

PRESENT

Cllr R Hogarth – Chairman
Mrs M E Crabtree – Vice Chairman

Cllr J M Canet
Cllr A Eyre
Cllr R L Piper
Cllr S Raikes

Cllr M G Short
Cllr P E Towell
Cllr Mrs P C Walshe

Deputy Town Clerk
Committee Clerk
2 Members of the public

Roland Courtney – Rockdale Housing Association
Jill Drake – Rockdale Housing Association
Helen Kenney – Rockdale Housing Association

Apologies for absence were received from Cllrs Brigden, Camp, Clayton, Dawson, London, Mrs London, and Parry.

A presentation was received from Rockdale Housing Association regarding their latest planning applications to turn the existing home into 29 sheltered apartments available to leasehold buyers, and build 48 bed residential care for frail, elderly people who cannot live independently.

173 DECLARATIONS OF INTEREST

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

Cllr Piper, being a Member of Sevenoaks District Council, stated he would reconsider matters to be discussed at this meeting at district level, taking into account all relevant evidence and representations at Sevenoaks District Council

Cllr Raikes declared a personal interest in planning applications SE/10/02561/FUL – 34A Woodside Road, SE/10/02664/FUL – Blakenhall Wildernesse Avenue and SE/10/02639/FUL – 9 Mount Harry Road

Cllr Mrs Crabtree declared a personal interest in planning application 18 – SE/10/02561/FUL - 34A Woodside Road.

The Chairman stated that the supplementary planning consultation document concerning land west of Blighs Meadow London Road would be considered at the next meeting of the planning committee

174 MINUTES

It was **RESOLVED that** the minutes of the previous meeting approved at the Council meeting on 27th September 2010 be signed.

175 COMMUNICATIONS

Budget Consultations 2011 Onwards

A questionnaire from Sevenoaks District Council regarding Budget Consultations for 2011 onwards was received and considered.

It was **RESOLVED that** the comments made at the meeting be submitted to Sevenoaks District Council.

176 HIGHWAY MATTERS

i). Salt Bin New Beacon School – Brittain's Lane Entrance

A letter from Grange Residents Association requesting permission for a salt bin outside New Beacon School, to be maintained by the residents association was received and considered.

It was **RESOLVED that**

- a). The request be passed to Kent Highways
- b). A reply be sent to Grange Residents Association advising them of Kent County Council's regulations in respect of salt bins
- c). A letter be sent to the Joint Transportation Board regarding traffic calming in Brittain's Lane

ii). Salt Bin – Oakdene Residents Association

A letter from Oakdene Road Residents Association regarding a request for a salt bin was received and considered.

It was **RESOLVED that**

- a). The request be passed to Kent Highways
- b). A reply be sent to Oakdene Residents Association advising them of Kent County Council's regulations in respect of salt bins

iii). Bat & Ball Junction

An email from Sevenoaks Cycle Forum was received and considered.

It was **RESOLVED that** the comments of the Cycle Forum would be fully considered in any representations made in connection with any consultation made with regard to the improvements to the Bat & Ball Junction.

iv). KCC Managing Obstructions & Temporary Items on the Highway

A new policy from Kent Highways concerning Advertising Boards (A Boards) on the public highway was received and noted.

Members expressed concern on the possible detrimental effect the new policy may have on businesses within the town whilst being aware of the potential dangers posed to the visually impaired by ill placed A Boards.

It was **RESOLVED that** a standard letter be sent to retailers whose signs were obstructing the pavement

177 APPEALS

(a) It was noted that the Inspector dismissed the following appeal:-

APP/G2245/A/10/2126669 – High Weald, Parkfield
SE/09/01097/FUL – Variation of planning permission SE/07/01326/FUL to increase permitted height and design of roof over swimming pool, altered pyramid roof design and increase in wall height to eastern elevation of extension and altered porch design.

(b) It was **RESOLVED** to support, by written representation, the Sevenoaks District Council in refusing consent on the following:-

i.) APP/G2245/D/10/2135779 – SE/10/01164/FUL
Craigower, Woodland Rise – Demolition of two existing detached garage buildings and the erection of a two storey side and single storey rear extension.

ii.) APP/G2245/D/10/2135787
Sommer House, Oak Lane – First floor extension above part existing garage.

It was **RESOLVED that** Sevenoaks Town Council takes no further action

178 TREE WORK

a.) The following tree works were received and considered:

- i.) 10/02506/WTPO - Land at White Lodge Close – Various works to trees – Cllr Hogarth – Recommended refusal and requested that the Arboricultural Officer inspect the trees
- ii.) 10/02468/WTPO – 32 The Drive – Remove 1 branch of Horse Chestnut Tree – Cllr Short – Recommended approval
- iii.) 10/02508/WTPO – Beaumont House, 17A Burntwood Road – Reduce Height of 2 Yew Trees by 3 metres – Cllr Eyre – Recommended approval
- v.) 10/02646/WTCA – South Park Lodge, South Park – Various works to trees – Cllr Short – Recommended approval

- vi.) 10/02619/WTCA – 151 London Road – Remove 2 Fir Trees, 1 Ash Tree and 1 Sycamore Tree – Cllr Short – Recommended approval
- vii.) 10/02621/WTPO – 51A Mount Harry Road – Pollard 2 Sweet Chestnut Trees – Cllr Hogarth – recommended approval
- viii.) 10/02617/WTPO – Warwick Court, South Park – Various works to trees – Cllr Short – recommended approval
- ix.) 10/02605/WTPO – Holly Bank, Hopgarden Lane – Various works to trees – Cllr Eyre – recommended approval

b.) The making of the following Tree Preservation Orders were noted

- i.) TPO No.22 – 41 London Road
T1, T2, T3, T4, T5, T6, T7 - Lime
- ii.) TPO No.24 2010 – Walthamstow Hall, Hollybush Lane
T1 – Holm Oak

179 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the 2 weeks ending 30th September 2010 and it was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

180 PRESS RELEASES

The committee considered the safety of cyclists suitable for press release.

The meeting closed at 9.02pm

CHAIRMAN

Planning Applications Considered

Applications considered on 4-10-10

1	<i>Plan Number</i> SE/10/01875/FUL	<i>Planning officer</i> P Reedman 07.10.10	<i>Town Councillor</i> Cllr Canet	<i>Agent</i> N/A
	<i>Applicant</i> Mrs Antonia LeFevre	<i>House Name</i>	<i>Road</i> 18 Weavers Lane	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/09/10

Removal of existing conservatory to facilitate erection of new single storey extension to rear of property.

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i> SE/10/02148/ADV	<i>Planning officer</i> P Reedman 15.10.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Robinson Escott Planning 01689 836334
	<i>Applicant</i> Kentmere Homes Ltd	<i>House Name</i>	<i>Road</i> 51 High Street	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 28/09/10

Erection of two housing development sale boards, both advertising development underway on land 1 no. advertisement display panel at site former garage to 51 High St. Sevenoaks and 1 no. advertisement display panel at entrance to land rear of 51 High Street from Rockdale Road.

Sevenoaks Town Council recommended refusal on the grounds that the sign measurements are incorrect, and are distracting to passing traffic.

3	<i>Plan Number</i> SE/10/02215/LBCALT	<i>Planning officer</i> C Blythe 18.10.10	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Wyatt Glass Architects 746600
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i> 56 Bayham Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/09/10

New double doors from living room to the garden and stairs.

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i> SE/10/02315/FUL	<i>Planning officer</i> C Blythe 06.10.10	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> N/A
	<i>Applicant</i> Mr Paul Geeson	<i>House Name</i>	<i>Road</i> 57 Kippington Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/09/10

Installation at entrance to 57 Kippington Road of electronically operated wrought iron gates to hang from existing pillars with the addition of uplighters and a postbox on side

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-10-10

5	<i>Plan Number</i> SE/10/02385/FUL	<i>Planning officer</i> H Tribe 07.10.10	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Robert Shreeve Assoc. 01892 891111
	<i>Applicant</i> Mr Robert Shreeve	<i>House Name</i>	<i>Road</i> 29 Vine Court Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/09/10

Demolition of existing garage and store, replacement garage.

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i> SE/10/02400/FUL	<i>Planning officer</i> M Holmes 19.10.10	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Cobden 455029
	<i>Applicant</i> TJK Contracts	<i>House Name</i>	<i>Road</i> 1 Oakhill Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/09/10

Demolition of existing commercial buildings and erection of detached chalet dwelling and garage [resubmission to application SE/09/02220/FUL].

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i> SE/10/02408/FUL	<i>Planning officer</i> M HOLMES 11.10.10	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Grand Designs 01883 740245
	<i>Applicant</i> Mr Jody McNeilly	<i>House Name</i>	<i>Road</i> 75 Hartslands Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 20/09/10

First floor rear extension built jointly with No.77

Sevenoaks Town Council recommended approval provided Sevenoaks District Council Planning Officers are satisfied the amenity of neighbouring dwellings will be unaffected.

8	<i>Plan Number</i> SE/10/02409/FUL	<i>Planning officer</i> M Holmes 08.10.10	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Grand Designs 01883 740245
	<i>Applicant</i> Mr Jody McNeilly	<i>House Name</i>	<i>Road</i> 77 Hartslands Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 20/09/10

First floor rear extension built jointly with No.75

Sevenoaks Town Council recommended approval provided Sevenoaks District Council Planning Officers are satisfied the amenity of neighbouring dwellings will be unaffected.

Planning Applications Considered

Applications considered on 4-10-10

9	<i>Plan Number</i> SE/10/02416/FUL	<i>Planning officer</i> H Tribe 15.10.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> N/A
	<i>Applicant</i> Mrs Lynda Goddard	<i>House Name</i> The Old Vicarage	<i>Road</i> High Street	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 28/09/10

Replacement of existing 5 bar wooden gate with iron gates.

Sevenoaks Town Council recommended approval on the condition that the new gates are painted black.

10	<i>Plan Number</i> SE/10/02458/CAC	<i>Planning officer</i> A Byrne 18.10.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> PaulCarterPlanning 07796 335993
	<i>Applicant</i> Rockdale Housing Association	<i>House Name</i> Rockdale	<i>Road</i> Rockdale Road	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/09/10

Demolition of 1960s and 1980s Additions, Conversion of Original Building and Erection of New Four Storey Building to Provide Nineteen Residential Apartments for the Retired, Together with Realignment of Access Road and Provision of Eleven Car Parking Spaces, Bin Store and Buggy Charging Point.

Sevenoaks Town Council recommended approval subject to retention of as many trees as possible in close consultation with the Arboricultural Officer. INFORMATIVE: The Town Council regrets that the new building will not be sympathetic to the style of the original building Rockdale House, adjacent to it.

11	<i>Plan Number</i> SE/10/02461/FUL	<i>Planning officer</i> P Reedman 18.10.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> 07796 335993
	<i>Applicant</i> Rockdale Housing Association	<i>House Name</i> Land rear of stable court	<i>Road</i> Rockdale Road	<i>Locality</i>
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/09/10

Erection of two storey split level building to provide ten residential apartments for the retired with extension of access road and provision of seven car parking spaces and bin store (amendment to planning permission SE/09/02426/EXTLMT)

Sevenoaks Town Council recommended approval subject to retention of as many trees as possible in close consultation with the Arboricultural Officer. INFORMATIVE: The Town Council regrets that the new building will not be sympathetic to the style of the original building Rockdale House, adjacent to it.

Planning Applications Considered

Applications considered on 4-10-10

12	<i>Plan Number</i> SE/10/02462/FUL	<i>Planning officer</i> M Holmes 15.10.10	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Real Design 01892 533321
	<i>Applicant</i> Mr & Mrs Abbas	<i>House Name</i>	<i>Road</i> 11 Avenue Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 28/09/10

Erection of two outbuildings in rear garden (retrospective application).

Sevenoaks Town Council recommended refusal on the following grounds:

-Building A is damaging to the amenity of the garden of no. 9 Avenue Road, the roof looks over the garden fence.

-Building B on ground which has been raised relative to the garden of 10 Vine Court Road, is damaging to the amenity of the dwelling.

-The buildings do not improve or enhance the Conservation Area

13	<i>Plan Number</i> SE/10/02469/TELNOT	<i>Planning officer</i> P Reedman 06.10.10	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Waldon Telecom 01932 411011
	<i>Applicant</i> Vodafone Ltd	<i>House Name</i> Caffyns Plc	<i>Road</i> London Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/09/10

Replacement of a 15m pole with a 15m sharable mono pole, two equipment cabinets and ancillary equipment.

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i> SE/10/02483/FUL	<i>Planning officer</i> H TRIBE 19.10.10	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Mr Bush 740778
	<i>Applicant</i> Mr Brian Merrett	<i>House Name</i>	<i>Road</i> 85 Solefields Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/09/10

Alterations to the existing boundary wall, between the front garden and public footpath, involving the raising of 4 No. brick piers with intermediate fence panels to a maximum height of 1.92 above footpath.

Sevenoaks Town Council recommended refusal on the grounds that it would be detrimental to the street scene and the character of the area.

Planning Applications Considered

Applications considered on 4-10-10

15	<i>Plan Number</i> SE/10/02504/EXTLM T	<i>Planning officer</i> P Reedman 11.10.10	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> N/A
	<i>Applicant</i> Mrs Stephanie Banes	<i>House Name</i> Copper Beech	<i>Road</i> Oak Lane	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/09/10

Application to extend the time limit of an extant planning permission approved under reference SE/07/02554/FUL, Conversion of loft to form guest suite of 2 bedrooms, lounge/playroom and bathroom.

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i> SE/10/02507/FUL	<i>Planning officer</i> Helen Tribe 19.10.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Sonnex 455066
	<i>Applicant</i> Mr & Mrs Brooks	<i>House Name</i>	<i>Road</i> 130 London Road	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/09/10

Demolition of existing single storey rear extension, erection of new single storey rear extension. Conversion of loft to provide bedroom and bathroom with new dormer window to rear. Enclose front porch and change of fenestration.

Sevenoaks Town Council recommended approval provided all materials used match original dwelling.

17	<i>Plan Number</i> SE/10/02524/FUL	<i>Planning officer</i> P Reedman 13.10.10	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Mr R Tatum 455630
	<i>Applicant</i> Kippington (Roads) Sevenoaks	<i>House Name</i> Outside of No.	<i>Road</i> 144 Kippington Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/09/10

Erection of CCTV camera, post and control box.

Sevenoaks Town Council recommended refusal on the grounds that the proposed camera equipment is visually intrusive and does not enhance or protect the

18	<i>Plan Number</i> SE/10/02561/FUL	<i>Planning officer</i> Aaron Hill 11.10.10	<i>Town Councillor</i> Cllr Dawson	<i>Agent</i> M. R. Garland Ltd
	<i>Applicant</i> Mr & Mrs Maximchuk	<i>House Name</i>	<i>Road</i> 34A Woodside Road	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/09/10

Construction of two storey front extension and porch including new side elevation windows and new roof lights in existing roof.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-10-10

19	<i>Plan Number</i> SE/10/02563/FUL	<i>Planning officer</i> M Holmes 18.10.10	<i>Town Councillor</i> Cllr Dawson	<i>Agent</i> Mr James Ward 0208 3257258
	<i>Applicant</i> Mrs Charlotte Parkinson	<i>House Name</i>	<i>Road</i> 14 Bradbourne Park Road	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/09/10

Erection of a two storey extension to the side, and a single storey rear extension.

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i> SE/10/02629/LBCALT	<i>Planning officer</i> Helen Tribe 18.10.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> N/A
	<i>Applicant</i> Mrs Lynda Goddard	<i>House Name</i> The Old Vicarage	<i>Road</i> High Street	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/09/10

Replacement of existing 5 bar wooden gate with iron gates.

Sevenoaks Town Council recommended approval subject to the gate being painted

21	<i>Plan Number</i> SE/10/02631/FUL	<i>Planning officer</i> M Holmes 20.10.10	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Robinson Escott 01689 836334
	<i>Applicant</i> Mr N Truman	<i>House Name</i> Highwood	<i>Road</i> Ashgrove Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/09/10

Demolition of existing building and erection of new dwelling.

Sevenoaks Town Council recommended refusal on the grounds that
-The applicant has not documented that the new house is less than 50 % bigger than the 1948 standard, given the uncertainty surrounding the certificates of lawful development

-Building is only allowed in the Conservation Area if it is well designed and sympathetic to the character and of the area, and designed to minimise visual intrusion into the landscape. This design is out of character with anything else in the nearby Conservation Area and is too prominent in the area.

22	<i>Plan Number</i> SE/10/02636/FUL	<i>Planning officer</i> Helen Tribe 18.10.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> ATP Group 0208 532 4141
	<i>Applicant</i> Ms Liz Karsten	<i>House Name</i>	<i>Road</i> 1-3 Emily Jackson Close	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/09/10

Replacement of fenestration to UPVC double glazed windows.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-10-10

23	<i>Plan Number</i> SE/10/02639/FUL	<i>Planning officer</i> M HOLMES 19.10.10	<i>Town Councillor</i> Cllr Raikes	<i>Agent</i> Robinson Escott Planning 01689 836334
	<i>Applicant</i> Mr M Morris	<i>House Name</i>	<i>Road</i> 9 Mount Harry Road	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 29/09/10

Demolition of existing dwelling and erection of a replacement dwelling with linked two storey garage.

Sevenoaks Town Council recommended refusal on the following grounds:

The proposal would harm the appearance and the character of the area because of the height, bulk and massing of the dwelling.

The upper floors would dominate and overlook 20 Mount Harry Road.

The proposed would be injurious to the street scene.

24	<i>Plan Number</i> SE/10/02664/FUL	<i>Planning officer</i> Helen Tribe 20.10.10	<i>Town Councillor</i> Cllr Crabtree	<i>Agent</i> Robinson Escott Planning 01689 836334
	<i>Applicant</i> Marina Moskovenko	<i>House Name</i> Blackenhall	<i>Road</i> Wilderness Avenue	<i>Locality</i> Wilderness
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 30/09/10

Erection of detached double garage with attached domestic workshop.

Sevenoaks Town Council recommended refusal on the grounds that there are insufficient plans to make a judgement.

Informative: The Town Council are surprised the Validation process has not provided sufficient plans, and ask that the Conservation Area Officer be involved in this plan.