Government.

285 TREE WORK

(a) The Committee considered Tree work applications received from the Sevenoaks District Council during the 2 weeks ending 8th December 2011 and it was **RESOLVED that** the following comments be forwarded to Sevenoaks District Council.

- i) SE/11/03036/WTPO - 12B Burntwood Road [Fell 1 Oak Tree]
Sevenoaks Town Council recommended refusal unless evidence can be produced that satisfies the Arboricultural Officer the tree requires felling is produced.
- ii) SE/11/03016/WTPO - Emily Jackson House Care Home, Emily Jackson Close
[Various works to trees]
Sevenoaks Town Council recommended approval of the pollarding work, but recommended approval subject to Arboricultural supervision for all other works.
- iii) SE/11/03015/WTCA - 121 Kippington Road [Reduce 1 Oak tree by 30%]
Sevenoaks Town Council considered this work to be good husbandry, and therefore recommended approval.
- iv) SE/11/03064/WTPO - 19 White Friars [Various works to trees]
Sevenoaks Town Council recommended approval.
//Informative: STC wishes to enquire whether an automatic TPO will be placed on the replacement tree, as the original was covered by a TPO. STC also requests that a condition be included to ensure the health of the replacement trees are monitored over a 5 year period.//

286 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable members of the public to speak on the following application(s) (each 3 minutes):

1. [7] SE/11/03005/FUL - Flat 3, 95 London Road - For

(b) The Committee considered planning applications received from the Sevenoaks District Council during the 2 weeks ending 8th December 2011 and it was **RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

287 PRESS RELEASE

None

The meeting closed at 7:55pm

CHAIRMAN

Planning Applications Considered

Applications considered on 12-12-11

1	Plan Number SE/11/02564/FUL	Planning officer H Tribe 27-12-11	Town Councillor Cllr Eyre	Agent B Best 01732.455.029
	Applicant Mr Fearnley	House Name	Road 14 White Hart Wood	Locality Kippington
	Town	County	Post Code	Application date 08/12/11

SE/11/02564/FUL - Amended plan
Amended description

Sevenoaks Town Council recommended refusal as sufficient information to reach a recommendation has not been made available.

2	Plan Number SE/11/02656/FUL	Planning officer b Phillips 20-12-11	Town Councillor Cllr Piper	Agent Miss Talbot 020.739.42.232
	Applicant Mr & Mrs Reynolds	House Name	Road 7 Shenden Way	Locality Kippington
	Town	County	Post Code	Application date 01/12/11

SE/11/02656/FUL - Amended plan
Reduced Height of gates and wall

Sevenoaks Town Council recommended approval.

3	Plan Number SE/11/02864/FUL	Planning officer M Holmes 21-12-11	Town Councillor Cllr Piper	Agent Mr Muluany N/A
	Applicant Mr Singh	House Name Denada	Road Solefields Road	Locality Kippington
	Town	County	Post Code	Application date 01/12/11

Erection of a two storey front and side extension with basement.

Sevenoaks Town Council recommended approval.

4	Plan Number SE/11/02939/FUL	Planning officer H Tribe 15-12-11	Town Councillor Cllr Canet	Agent Mr B Best 455.029
	Applicant Seely Homes	House Name Former	Road 65 - 67 Bradbourne Vale Road	Locality Northern
	Town	County	Post Code	Application date 28/11/11

Development of 2 pairs of semi detached dwellings. Variation on approval
SE/08/00399/FUL.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-12-11

5	Plan Number SE/11/02941/FUL	Planning officer B Phillips 19-12-11	Town Councillor Cllr Mrs London	Agent Mr Rayner 01732.461.806
	Applicant Mrs Baird	House Name	Road 58 Victoria Road	Locality Town
	Town	County	Post Code	Application date 29/11/11

Erection of single storey rear extension at ground level with rooflights over and single storey rear extension at 1st floor level.

Sevenoaks Town Council recommended refusal due to loss of amenity to the residents of no.56, and the proposal extending beyond the building line of the neighbouring houses.

6	Plan Number SE/11/02994/FUL	Planning officer A Seare 15-12-11	Town Councillor Cllr Piper	Agent Mr Sands 01795.426.950
	Applicant Mr & Mrs DeKock	House Name	Road 26 Redlands Road	Locality Kippington
	Town	County	Post Code	Application date 25/11/11

Erection of garden room, canopy and store.

Sevenoaks Town Council recommended approval subject to the District Council's Planning Officer being satisfied future occupants of no.26 will not be overlooked by no.24.

7	Plan Number SE/11/03005/FUL	Planning officer B Phillips 14-12-11	Town Councillor Cllr Arnold	Agent Mr Moss 01892.533.321
	Applicant Mr Essex	House Name Flat 3	Road 95 London Road	Locality Town
	Town	County	Post Code	Application date 25/11/11

Enlargement of existing dormer and creation of a balcony.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-12-11

8	Plan Number SE/11/03008/FUL	Planning officer M Holmes 15-12-11	Town Councillor Cllr Baker	Agent Mr Trute 452.246
	Applicant Mr Barilone	House Name	Road 48 Moor Road	Locality Northern
	Town	County	Post Code	Application date 28/11/11

Outline application for a proposed 3 bedroom end of terrace property (adjacent to no.48) with some matters reserved.

Sevenoaks Town Council recommended refusal on the following grounds:

- **Overdevelopment of the site**
- **The proposal's bulk and scale are out of keeping with the existing terrace.**
- **Damaging to the character and appearance of the street scene.**
- **No s106 affordable housing agreement has been included.**
- **The proposed driveway will prevent turning at the end of the cul-de-sac and an increase in parking congestion on the highways.**
- **No ecological scoping survey, or tree survey has been carried out.**
- **Loss of 2 fruit trees & mature hedge row.**

9	Plan Number SE/11/03010/FUL	Planning officer B Phillips 15-12-11	Town Councillor Cllr Raikes	Agent Mr Farrell 0207.100.1227
	Applicant Mr Kingshott	House Name	Road 160 London Road	Locality St Johns
	Town	County	Post Code	Application date 28/11/11

The installation of 3 external condensers at ground floor level, in order to provide comfort cooling to the second floor offices.

Sevenoaks Town Council recommended approval subject to the District's Environmental Health Officer being satisfied there will not be an undue increase in noise levels.

10	Plan Number SE/11/03022/FUL	Planning officer H Tribe 23-12-11	Town Councillor Cllr Eyre	Agent Mrs Hesse 01252.82.09.84
	Applicant Mrs Hesse	House Name	Road 106 Kippington Road	Locality Kippington
	Town	County	Post Code	Application date 05/12/11

Erection of single storey double garage with landscaping, existing tarmac driveway to be replaced with new porous gravel material.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-12-11

11	<i>Plan Number</i> SE/11/03041/FUL	<i>Planning officer</i> B Phillips 23-12-11	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Don Clark 01483.274.882
	<i>Applicant</i> Mr R Brown	<i>House Name</i>	<i>Road</i> 57-59 High street	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 06/12/11

Change of use of upper front parts on 1st. and 2nd. floors from offices to self-contained 4 bedroom dwelling maisonette with separate side entrance / some internal remodelling and provision of external refuse enclosure.

Sevenoaks Town Council recommended approval subject to the District's Environmental Health Officer being satisfied that the current ventilation for the restaurant at ground floor will not have a negative impact on future residents.

12	<i>Plan Number</i> SE/11/03042/LBCALT	<i>Planning officer</i> B Bailey 23-12-11	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Don Clark 01483.274.882
	<i>Applicant</i> Mr R Brown	<i>House Name</i>	<i>Road</i> 57-59 High street	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 06/12/11

Change of use of upper front parts on 1st. and 2nd. floors from offices to self-contained 4 bedroom dwelling maisonette with separate side entrance / some internal remodelling and provision of external refuse enclosure.

Sevenoaks Town Council recommended approval subject to the District's Environmental Health Officer being satisfied that the current ventilation for the restaurant at ground floor will not have a negative impact on future residents.

13	<i>Plan Number</i> SE/11/03048/CONVA R	<i>Planning officer</i> B Phillips 20-12-11	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Mr Cooper 0208.463.0727
	<i>Applicant</i> Mr & Mrs Nicholson	<i>House Name</i> 1 Knole Paddock	<i>Road</i> Seal Hollow Road	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/11/11

Variation/removal of condition 5 (approved plans) of SE/11/01618/FUL to remove the garage and replace with playroom, modification of roof to accommodate room with velux rooflights, alteration to fenestration, addition of 6 velux rooflights, removal of solar photovoltaics and erection of gazebo and garden steps.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-12-11

14	<i>Plan Number</i> SE/11/03049/EXTLM T	<i>Planning officer</i> H Tribe 20-12-11	<i>Town Councillor</i> Cllr Towell	<i>Agent</i> Mr Frendo 01689.836.334
	<i>Applicant</i> Mr & Mrs Rogers	<i>House Name</i> Peal Chase	<i>Road</i> Ash Platt Road	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/11/11

Application to extend the time limit of an extant planning permission approved under reference SE/08/03347/FUL- Erection of detached dwelling and garage and erection of replacement garage.

Sevenoaks Town Council recommended approval subject to all original grant conditions being retained.

15	<i>Plan Number</i> SE/11/03071/FUL	<i>Planning officer</i> B Phillips 22-12-111	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Mr B Best 455.029
	<i>Applicant</i> Mr Clack	<i>House Name</i>	<i>Road</i> 14 Burntwood Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 02/12/11

Construction of double garage with workshop/store area

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i> SE/11/03103/FUL	<i>Planning officer</i> H Tribe 26-12-11	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> Mr Burr 742.200
	<i>Applicant</i> Mrs Naughton	<i>House Name</i>	<i>Road</i> 25 Hitchen Hatch Lane	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 06/12/11

Single storey rear extension with rooflights.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-12-11

17	<i>Plan Number</i> SE/11/03131/FUL	<i>Planning officer</i> P Reedman 27-12-11	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Mr Ranson452.111
	<i>Applicant</i> Mr and Mrs Jenkins	<i>House Name</i>	<i>Road</i> 55 The Rise	<i>Locality</i> Kipington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 08/12/11

Conversion of play room into garage. Demolition of existing front porch. Erection of a new bay window to front. Demolition of the existing single storey rear extension. Erection of a part single, part two storey extension to rear. Extension to roof and creation of rooms in roof with two front facing dormers and rear facing rooflights. Installation of solar panels to rear.

Sevenoaks Town Council recommended refusal on the following grounds:

- **The scale and bulk of development is out of keeping with the local area**
- **Overdevelopment of the site**
- **Detrimental effect on the street scene.**