

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 5th September 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	Present	Cllr R J Parry	Arr 7:08pm
Cllr G R S Clack	Present	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes - Vice Chairman	Present
Cllr Mrs M E Crabtree	Present	Cllr M G Short	Present
Cllr Mrs A E Dawson	Arr 7:55pm	Cllr P E Towell	Present
Cllr A Eyre	Present	Cllr Mrs P C Walshe	Present

Deputy Town Clerk
 Committee Clerk
 14 Members of the Public
 John F London - Freeman of Sevenoaks
 Press

143 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, Piper, 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

Cllrs Mrs Dawson, Hogarth, Raikes being Members of Sevenoaks District Council's Licensing Committee, declared an interest in agenda item 3 – Licensing and abstained from voting on any matters related thereto.

Cllrs Piper, and Towell declared a personal interest planning application:
 [1] SE/11/1125/FUL - Land Adjacent to, 1 Plymouth Drive

Cllr Raikes declared a personal interest planning application:
 [6] SE/11/01896/FUL - 11 Mount Close

Cllrs Eyre and Piper declared a personal interest planning application:
 [16] SE/11/02185/FUL - High Briars, Glassy Lane

Cllr Parry declared a personal and prejudicial interest in the following planning applications:

[9] SE/11/02046/FUL - 13 Burntwood Road

[16] SE/11/02185/FUL - High Briars, Glassy Lane

And left the room during discussion and voting on these matters

Cllr Mrs Crabtree declared a personal and prejudicial interest in the following planning application:

[4] SE/01860/FUL - Raleys Centre, Plymouth Drive

And left the room during discussion and voting on this matter.

144 DECLARATIONS OF LOBBYING

Cllrs Arnold, Mrs London, Parry, and Raikes declared they had been lobbied in respect of planning application:

[1] SE/11/1125/FUL - Land Adjacent to, 1 Plymouth Drive

145 MINUTES

It was **RESOLVED that** the minutes of the meeting of the Planning Committee held on 15th August 2011 be approved and signed.

146 LICENSING

The Committee noted that due to a misinterpretation of the licensing application below all comments forwarded to Sevenoaks District Council under Chairman's Action have been retracted, and no representation will be made on this application.

11/01993/LAPRE - Sainsbury's Otford Road

147 GOVERNMENT CONSULTATIONS

The Committee considered the following government consultations:

- Local Planning Regulations: Consultation (7th October deadline)
- Draft National Planning Policy Framework: Consultation (17th October deadline)

It was **RESOLVED that** a working party made up of Cllrs Crabtree, Piper, Raikes, and Walshe meet to consider these documents, reporting back to the Planning Committee with their comments on the 3rd October 2011.

148 COMMUNICATIONS

The Committee received and noted a letter from Edenbridge Town Council regarding Highway signage to Sevenoaks Hospital.

It was **RESOLVED that** the Clerk write to Kent Highway Services requesting comprehensive signage to Sevenoaks Hospital provided the signs state "Minor injuries unit only"

149 TREE WORK

(a) The Committee considered the following application(s) for tree work, and it was **RESOLVED** that the following comment(s) be forwarded to the SDC;

- i) SE/11/02049/WTPO - West Lodge, 10 Carrick Drive
Sevenoaks Town Council recommended approval
- ii) SE/11/02188/WTCA - 8 Granville Road
Sevenoaks Town Council recommended approval
- iii) SE/11/02189/WTPO - 5 Valley Drive
Sevenoaks Town Council recommended approval
- iv) SE/11/02190/WTPO - 35/37 Hitchen Hatch Lane
Sevenoaks Town Council recommended approval
- v) SE/11/02246/WTCA - Sevenoaks School, High Street
Sevenoaks Town Council has no objections to the proposed work
- vi) SE/11/02223/WTPO - 32 The Drive
Sevenoaks Town Council recommended approval subject to the work being supervised by the Arboricultural Officer
- vii) SE/11/02224/WTPO - 42 St Botolphs Road
Sevenoaks Town Council recommended approval subject to the work being supervised by the Arboricultural Officer

(b) The Committee received and noted the attached comments on treework applications dealt with under Chairman's actions and forwarded to SDC.

150 PLANNING APPLICATIONS

(a) The Committee received and noted the attached comments on planning applications dealt with under Chairman's actions and forwarded to SDC.

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

1. [1] SE/11/1125/FUL - Land Adjacent to, 1 Plymouth Drive
2. [11] SE/11/02087/FUL - Sainsbury's, Otford Road

(c) The Committee considered planning applications received from the Sevenoaks District Council during the 2 weeks ending 1st September 2011 and it was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

151 PRESS RELEASE

(a) Sevenoaks Town Council considered its recommendation for refusal for application [11] SE/11/02087/FUL - Sainsbury's, Otford Road due to the significant loss of parking spaces in the proposed new scheme.

The meeting closed at 8:30pm

CHAIRMAN

Planning Applications Considered

Applications considered on 5-9-11

1	<i>Plan Number</i> SE/11/01125/FUL	<i>Planning officer</i> Helen Tribe 14-09-11	<i>Town Councillor</i> Cllr Arnold	<i>Agent</i> Adrian Bussetil 01480 494969
	<i>Applicant</i> Mr N Horton	<i>House Name</i> Land Adjacent to	<i>Road</i> 1 Plymouth Drive	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 01/09/11

**SE/11/01125/FUL - Amended plan
Revised Scheme**

Sevenoaks Town Council continued to unanimously recommended refusal on the grounds of overdevelopment, intrusiveness to neighbours amenities, and scale & bulk of design.

- **The proposal would have an increased (compared to original application) dominant visual impact on numbers 1 & 3 Plymouth Park resulting in a significant loss of amenity to both properties.**
- **Result in overshadowing and overlooking**
- **The proposed building is overbearing**
- **The proposed is out of keeping with the character of the area and detrimental to the overwhelming feeling of openness and spaciousness as previously referred to by the planning inspector**

2	<i>Plan Number</i> SE/11/01428/FUL	<i>Planning officer</i> Helen Tribe 16-09-11	<i>Town Councillor</i> Cllr Mrs London	<i>Agent</i> Stephen Langer N?A
	<i>Applicant</i> John Hurlock	<i>House Name</i>	<i>Road</i> 12 The Drive	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 01/09/11

SE/11/01428/FUL - Amended plan#

The erection of a two storey side extension (part subterranean) and erection of external rear terrace and staircase to Flat 1. Dormer window to Flat 3 (top floor).

Sevenoaks Town Council recommended approval

3	<i>Plan Number</i> SE/11/01618/FUL	<i>Planning officer</i> Ben Phillips 9.9.11	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Phillip Cooper 0208.436.0727
	<i>Applicant</i> MR&MRS Scott 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> 23/08/11

SE/11/01618/FUL - Amended plan - The demolition of single storey rear & side additions & outbuildings, and construction of new single storey additions, swimming pool, rear gazebo, side boundary fence, new front gates & conversion of coach house into annexe accommodation.

Sevenoaks Town Council recommended approval, subject to a blanket TPO being placed on all trees on the site, if they are not already covered by one, and the additions being enured to the main dwelling

Planning Applications Considered

Applications considered on 5-9-11

4	<i>Plan Number</i> SE/11/01860/FUL	<i>Planning officer</i> A Byrne 05-19-11	<i>Town Councillor</i> Cllr Arnold	<i>Agent</i> N/A
	<i>Applicant</i> Mr Hunt	<i>House Name</i> Raleys Centre	<i>Road</i> Plymouth Drive	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 17/08/11

Changes to the design of the south west entrance and the elevations from the previously approved scheme. (Retrospective)

Sevenoaks Town Council recommended approval

5	<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> 01/09/11

**SE/11/01861/FUL - Amended plan
Removal of boundary overhang on no.12 Lambarde Road**

Sevenoaks Town Council recommended refusal on the grounds that proposal would cause a loss of amenity to no. 12 due to being too close boundary and overbearing nature of the development.

6	<i>Plan Number</i> SE/11/01896/FUL	<i>Planning officer</i> Helen Tribe 20-09-11	<i>Town Councillor</i> Cllr Towell	<i>Agent</i> n/a 455.987
	<i>Applicant</i> Ross Martyn	<i>House Name</i>	<i>Road</i> 11 Mount Close	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 31/08/11

Erection of a single storey extension to shed

Sevenoaks Town Council recommended approval provided the shed is enured to the main dwelling, and a condition is imposed preventing ancillary domiciliary use.

Informative: Cllrs queried whether this constituted a change of use?

Planning Applications Considered

Applications considered on 5-9-11

7	<i>Plan Number</i> SE/11/02018/FUL	<i>Planning officer</i> H Tribe 9.9.11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Mrs Y Hesse 01252 820984
	<i>Applicant</i> Mr & Mrs Neale Bussey	<i>House Name</i>	<i>Road</i> 106 Kippington Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/08/11

Erection of two storey front extension and replacement single storey front extension with bay window and front open porch. Demolition of existing conservatory and erection of replacement single storey rear orangery extension and decking to rear. Alterations to fenestration and erection of first floor juliet balcony on rear elevation.

- **Sevenoaks Town Council recommended approval**

8	<i>Plan Number</i> SE/11/02044/EXTLM T	<i>Planning officer</i> P Reedman 13-09-11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> N/A 642.051
	<i>Applicant</i> Mr Gorrill	<i>House Name</i>	<i>Road</i> 25 The Rise	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/08/11

Application to extend the time limit of an extant planning permission approved under reference 08/02585/FUL - Demolition of existing dwelling and construction of new dwelling with integral garage.

- **Sevenoaks Town Council recommended approval**

9	<i>Plan Number</i> SE/11/02046/FUL	<i>Planning officer</i> P Reedman 13.09.11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> B Best Cobden 455.029
	<i>Applicant</i> Mr J Vowel	<i>House Name</i>	<i>Road</i> 13 Burntwood Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/08/11

Construction of oak framed open fronted garage with log store (variation on approved planning application reference 11/00753/FUL).

- **Sevenoaks Town Council recommended approval**

10	<i>Plan Number</i> SE/11/02077/FUL	<i>Planning officer</i> H Tribe 13.9.11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Mrs Y Hesse 01252 820984
	<i>Applicant</i> Mr & Mrs Neale Bussey	<i>House Name</i>	<i>Road</i> 106 Kippington Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 24/08/11

New single storey double garage. Entrance gate and flank walls.

Sevenoaks Town Council recommended refusal on the following grounds;

- **Overdevelopment of the site**
- **Detrimental to the street scene**
- **No height details have been submitted with the plans; contrart to EN1**

Planning Applications Considered

Applications considered on 5-9-11

11	<i>Plan Number</i> SE/11/02087/FUL	<i>Planning officer</i> A Byrne 08-09-11	<i>Town Councillor</i> Cllr Canet	<i>Agent</i> WYG Planning 0117 925 4393
	<i>Applicant</i> Sainsbury's Supermarkets Ltd	<i>House Name</i> Sainsbury's Supermarket	<i>Road</i> Otford Road	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 22/08/11

Extension to existing Sainsbury's Store. (revisions to permitted application SE/10/01552/FUL) including changes to the car park layout, and removal of previously permitted car park deck, removal of the proposed atrium and travellators, and changes to the elevations.

Sevenoaks Town Council recommended refusal on the grounds that the approved 50% increase in retail floor space necessitates the parking levels in the original approved scheme, and this further reduction in parking space provided is unrealistic.

12	<i>Plan Number</i> SE/11/02105/FUL	<i>Planning officer</i> H Tribe 07-09-11	<i>Town Councillor</i> Cllr Raikes	<i>Agent</i> David Burr 742.200
	<i>Applicant</i> Mr Haslam	<i>House Name</i>	<i>Road</i> 5 Sackville Close	<i>Locality</i> St Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 19/08/11

Demolition of existing detached garage & erection of two storey side extension with loft conversion, rear dormer, rooflight in flank elevation, rear decking and steps and walls to front boundary.

- **Sevenoaks Town Council recommended approval**

13	<i>Plan Number</i> SE/11/02136/FUL	<i>Planning officer</i> P Reedman 9.9.11	<i>Town Councillor</i> Cllr Walshe	<i>Agent</i> D Draper 07855 426 262
	<i>Applicant</i> Mrs Rachel Moseling	<i>House Name</i>	<i>Road</i> 9 Serpentine Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/08/11

The erection of a first floor extension with internal alterations.

- **Sevenoaks Town Council recommended approval**

14	<i>Plan Number</i> SE/11/02156/FUL	<i>Planning officer</i> P Reedman 14-09-11	<i>Town Councillor</i> Cllr Arnold	<i>Agent</i> N/A 770.991
	<i>Applicant</i> Peter Bland	<i>House Name</i> Christian Science Church	<i>Road</i> 28 South Park	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/08/11

Demolition of existing buildings, and the erection of a replacement residential scheme, comprising of four apartments and five mews houses.

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied there will be no detrimental effect on the Conservation Area.

Planning Applications Considered

Applications considered on 5-9-11

15	<i>Plan Number</i> SE/11/02179/LBCALT	<i>Planning officer</i> A Byrne 16-09-11	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Richard Smith 01462.456.033
	<i>Applicant</i> David Winkett	<i>House Name</i> Three Elms	<i>Road</i> 142 Kippington Road	<i>Locality</i>
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 31/08/11

1. Replacement of timber single glazed leaded windows with bespoke traditional Baillie Scott style timber double glazed windows to match original windows as closely as possible. 2. Variation of earlier approval SE/09/02588/FUL to use lead light glazing in place of clear glazing in east elevation extension. 3. Variation of earlier approval SE/09/02588/FUL with respect of EJ113. Change from timber glazing bars to leaded light to match other windows both approved and proposed.

- **Sevenoaks Town Council recommended approval**

16	<i>Plan Number</i> SE/11/02185/FUL	<i>Planning officer</i> Helen Tribe 16-09-11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Martin Bush 740.778
	<i>Applicant</i> Mark Merson	<i>House Name</i> High Briars	<i>Road</i> Grassy Lane	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 01/09/11

Proposed lowering of garage roof to form a flat roof with solar panel, alteration of games room roof from a hip to a gable, rendering of brickwork, addition of solar panels, new pitched roof and the formation of a new front entrance porch. Replacement conservatory and library extension to rear and replacement of roof tiles.

- **Sevenoaks Town Council recommended approval**