

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 17th October 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	Apologies
Cllr J M Canet	Present	Cllr R J Parry	Left 8:15pm
Cllr G R S Clack	Present	Cllr R L Piper	Arrived 7:08pm
Cllr A S Clayton	Present	Cllr S G Raikes - Vice Chairman	Present
Cllr Mrs M E Crabtree	Present	Cllr M G Short	Present
Cllr Mrs A E Dawson	Present	Cllr P E Towell	Apologies
Cllr A Eyre	Present	Cllr Mrs P C Walshe	Present

Deputy Town Clerk
Committee Clerk
3 Members of the Public

The Committee received a presentation from Steve Craddock Senior Planning Officer at Sevenoaks District Council regarding the possible impacts should a Community Infrastructure Levy be adopted in the Sevenoaks District.

193 DECLARATIONS OF INTEREST

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

Cllr Parry, being a Member of Kent County Council, stated he would reconsider matters to be discussed at this meeting at County level, taking into account all relevant evidence and representations at Kent County Council.

Cllr Parry declared an interest in any agenda item concerning the Kent & Medway Fire and Rescue Authority

Cllrs Mrs Dawson, Eyre, Hogarth, Raikes, and Piper 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.

Cllr Arnold declared a personal interest in planning application(s):

[9] SE/11/02482/FUL - 16 White Hart Wood

[16] SE/11/02564/FUL - 14 White Hart Wood

Cllr Clack declared a personal interest in agenda item:

(8) Licensing 11/02544/LAPRE - 138A&B, High Street (Wonderlounge)

Cllr Clayton declared a personal interest in agenda item:

(3a) KCC's Cycle Strategy Consultation.

(3b) Invitation to Southeastern Stakeholder Forum

Cllrs Mrs Dawson, Piper, and Short declared an interest in agenda item:

(9a(vi)) SE/11/02538/WTPO - Amherst Medical Centre

Cllr Parry declared a personal interest in agenda item:
 (5) NALC's response to the Government consultation on Local Planning regulations.

Cllr Raikes declared a personal interest in planning application:
 [6] SE/11/02449/FUL - Walthamstow Hall Junior School

Cllr Short declared a personal interest in planning application:
 [11] SE/11/02505/FUL - Sevenoaks Hospital, Hospital Road

194 DECLARATIONS OF LOBBYING

Cllr Raikes declared he had been lobbied in respect of the following planning application:

[9] SE/11/02482/FUL - 16 White Hart Wood

195 MINUTES

It was **RESOLVED that** the minutes of the meeting of the Planning Committee held on 3rd October 2011 be approved and signed.

196 COMMUNICATIONS

(a) The Committee received and considered an email from SDC regarding KCC's Cycling Strategy consultation.

It was **RESOLVED that** a full copy of the consultation be forwarded to all members, and the matter be discussed at the Planning Committee meeting to be held on 31st October 2011.

(b) The Committee received and considered an invitation to the Southeastern Stakeholder Forum on the 7th November.

It was **RESOLVED that** Cllrs Canet, Clayton, and Parry be asked to attend as representatives of Sevenoaks Town Council.

197 OPEN SPACES ALLOCATION DPD CONSULTATION

The Committee received and considered the Sevenoaks District Council LDF Open Spaces Draft Allocation DPD (deadline for comments is the 3rd November 2011, 5pm)

It was **RESOLVED that** Councillors individually forward matters for further discussion to the Clerk; a report will be drafted and brought back to the Committee on the 31st October 2011 for member's comments/approval, to be forwarded to SDC.

198 GOVERNMENT CONSULTATIONS

The Committee received and noted NALC's response to the Government Consultation on Local planning regulations.

It was **RESOLVED that** a letter be sent to The Department for Communities and Local Government and NALC expressing disappointment that the topic of resources has not been addressed.

199 DEVELOPMENT CONTROL COMMITTEE

The Committee received and considered sending a representative of STC to the DCC meeting to be held on the 20th October 7pm, SDC Offices on the following applications:

i) SE/11/01835/FUI - Finchcocks, 5 Wildernesse Mount.

It was **RESOLVED** that Cllr Clayton attend this meeting as a representative of STC.

Please note that this application was subsequently withdrawn from the DCC agenda (18-10-11)

.200 HIGHWAYS

(a) The Committee received and noted a street closure notice at St Botolph's & Dartford Road on the 13th November.

201 LICENSING

The Committee noted that the following comments were forwarded to SDC on application:

11/02544/LAPRE - 138A -138B, High Street (Wonderlounge)

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.

202 TREE WORK

(a) The Committee considered Tree work applications received from the Sevenoaks District Council during the 2 weeks ending 13th October and it was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council.

- i) SE/11/02535/WTCA - 19 Eardley Road [Fell 1 Pear tree C/A]
Sevenoaks Town Council recommended approval.
- ii) SE/11/02533/WTPO - 5 Chichester Drive Various works to trees TPO]
Sevenoaks Town Council recommended refusal.
- iii) SE/11/02532/WTPO - 15 The Middlings [Various works to trees TPO]
Sevenoaks Town Council recommended:
 - T1 (Sweet Chestnut) - Refusal
 - T2 (Birch), T3 (Sweet Chestnut) - Approval
- iv) SE/11/02544/WTPO - Blackhall Barns, Woodland Rise [Various works to trees
Sevenoaks Town Council recommended refusal unless the Arboricultural officer is satisfied the work is essential.
- v) SE/11/02540/WTPO - 12 Burntwood Road [Reduce crown of 1 Oak tree by 40%]
Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied the tree's health will not be adversely affected by the work.
- vi) SE/11/02538/WTPO - Amherst Medical Centre,
21 St Botolphs's [Various works to trees]
Sevenoaks Town Council recommended approval.
- vii) SE/11/02518/WTCA - 6 Dartford Road [Fell Beech tree]
Sevenoaks Town Council recommended approval.
- viii) SE/11/02511/WTCA - 18 The Drive [Various works to trees]
Sevenoaks Town Council recommended approval.
- ix) SE/11/02436/WTCA - 31 Vine Court Road [Fell 1 Bay & 1 Weeping Silver Birch]
Sevenoaks Town Council recommended:
 - T1 (Silver Birch) - Approval
 - T2 (Bay tree) - The Arboricultural officer offers the applicants possible pruning solutions to prevent the loss of this tree.
- x) SE/11/02601/WTPO - 6 Hollybush Close [Various works to Trees]
Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied the screening to Knole park will be unaffected.
- xi) SE/11/02548/WTPO - 10 Broomfield Road [Remove 1 Oak Tree]
Sevenoaks Town Council recommended refusal and that the tree be subjected to an Arboricultural inspection by the SDC tree officer.

(b) The Committee received and noted the following Tree Protection Order:

- i) HW/TPO/13/2011- 28 Eardley Road

203 PLANNING APPLICATIONS

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

1. [9] SE/11/02482/FUL - 16 White Hart Wood - Against
2. [9] SE/11/02482/FUL - 16 White Hart Wood - For

(b) The Committee considered planning applications received from the Sevenoaks District Council during the 2 weeks ending 13th October 2011 and it was **RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

204 PRESS RELEASE

No items were considered worthy of a press release.

The meeting closed at 9:08pm

CHAIRMAN

Planning Applications Considered

Applications considered on 17-10-11

1	<i>Plan Number</i> SE/11/01766/FUL	<i>Planning officer</i> H Tribe 02-11-11	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> N/A
	<i>Applicant</i> Mr Osler	<i>House Name</i>	<i>Road</i> 17A Grassy Lane	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 13/10/11

Installation of new single pane bathroom window into rear of property.

Sevenoaks Town Council recommended approval

2	<i>Plan Number</i> SE/11/01861/FUL	<i>Planning officer</i> M Holmes 16-08-11	<i>Town Councillor</i> Cllr Canet	<i>Agent</i> Neil Edwards 779.580
	<i>Applicant</i> Julie Thomas	<i>House Name</i>	<i>Road</i> 10 Lambarde Road	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 13/10/11

SE/11/01861/FUL - Amended plan

Internal layout altered with bedroom 3 and study switching places.

//Amendment for information only, not discussed or commented on at meeting//

3	<i>Plan Number</i> SE/11/01927/FUL	<i>Planning officer</i> B Phillips 23-08-11	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> David Burr 742 200
	<i>Applicant</i> Wealden Properties	<i>House Name</i>	<i>Road</i> 47 Dartford Road	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 13/10/11

Amended description from A2 -> D1 & New Drawings.

Sevenoaks Town Council recommended approval

4	<i>Plan Number</i> SE/11/02308/LBCALT	<i>Planning officer</i> B Phillips 26-10-11	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> /
	<i>Applicant</i> /	<i>House Name</i>	<i>Road</i> 50 Oakhill Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 07/10/11

Restore and re-paint the hardwood windows (old part of building only), change the current colour of white to black.

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 17-10-11

5	<i>Plan Number</i> SE/11/02399/EXTLM T	<i>Planning officer</i> m Holmes 18-10-11	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Mr Dixon 789731
	<i>Applicant</i> Mr McEwan	<i>House Name</i> The Bungalow 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> 03/10/11

Application to extend the time limit of an extant planning permission approved (SE/08/02460/FUL) - Demolition of existing bungalow and erection of replacement two storey dwelling.

Sevenoaks Town Council recommended approval

6	<i>Plan Number</i> SE/11/02449/FUL	<i>Planning officer</i> H Tribe 01-11-11	<i>Town Councillor</i> Cllr Dawson	<i>Agent</i> Mr Henham 01273.411.399
	<i>Applicant</i> Mr Wood	<i>House Name</i> Walthamstow Hall Junior School	<i>Road</i> Bradbourne Park Road	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 12/10/11

Erection of single storey extensions to create a new Dining Hall, Nursery Space, Secure Outside Play Area and a glazed link. Minor alterations. Rearrangement of the existing car parking area and creation of a new access route from Linden Chase.

Sevenoaks Town Council recommended approval

//Abstentions: Cllr Raikes//

Planning Applications Considered

Applications considered on 17-10-11

7	Plan Number SE/11/02471/OUT	Planning officer P Reedman 01-11-11	Town Councillor Cllr Piper	Agent John Collins 01622.776.226
	Applicant Kent Police	House Name Former Sevenoaks Police Statio	Road Morewood Close	Locality Kippington
	Town	County	Post Code	Application date 12/10/11

Proposed demolition of the former police station and erection of up to approximately 52 residential units.

The Town Council recommended refusal as this is an outline application and layout, scale, appearance, access and landscaping are reserved matters.

Sevenoaks Town Council was concerned about local employment and green issues and recommended that at least 50% of the site is kept for employment

There is still a 4 storey signature building on the roadside, which in the previous application was 5 storey, which would "give an unrelieved monolithic appearance that would change the character of the area substantially" and a "dense conglomeration of built development more typical of a town centre location."

In addition, the Town Council regrets that the Magistrates Court has not been integrated into the scheme.

The Town Council continued to recommend that more work is undertaken to assess the traffic volumes into the Morewood car park, given that there are plans to deck it, and especially in the light of the potential redevelopment of the Caffins site.

It remains untenable to maintain with only 101 car parking spaces that there will be no parking overspill onto the public highway. Likely car volumes will be 100 for the office development[53 in the plans] and 75 for the housing development [48 in the plans]

Finally, Sevenoaks Town Council remains concerned at the lack of sufficient amenity land for future residents, particularly children.

8	Plan Number SE/11/02478/FUL	Planning officer H Tribe 27-10-11	Town Councillor Cllr Mrs Walshe	Agent Mr Penfold 01892.513.956
	Applicant Mr Ashworth	House Name	Road 3 Prospect Road	Locality Eastern
	Town	County	Post Code	Application date 07/10/11

Proposed loft conversion with two rear dormer windows, including the demolition of existing chimney stack.

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied that the introduction of dormer windows and loss of chimney stack will not have a negative effect on the conservation area.

Planning Applications Considered

Applications considered on 17-10-11

9	<i>Plan Number</i> SE/11/02482/FUL	<i>Planning officer</i> M Holmes 20-10-11	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Mr Blythe 01892.740864
	<i>Applicant</i> Mr Truphet	<i>House Name</i>	<i>Road</i> 16 White Hart Wood	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/10/11

Demolition of existing house and erection of replacement dwelling.

Sevenoaks Town Council recommended approval subject to condition(s) requiring the retention and maintenance of height of hedging at the front of the property protect the street scene from visual intrusion from the garage and car port.

//Abstentions: Cllrs Arnold, Mrs Dawson, Parry, Piper, and Short//

10	<i>Plan Number</i> SE/11/02501/FUL	<i>Planning officer</i> A Seare 21-10-11	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> /
	<i>Applicant</i> Mr Dawson	<i>House Name</i>	<i>Road</i> 21 Croft Way	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/10/11

The erection of a single story extension to rear with the addition of 3 skylights.

Sevenoaks Town Council recommended approval

11	<i>Plan Number</i> SE/11/02505/FUL	<i>Planning officer</i> B Phillipos 21-10-11	<i>Town Councillor</i> Cllr Clack	<i>Agent</i> Simon Grace 0116.223.4400
	<i>Applicant</i> NHS Kent and Medway	<i>House Name</i> Sevenoaks Hospital	<i>Road</i> Hospital Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 04/10/11

Erection of 3 storey lift/lift shaft, and single storey lift lobby, storage area and revised disabled access ramp.

Sevenoaks Town Council recommended approval

12	<i>Plan Number</i> SE/11/02508/FUL	<i>Planning officer</i> H Tribe 27-10-11	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Mr Mumby 01632.832.000
	<i>Applicant</i> Mr Hancock	<i>House Name</i>	<i>Road</i> 22 Oak Warren	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 10/10/11

Demolition of existing garden room and construction of replacement extension to rear of dwelling.

Sevenoaks Town Council recommended refusal due to the proposal representing overdevelopment of the site, and being unneighbourly.

Planning Applications Considered

Applications considered on 17-10-11

13	<i>Plan Number</i> SE/11/02510/FUL	<i>Planning officer</i> A Seare 02-11-11	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Mr Shreeve 01892.891.111
	<i>Applicant</i> Mr Benham	<i>House Name</i>	<i>Road</i> 12 Vine Court Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 13/10/11

Proposed guard rail and french casement doors to first floor south elevation bay

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied the materials will be in keeping with Conservation Area standards, and that there will be no loss of amenity due to overlooking.

14	<i>Plan Number</i> SE/11/02529/FUL	<i>Planning officer</i> B Phillips 27-10-11	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Real Deisgn 01892.533.321
	<i>Applicant</i> Mr Parkin	<i>House Name</i>	<i>Road</i> 13 Brittains Lane	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 07/10/11

Erection of a single storey side extension and small infill extension to front elevation.

Sevenoaks Town Council recommended approval

15	<i>Plan Number</i> SE/11/02537/FUL	<i>Planning officer</i> B Phillips 27-10-11	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Open Arch 01732.779.580
	<i>Applicant</i> Mr Lay	<i>House Name</i>	<i>Road</i> 85 Oakhill Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 10/10/11

The erection of a single storey side and two storey side extensions and internal reconfiguration of existing dwelling.

Sevenoaks Town Council recommended approval

16	<i>Plan Number</i> SE/11/02564/FUL	<i>Planning officer</i> H Tribe 28-10-11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> B Best 01732.455.029
	<i>Applicant</i> Mr Fearnley	<i>House Name</i>	<i>Road</i> 14 White Hart Wood	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 10/10/11

Erection of a two storey extension to front of dwelling and conversion of existing garage into living accommodation.

Sevenoaks Town Council recommended approval

//Abstentions: Cllrs Arnold, Mrs Dawson//

Planning Applications Considered

Applications considered on 17-10-11

17	<i>Plan Number</i> SE/11/02566/FUL	<i>Planning officer</i> B Phillips 27-10-11	<i>Town Councillor</i> Cllr Short	<i>Agent</i> B Best 01732.455.029
	<i>Applicant</i> Mr Waters	<i>House Name</i> Wychwood	<i>Road</i> 62 The Drive	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 07/10/11

Widening of the existing garage, conversion of 50% of garage into living accommodation, porch and pitched roof over all.

Sevenoaks Town Council recommended approval

18	<i>Plan Number</i> SE/11/02603/CONVA R	<i>Planning officer</i> M Holmes 31-10-11	<i>Town Councillor</i> Cllr Mrs Walshe	<i>Agent</i> Mr Rigby
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i> 39 Serpentine Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 11/10/11

Variation of condition 11 (The development hereby permitted shall be carried out in accordance with the following approved plans) of SE/11/00135/FUL (Proposed demolition of existing two storey house and detached garage, and erection of 2 no. detached five bedroom houses with integral single garage and separate entrances/driveways, including dropped kerbs, landscaping and retaining walls) to erect a single storey rear conservatory on plot B.

Sevenoaks Town Council recommended approval

19	<i>Plan Number</i> SE/11/02606/FUL	<i>Planning officer</i> B Phillips 01-11-11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Mr Lewis /
	<i>Applicant</i> Mr O'Connell	<i>House Name</i>	<i>Road</i> 20 Croft Way	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 12/10/11

The erection of a single storey extension comprising orangery, shower room and store.

Sevenoaks Town Council recommended approval

20	<i>Plan Number</i> SE/11/2379/FUL	<i>Planning officer</i> H Tribe0 2-11-11	<i>Town Councillor</i> Cllr Raikes	<i>Agent</i> Mr Summers 01843.850.500
	<i>Applicant</i> Mr Croucher	<i>House Name</i>	<i>Road</i> 1 Harrison Way	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 13/10/11

Replacement windows.

Sevenoaks Town Council recommended refusal as the proposed designs are out of keeping with the rest of the building.