

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 9th March 2020 at 7:01pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Apologies	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Planning Assistant
 (There were no members of the public present).

PUBLIC QUESTION TIME

None.

544 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

545 **DECLARATIONS OF INTEREST**

Councillor Raikes declared a non-pecuniary interest in the following item:

[Plan no. 1] 20/00052/HOUSE: 12 The Paddocks

546 **DECLARATIONS OF LOBBYING**

None.

547 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 24th February 2020, previously approved at Council on 2nd March 2020. **It was RESOLVED that** the minutes be received and signed.

INFORMATIVE [Minute no. 513: Northern Sevenoaks Transport Assessment]:

A query was raised as to whether a briefing note had yet been received from David Tucker Associates, following the letter of initial feedback sent on 11th February and the meeting with Tarmac Ltd on 2nd March. The Town Clerk gave a verbal update to advise that David Tucker Associates were in the process of preparing the note, which would be sent to her shortly for consideration.

548 DEVELOPMENT CONTROL

- (a) The Committee received notice that the following application is due to be considered at Development Control Committee on Thursday 12th March 2020.

19/02971/FUL: Summerhill, Seal Hollow Road

- (b) As none of the Eastern Ward Members were able to attend the meeting, **it was RESOLVED that** Councillor Camp would attend and speak against the application, as Chairman of the Planning Committee.

INFORMATIVES:

Sevenoaks Town Council considered the original version of this application at Planning Committee on 18th November 2019 and made the following recommendation:

Sevenoaks Town Council recommended refusal, on the following grounds:

-The additional risk posed to the mature Oak Tree, which has a TPO in place, given that the new thicker concrete stand of the garage of Plot 2 is situated within the Root Protection Area.

-Overdevelopment of the site and density issues.

-The proposal is not consistent with guidance contained in the Residential Character Area Assessment SPD.

Sevenoaks Town Council subsequently considered an amended version of this application at Planning Committee on 16th December 2019 and made the following recommendation:

Sevenoaks Town Council recommended refusal, on the following grounds:

-The continued additional risk posed to the mature Oak Tree which has a TPO in place, given that the most recent documentation provided by the applicant is unclear with regards to the exact nature and thickness of the concrete stand of the garage to Plot 2, which is situated within the Root Protection Area.

-Overdevelopment of the site and density issues.

-The proposal is not consistent with guidance contained in the Residential Character Assessment SPD.

INFORMATIVE: Cllr Parry abstained from voting.

- (c) The Committee noted that an appeal had been submitted with regards to this application. [Please see minute no. 549 below].

549 PLANNING APPEALS

The Committee received notice that the following appeal had been submitted against the District Council for failure to give notice of its decision within 8 weeks of the application being submitted:

Appeal Ref: W/4000666

19/02971/FUL – Summerhill, Seal Hollow Road

550 BT CONSULTATION ON THE REMOVAL OF PUBLIC CALL BOXES

- (a) The Committee noted that the consultation process regarding the removal of the public payphones was now at its second stage.
- (b) The Committee noted that Sevenoaks District Council had issued a First (Draft) Notification in respect of the applications listed below.
- (c) The Committee noted that Sevenoaks District Council was now conducting a further one-month consultation informed by the draft decisions and that the deadline for submitting any additional comments is **27th March 2020**.

Application Ref.	Location of Public Payphone	Ward/ Cllr Allocation	Sevenoaks Town Council's Recommendation 10.02.2020 [Minute no. 480]	SDC Draft Decision 26.02.2020	Reasons for SDC Draft Decision
SE/20/00013/CAN	Outside 83 Bradbourne Vale Road	Northern/ Cllr Shea	Agree	No Objection	Used irregularly Operates at a loss Good to excellent mobile coverage
SE/20/00114/CAN	East Of Gas Compound, Grange Road	Kippington/ Cllr Piper	Agree, but recommend that SDC consult with Kippington Grange Nursing Home to determine if they have a payphone facility, as it is within 100 yards.	No Objection	Used irregularly Operates at a loss Good mobile coverage
SE/20/00115/CAN	Outside 11 to 15 Otford Road	Northern/ Cllr Dr Canet	Agree, as it is not often used and temptation of antisocial activity. INFORMATIVE: The Committee agree that the installation of a taxi phone at Bat And Ball Station would be beneficial.	No Objection	Used irregularly Operates at a loss Good to excellent mobile coverage
SE/20/00116/CAN	Lea Road	Kippington/ Cllr Parry	Agree	No Objection	Used irregularly Operates at a loss Good mobile coverage
SE/20/00117/CAN	Outside 14 Hillingdon Rise	Eastern/ Cllr Clayton	Agree	No Objection	Used irregularly Operates at a loss Good mobile coverage

INFORMATIVES:

- The Committee received the following verbal updates:

Application Ref.	Location of Public Payphone	Ward/ Cllr Allocation	Update at Planning Committee 09.03.2020
SE/20/00114/CAN	East Of Gas Compound, Grange Road	Kippington/ Cllr Piper	Cllr Piper advised that he had spoken with Kippington Grange Nursing Home, noting, however, that the District Council did not appear to have done so? The Nursing Home confirmed that they had an internal phone for use by residents. Cllr Piper therefore continued to recommend approval for removal.
SE/20/00116/CAN	Lea Road	Kippington/ Cllr Parry	Cllr Parry advised that that he continued to recommend approval for removal.
SE/20/00117/CAN	Outside 14 Hillingdon Rise	Eastern/ Cllr Clayton	Cllr Clayton observed that this payphone was only used 3 times in the past year and therefore continued to recommend approval for removal.

- A query was raised as to whether any of the payphones were heritage boxes. It was confirmed that this was not the case.

551 PLANNING APPLICATIONS

(a) No members of the public attended the meeting.

(b) The Committee considered planning applications received during the two weeks ending 3rd March 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

552 PRESS RELEASES

None.

Finished: 7.25pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 9-3-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00052/HOUSE	H Donnellan 10-03-20	Cllr Waite	Mr Roberts 01959 532196
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs E Oakley			12 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/20

First floor extension above existing garage.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00091/LBCALT	Hayley Nixon 20-03-20	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss S Mills			143 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/20

Replacement kitchen window.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00145/FUL	S Simmons 16-03-20	Cllr Parry	Sutton Architects 07793 8 06077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Southall		4 Kippington House	126 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/20

Proposed minor internal alterations and new boiler /external flue and 2 replacement timber sashes.

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00146/LBCALT	S Simmons 16-03-20	Cllr Parry	Sutton Architects 07793 8 06077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Southall		4 Kippington House	126 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/20

Proposed minor internal alterations and new boiler /external flue and 2 replacement timber sashes.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-3-20

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00246/FUL	Rebecca Fellows 19-03-20	Cllr Piper	Colin Smith Planning 078 70 478007
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bailey		Hyde Cottage	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/20
Demolition of existing dwelling, garage and annexe, erection of three new dwellings (1 X 4 bedrooms and 2 X 5 bedrooms) together with access, landscaping, parking and fencing.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00289/HOUSE	Ronald Tong 17-03-20	Cllr Eyre	Carmen Austin 07866 962 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Craig		Hurstwood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/20
Erection of a front porch extension, garage extensions and conversion, rear single storey extension. New render above base brickwork. Altered fenestration.				

Comment

AWAITING CHAIRMAN'S ACTION.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00326/HOUSE	Scott Fisher 17-03-20	Cllr Clayton	Miss M Burnham 07824 3 07070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kennedy			3 Quarry Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/20
Double storey rear extension, part double / part single storey side extension and the construction of new garage, new fence, steps, patio, landscaping and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no loss of amenity to no. 2 Quarry Hill by reason of overshadowing of the garden.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00425/HOUSE	S Simmons 16-03-20	Cllr Parry	Apt Technical Design 666 040
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Johnstone		Charnwood Cottage	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/20
Erection of single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-3-20

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00449/HOUSE	S Simmons 12-03-20	Cllr Piper (OOW)	Mr Thompson 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Rose		Blackhall Barns	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/20
Demolition of existing conservatory and side dormers. Remodelling of existing house to incorporate a front porch, side canopy and first floor side extension, a two storey side extension and two storey rear extension. Alterations to fenestration to include replacement of windows. Rooflights and alterations to roof.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00452/HOUSE	Hannah Donnellan 17-03-20	Cllr Eyre	MRW Design 077634637
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Saffie		Colne House	89 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/20
Proposed alterations and extension to pool house with roof lights, new steps and alterations to roof and fenestration.				

Comment

AWAITING CHAIRMAN'S ACTION.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00465/HOUSE	S Simmons 16-03-20	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Walsh			78 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/20
Rear two-storey home extension.				

Comment

Sevenoaks Town Council recommended approval, subject to the side flank window being of obscured glass of the highest level.

INFORMATIVE: Sevenoaks Town Council was pleased to note that the proposal adheres to guidance contained in the Residential Character Area Assessment SPD.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00471/HOUSE	Ronald Tong 20-03-2020	Cllr Hogarth	Mr Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Major		Willow Hall	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-3-20

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00503/HOUSE	Ronald Tong 18-03-20	Cllr Raikes	Harringtons 2006 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Keeley			9 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/20
Erection of a single storey side extension with a pitched roof and glazed roof panels.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of amenity through overlooking of the habitable space from next-door.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00521/MMA	Alexis Stanyer 19-03-20	Cllr Camp (Chairman OOW)	Theis & Khan 01892 5180
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Community Centre	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/20
Minor material amendment to 18/02810/FUL.				

Comment

Sevenoaks Town Council declined to comment as it is the applicant.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00526/HOUSE	Ronald Tong 19-03-20	Cllr Dr Canet	Sevenoaks Plans Ltd 240
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Halliday			38 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/20
Demolition two storey existing conservatory at rear; proposed basement floor rear extension with rooflight; vehicular access.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00529/HOUSE	Ronald Tong 19-03-20	Cllr Eyre	Weald Designs 01892 66
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G Breen		Greenways	134 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/20
Demolition of conservatory. Erection of single and double storey side extensions. Porch.				

Comment

AWAITING CHAIRMAN'S ACTION.