

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 29 November 2010 at 7.00pm

PRESENT

Cllr Hogarth – Chairman

Cllr J M Canet (arr. 8.25pm)

Cllr A Eyre

Cllr J F London

Cllr Mrs M A London

Cllr R L Piper

Cllr S Raikes

Cllr M G Short

Cllr P E Towell

Mrs P C Walshe (arr. 7.25pm)

(10)

Deputy Town Clerk

Committee Clerk

2 Members of the public

Apologies for absence were received from Cllrs J G Brigden, Mrs S Camp, A S Clayton, Mrs M E Crabtree, Mrs A E Dawson and R J Parry

237 DECLARATIONS OF INTEREST

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

Cllr London, 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 London declared an interest in any agenda items concerning the Kent & Medway Fire and Rescue Authority

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 Piper declared a personal interest in planning application SE/10/02317/FUL – 2 Beaconfields

Cllr Raikes declared a personal interest in planning application nos SE//10/02992/FUL and SE/10/02993/CAC – Fairlawn Wildernesse Avenue

Cllrs J F London, Mrs M A London and R L Piper declared a personal interest in planning appeal for SE/10/01407/FUL – Land Adjacent 1 Plymouth Drive

238 MINUTES

It was **RESOLVED that** the minutes of the meeting of the Planning Committee held on 15th November 2010 (approved at Council meeting on 22nd November 2010) be signed

239 COMMUNICATIONS

i.) Invitation to the Launch of Growth without Gridlock, a transport delivery plan for Kent.

The Committee received an invitation from Paul Carter, Leader of Kent County Council, to the Launch of Growth without Gridlock, a transport delivery plan for Kent. To be launched at 11.00am on 1st December, County Hall Maidstone and

It was **RESOLVED that**

- Cllr S Raikes attends on behalf of the Town Council
- Representation be made concerning increased infrastructure investment for West Kent in respect of road and rail transport
- The Town Council supports the pressure for greater local control of highways spending, particularly for the A21

ii.) Kent Fire and Rescue – Towards 2010

The Committee received a letter dated 18th November from Chief Executive and Chief Fire Officer and noted that the draft document Towards 2020 from Kent Fire and Rescue Service is available in the Town Council Offices

It was **RESOLVED that**

A reply be sent expressing the Town Council's disappointment that the document focused on changes in Thanet and Medway with little emphasis on West Kent

240 APPEALS

(a) The Committee noted that the Inspector had dismissed the following appeals:-

- i.) SE/10/00659/FUL– Appeal by D G Hollis
Replacement dwelling
43 The Rise
- ii.) SE/09/02220/FUL - Appeal by D G Hollis
Demolition of existing commercial buildings and construction of detached house and garage.
1 Oakhill Road

- (b) It was **RESOLVED** to support, by written representation, the Sevenoaks District Council in refusing consent on the following:-
SE/10/01407/FUL Erection of detached dwelling with integral garage
(Amended scheme following refusal of planning application
SE/09/02881/FUL)
Land Adjacent 1 Plymouth Drive

241 HIGHWAY MATTERS

i.) Kent Highway Services – Sevenoaks District Winter Service Handbook

The Committee noted that the above document had been received and was available for members to view in the Town Council Offices.

ii.) Kent Highway Services – Parish and Town Council Survey

The Committee received and completed the above survey

iii.) The Sevenoaks [off street parking places] order 2010

The Committee received and note an email dated 23 November Gary Connor, Parking and Amenity Manager, Sevenoaks District Council regarding the Off Street Parking Places Order 2010.

It was **RESOLVED** that

- A letter be sent to Sevenoaks District Council expressing the Town Council's continuing concern about the information deficit on which the increase in car park charges were based. Historically, there may not have been a drop of car park usage but that does not substantiate that there will not be in the future and to urge Sevenoaks District Council to undertake an impact study prior to any further increases being proposed.
- A car parking survey be undertaken by Town Councillors and organised by Cllr Mrs London.

242 LOCAL DEVELOPMENT FRAMEWORK

The Committee received and considered a letter from Michael Doe, Programme Officer at Sevenoaks District Council regarding the Local Development Framework – Core Strategy Submission Development Plan – Independent Examination – Regional Spatial Strategy – The South East Plan

Members expressed their regret concerning the High Court decision on 10 November which quashed the Coalition Government's decision made on 6 July 2010 to abolish Regional Strategies, particularly in view of the forthcoming Localism Bill.

Para 5.1.2. – pg 14. Update schedule of Inspector Requests and Council Responses (in plan order) following reinstatement of SEP

The Town Council supports b). add extra delivery mechanism to policy SP1: 'A list of Buildings of Local Architectural or Historic Interest will be produced as a Supplementary Planning Document.

The Town Council would like this to be done within the next 3 years

243 TREE WORK

The Committee noted the making of the following Tree Preservation Order:-

TPO No. 28 - Dawning House, Seal Hollow Road.

244 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the 2 weeks ending 25th November 2010 and it was **RESOLVED** that the comments listed on the attached schedule to forwarded to Sevenoaks District Council

245 PRESS RELEASES

The Committee considered the proposed car parking survey to be undertaken by Town Councillors would be appropriate for a press release.

The meeting closed at 8.40pm

CHAIRMAN

Planning Applications Considered on 29 November 2010

1	<i>Plan Number</i> SE/10/01591/ADV	<i>Planning officer</i> Helen Tribe 13.12.10	<i>Town Councillor</i> Cllr Short	<i>Agent</i> Atlas Display 01484 429429
	<i>Applicant</i> Mr Ben Stevenson	<i>House Name</i>	<i>Road</i> 53-55 High Street	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

Erection of new stood off brushed aluminium letters with trough light over. New projecting sign.

The Town Council recommended approval

2	<i>Plan Number</i> SE/10/02037/LBCALT	<i>Planning officer</i> M Holmes 13.12.10	<i>Town Councillor</i> Cllr London	<i>Agent</i> N/A
	<i>Applicant</i> Mrs M Stewart	<i>House Name</i>	<i>Road</i> 44A High Street	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

Reinstate one fascia glazed sign and one new hanging sign to external wall. (Retrospective application). ,

The Town Council had no objections provided the Conservation Officer was satisfied the signs will enhance the features of the Conservation Area

3	<i>Plan Number</i> SE/10/02317/FUL	<i>Planning officer</i> C Blythe 01.10.10	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> HCW Architects 35318336442
	<i>Applicant</i> Mr & Mrs Smith	<i>House Name</i>	<i>Road</i> 2 Beaconfields	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/11/10

SE/10/02317/FUL - Amended plan - First floor side extension, single storey rear extension, two storey side extension, incorporating dormer window in front elevation, garage conversion, erection of open porch, pitched roof to existing ground floor front bay and rendering of entire property with brick plinth to front elevation.

The Town Council recommended approval

4	<i>Plan Number</i> SE/10/02448/FUL	<i>Planning officer</i> Helen Tribe - 01.10.10	<i>Town Councillor</i> Cllr Mrs London	<i>Agent</i> Mr Nicholls 01494 868981
	<i>Applicant</i> Mrs Latter & Mr Potter	<i>House Name</i>	<i>Road</i> 1 Oak Tree Close	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 18/11/10

SE/10/02448/FUL - Amended plan - Confirmation received 10/11/10 that dwelling is now substantially complete so application can progress.

The Town Council recommended approval

Planning Applications Considered on 29 November 2010

5	<i>Plan Number</i> SE/10/02625/OUT	<i>Planning officer</i> M Holmes 09/12/10	<i>Town Councillor</i> Cllr Mrs Walshe	<i>Agent</i> Ms J Andrews 01732 456888
	<i>Applicant</i> Mr & Mrs N Adeleye	<i>House Name</i> Summerhill And Dawning House	<i>Road</i> Seal Hollow Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

SE/10/02625/OUT - Amended plan - Outline application for Demolition of two detached dwellings and garaging facilities; erection of 4 detached dwellings, garages and associated works. (Note - two dwellings on Dawning House land previously approved under appeal ref. APP/G2245/A/08/2084881/NWF dated 21.05.09) with some matters reserved, - Amended Site Location Plan received. Hardstanding to the front of Dawning House plot 2 has been altered.

Sevenoaks Town Council noted the amendment but re-iterated its reasons for refusal on the following grounds:-

- the Town Council regards the 4 dwellings proposed on this site as overdevelopment. The proposed density is inappropriate for the terrain and topography of the area and is detrimental to the character of the area
- the narrow access drive is not suitable for an increase in traffic that would result from the proposed development of the Summerhill site. In the Design & Access statement it suggests that the narrow access drive could be widened. In the appeal decision for Dawning House the Inspector said if widening had been necessary for highway safety reasons he would have dismissed the appeal due to the effect on the character and appearance of the area
- there would be a detrimental effect on the residential amenities of the neighbouring property Cleves, due to the overbearing effect of the proposed houses on such a steep hillside
- the revised PPS3 no longer treats private residential gardens as brownfield land thus removing the pressure to develop such sites and has removed the minimum housing density target

Planning Applications Considered on 29 November 2010

6	<i>Plan Number</i> SE/10/02793/FUL	<i>Planning officer</i> Mike Holmes 23/11/10	<i>Town Councillor</i> Cllr Mrs Walshe	<i>Agent</i> N/A
	<i>Applicant</i> Mr & Mrs L Cunningham	<i>House Name</i>	<i>Road</i> 31 Serpentine Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 15/11/10

Proposed development at land to the rear of 31 Serpentine Road forming new 4 bed detached residential dwelling.

Sevenoaks Town Council recommended refusal of this application.

The Town Council noted that the present proposal is a substantially larger building than that granted under application SE/09/01132/FUL. This latest proposal is for a building with a floor area twice that of the previous permission.

Sevenoaks Town Council noted that the new building would have a substantially larger first floor thus introducing a detrimental impact on the amenities of neighbouring properties in Serpentine Court, contrary to Policy EN1.

The proposal is designed in a style totally at odds with the surrounding properties, contrary to Policy EN1 of the Sevenoaks District Local Plan

Sevenoaks Town Council draws attention to the changed PPS3 which no longer presumes that a garden is a 'brownfield site', and thus suitable for development.

The overbearing size of this proposal is out of keeping and inappropriate in the garden of this Edwardian property

7	<i>Plan Number</i> SE/10/02883/FUL	<i>Planning officer</i> Patrick Reedman 10.12.10	<i>Town Councillor</i> Cllr Towell	<i>Agent</i> Cobden 455029
	<i>Applicant</i> N/A	<i>House Name</i> Land Adjoining	<i>Road</i> 4 Heathfield Road	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

Erection of 2 storey 3 bedroom dwelling (as amended by drawings received 18/11/10)

The Town Council noted the amendment but re-iterated the recommendation for refusal as this house represents a very cramped and unneighbourly form of development and is situated too close to the boundary

8	<i>Plan Number</i> SE/10/02890/FUL	<i>Planning officer</i> A Hill 11.11.10.	<i>Town Councillor</i> Cllr Walshe	<i>Agent</i> R C Adam 01732 833288
	<i>Applicant</i> Ms M Rosario	<i>House Name</i>	<i>Road</i> 1 Swaffield Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

SE/10/02890/FUL - Amended plan - Single Storey front & side extension as amended by plans received 19th November 2010 - Revised design of front extension.

Sevenoaks Town Council recommended approval

Planning Applications Considered on 29 November 2010

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/10/02992/FUL	P Reedman 07.12.10	Cllr Crabtree	Jon Hughes Design
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Janczyk	Fairlawn	Wilderness Avenue	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/11/10	

Demolition of west wind garaging and pool annexe and erection of new and replacement extensions including basement and accommodation in the loft space with roof balconies to south. Erection of new self contained pool house.

Sevenoaks Town Council recommended refusal on the following grounds:-

- **The side extension is very bulky and the design does not enhance the Conservation Area. The proposal would also cause loss of amenity to neighbouring property contrary to EN1(3) and EN22 of the Sevenoaks District Local Plan**
- **The design and materials of the rear extensions are not in keeping with the original house contrary to EN1(1) and EN22**
- **The proposal would result in the loss of 7 trees to the rear of the house. No mention of this is made in the Design Statement. The Town Council would ask for a Tree Preservation Order to be placed on these trees. EN1(2) and EN2**
- **The design and materials of the proposed swimming pool are not in keeping with the original house and do not enhance the Conservation Area**
- **The proposal is unneighbourly. It is too close to the boundary with the neighbouring property, Quarry Dean, contrary to EN1 and no mention of plans to deal with noise pollution contrary to EN1(12). The building would appear to be 15.6' at highest point based on scale of 1:100**

Planning Applications Considered on 29 November 2010

10	<i>Plan Number</i> SE/10/02993/CAC	<i>Planning officer</i> P Reedman 07.12.10	<i>Town Councillor</i> Cllr Crabtree	<i>Agent</i> Jon Hughes Design
	<i>Applicant</i> Mr Wojciech Janczyk	<i>House Name</i> Fairlawn	<i>Road</i> Wilderness Avenue	<i>Locality</i> Wilderness
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 18/11/10

Demolition of west wind, garaging and pool annexe and erection of new and replacement extensions including basement and accommodation in the loft space with roof balconies to south. Erection of new self contained pool house.

Sevenoaks Town Council recommended refusal on the following grounds:-

- **The side extension is very bulky and the design does not enhance the Conservation Area. The proposal would also cause loss of amenity to neighbouring property contrary to EN1(3) and EN22 of the Sevenoaks District Local Plan**
- **The design and materials of the rear extensions are not in keeping with the original house contrary to EN1(1) and EN22**
- **The proposal would result in the loss of 7 trees to the rear of the house. No mention of this is made in the Design Statement. The Town Council would ask for a Tree Preservation Order to be placed on these trees. EN1(2) and EN2**
- **The design and materials of the proposed swimming pool are not in keeping with the original house and do not enhance the Conservation Area**
- **The proposal is unneighbourly. It is too close to the boundary with the neighbouring property, Quarry Dean, contrary to EN1 and no mention of plans to deal with noise pollution contrary to EN1(12). The building would appear to be 15.6' at highest point based on scale of 1:100**

11	<i>Plan Number</i> SE/10/03017/FUL	<i>Planning officer</i> P Reedman 07.12.10	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Essan-K-Planning Ltd
	<i>Applicant</i> Mr Chris Ivey	<i>House Name</i> Quarry House	<i>Road</i> 49 Oakhill Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 18/11/10

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.

The Town Council had no objection

Planning Applications Considered on 29 November 2010

12	<i>Plan Number</i> SE/10/03092/FUL	<i>Planning officer</i> Helen Tribe 14.12.10	<i>Town Councillor</i> Cllr Towell	<i>Agent</i> The J & R Partnership
	<i>Applicant</i> Mrs Fryca Danuta	<i>House Name</i>	<i>Road</i> 42 Greatness Lane	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 24/11/10

**Demolition of garden room to facilitate part single part two storey rear extension.
Single storey porch extension to front.**

The Town Council recommended refusal on the following grounds:-

- The proposal is less than 1 metre from the boundary
- The extensions would result in loss of residential amenity to the neighbouring property as a result of overlooking and overshadowing
- The proposal is oppressive and overbearing

13	<i>Plan Number</i> SE/10/03129/FUL	<i>Planning officer</i> Helen Tribe 03.12.10	<i>Town Councillor</i> Cllr Mrs London	<i>Agent</i> Harringtons 2006 742200
	<i>Applicant</i> Mr John Rogan	<i>House Name</i> Hazledene House	<i>Road</i> South Park	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 18/11/10

Demolition of conservatory to facilitate erection of a two storey rear extension.

The Town Council recommended approval

14	<i>Plan Number</i> SE/10/03137/FUL	<i>Planning officer</i> Helen Tribe 06.12.10	<i>Town Councillor</i> Cllr Canet	<i>Agent</i> Andrew Boakes Assoc. 356972
	<i>Applicant</i> Mrs Kutchera	<i>House Name</i>	<i>Road</i> 8 Cavendish Avenue	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 18/11/10

Demolition of existing conservatory to facilitate erection of new flat roof extension with part first floor extension to rear plus erection of porch to side elevation.

The Town Council recommended approval

15	<i>Plan Number</i> SE/10/03149/FUL	<i>Planning officer</i> P Reedman 07.12.10	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Offset Architects 452111
	<i>Applicant</i> Mr & Mrs Russel	<i>House Name</i>	<i>Road</i> 11 Burntwood Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

Single & double storey extensions to front and rear elevations; new bay and porch to front elevation and conversion of roof space to include three dormer windows to rear.

The Town Council recommended approval

Planning Applications Considered on 29 November 2010

16	<i>Plan Number</i> SE/10/03151/FUL	<i>Planning officer</i> Patrick Reedman 07.12.10	<i>Town Councillor</i> Cllr Towell	<i>Agent</i> Cobden 455029
	<i>Applicant</i> Mr T Kinghorn	<i>House Name</i>	<i>Road</i> 19 Robyns Way	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

Conversion of roof, single storey rear extension & replacement garage attached to

The Town Council has no objection subject to the Planning Officer being satisfied that:-

- There is no loss of residential amenities to neighbouring properties

17	<i>Plan Number</i> SE/10/03151/FUL	<i>Planning officer</i> Patrick Reedman 07.12.10	<i>Town Councillor</i> Cllr Towell	<i>Agent</i> Cobden 455029
	<i>Applicant</i> Mr T Kinghorn	<i>House Name</i>	<i>Road</i> 19 Robyns Way	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 23/11/10

SE/10/03151/FUL - Amended plan - Increase in roof height to facilitate roof conversion including two dormers to side elevation. Single storey replacement garage to side single store extension to rear.

The Town Council has no objection subject to the Planning Officer being satisfied that:-

- There is no loss of residential amenities to neighbouring properties

18	<i>Plan Number</i> SE/10/03160/FUL	<i>Planning officer</i> Helen Tribe 09.12.10	<i>Town Councillor</i> Cllr Mrs London	<i>Agent</i> Robinson Escott 01689 836334
	<i>Applicant</i> Kentmere Homes	<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> 23/11/10

Erection of single domestic garage, plus bin store with pitched roof within rear garden.

The Town Council recommended refusal as the building causes loss of residential amenities to neighbouring property

Informative: The Town Council is concerned that this building breaches building byelaws as the eights of the structure is dangerous to pedestrians

Planning Applications Considered on 29 November 2010

19	<i>Plan Number</i> SE/10/03197/FUL	<i>Planning officer</i> P Reedman 13.12.10	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> D H Designs 020 8300 9577
<i>Applicant</i> Mr Peter Willems	<i>House Name</i>	<i>Road</i> 94 Oakhill Road	<i>Locality</i> Kippington	<i>Application date</i> 23/11/10
<i>Town</i>	<i>County</i>	<i>Post Code</i>		

Part one, part two storey extension to rear with basement under; two storey extension to side; two storey extension to front; demolition of existing garage to facilitate erection of detached garage with games room over, linked at basement level; replacement windows; new driveway and pedestrian access.

The Town Council recommends approval