

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 18th June 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Apologies	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Arrived: 7:20pm
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Assistant Town Clerk

2 members of the public

PUBLIC QUESTION TIME

None

110 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

111 DECLARATIONS OF INTEREST

None

112 DECLARATIONS OF LOBBYING

Cllr Raikes declared he had been lobbied in respect of application [18] Trinity School.

113 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on the 4th June 2018

RESOLVED: that the minutes be approved and signed as an accurate record.

114 PLANNING APPLICATIONS

(a) The Committee noted applications submitted under Chairman's Action.

(b) The Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 13th June 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

115 PRESS RELEASES

None

Finished 8:02pm

Planning Applications Considered

Applications considered on 18-6-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00850/HOUSE	Louise Cane 29-06-2018	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heath			8 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/18
<p>Demolition of garage and rear bay window. Erection of a two storey extension; single storey ground floor extension at rear with roof-lights; two storey extension at front and a new open porch at front. Roof alterations.</p> <p>18/00850/HOUSE - Amended plan</p> <p>The proposed development has been amended.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01413/LBCALT	Natalie Rowland 21-06-2018	Cllr Parson	Miss C Proto 462100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/18
<p>Erection of 2 parasols to be embedded in Brewhouse Yard.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01440/HOUSE	Holly Pockett 25-06-2018	Cllr Raikes	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Gilford			35 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/18
<p>Raising of the roof to incorporate a first floor, a single storey rear extension and alterations to the fenestration.</p>				

Sevenoaks Town Council recommended approval subject to no impact on the amenities of neighbouring properties.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01547/FUL	Natalie Rowland 19-06-2018	Cllr Canet	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Willis + Mr & Mrs Harr		2 And 3	Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/18
<p>Two storey and single storey extensions with garages. Alterations to fenestration.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-6-18

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01569/FUL	Mr Mark Mirams 19-06-2018	Cllr Waite	Ms Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/05/18
<p>Demolition of existing dwelling; erection of two replacement two storey with roof accommodation dwellings (sic), erection of a new garage and refurbishment of existing and associated works.</p> <p>18/01569/FUL - Amended plan</p> <p>Revised plans 03, 04 and 09.</p>				

<p>Sevenoaks Town Council continued recommended refusal on grounds of</p> <ul style="list-style-type: none"> - the impact of the bulk, mass and siting of the building on Plot 1 on the residential amenity and setting of Dawning and Levenhurst, on a much lower level, which will be more dominant than either of the existing permissions, - Overdevelopment of the overall site, which is more intensive than either existing permission. <p>STC notes that, as the applicant suggests, moving the two houses away from Dawning and Levenhurst will impact the residential amenity of Oakridge, which illustrates the constraints of the site.</p> <p>Informative: If SDC is minded to approve this application, there should be conditions covering:</p> <ul style="list-style-type: none"> - the garage refurbishment, prohibiting any work which could affect the roots of the important oak overhanging the south west corner of the site - the planting scheme in the drive, to achieve the restoration of its earlier condition, as recommended by inspectors in their decisions on both the Dawning and Summerhill sites. 				
--	--	--	--	--

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01587/FUL	Natalie Rowland 27-06-2018	Cllr Piper	Mr Seymour 0798420778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Moore		Hathersage	Glebe Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/18
<p>Demolition of existing dwelling and garage. Erection of a new dwelling and garage with studio above.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-6-18

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01591/HOUSE	Natalie Rowland 21-06-2018	Cllr Waite	Mr Hardwick 0796484056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Daulby			4 North View Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/18
Demolition of existing detached garage. Erection of a single storey rear extension incorporating 2 roof windows.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01622/HOUSE	Holly Pockett 21-06-2018	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Middleton			1 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/18
Erection of a single storey rear extension with flat roof and roof lantern and doors to side.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01644/FUL	Natalie Rowland 21-06-2018	Cllr Eyre	Mr Wise 01622 902902
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T de Munk		Land West Of	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/06/18
Demolition of existing of (sic) stables and hay storage buildings and replacement with new timber stables and feed-store building together with provision of new area of hard-standing and access track-way.				

//Awaiting Chairmans Action//

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01674/ADV	Sean Mitchell 22-06-2018	Cllr Canet	Mr Walcott 01189 507700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Aldi Stores Ltd		Haywards	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/18
To install 1 wall mounted illuminated signage on the north east elevation of the store. To install 1 non-illuminated vinyl logo on glazing. This is located on the north east elevation of the store. To install 2 totem signs. One of signs is located at the entrance of the site, which is located on the east elevation of the site. And the other located in the car park along Oxford road boundary, which is located on the north east elevation of the site				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-6-18

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01680/HOUSE	Louise Cane 25-06-2018	Cllr Eyre	Mr Weston 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Tobro		St Francis Lodge	66 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/18
Erection of two storey side and rear extensions including semi-basement with terrace over and open porch. Removal of previous roof extensions and new rooflights. Reconfigure rear retaining walls to increase size of patio and form new garden access stairs.				

//Awaiting Chairmans Action//

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01695/HOUSE	Louise Cane 29-06-2018	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Billing			40 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/18
Demolition of existing first floor, demolition of a portion of the rear of the property and demolition of garage and shed. Erection of new first floor, single storey side extension and alterations to the fenestration to include new position of front entrance door.				

//Awaiting Chairmans Action//

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01717/HOUSE	Louise Cane 27-06-2018	Cllr Eyre	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RGB Development			59 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/18
Proposed demolition of the existing front porch, chimney, retaining walls and single storey side extension; with the erection of a single storey front and two storey front extension, a front dormer extension; a single storey rear/side extension with rooflights, a first floor rear extension and raising of the roof height to incorporate a second floor. Alterations to fenestrations and driveway.				

//Awaiting Chairmans Action//

Planning Applications Considered

Applications considered on 18-6-18

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01729/MMA	Mr M Mirams 25-06-2018	Cllr Canet	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
ICG Construction		Prevail Place	26 Chatham Hill Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/06/18
<p>Minor material amendment to application 17/03502/MMA for the demolition of existing buildings; erection of 8no. residential apartments and associated works including car parking, cycle and refuse stores and landscaping scheme showing amendments to fenestration including materials and finishes, balconies on eastern elevation, incorporation of lift shaft, lift over-run, increase in length and width of proposed building with revised internal layouts and reduction of car parking spaces to show amendment to surface level parking and revision to cycle storage location.</p>				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01732/HOUSE	Holly Pockett 26-06-2018	Cllr Eyre	Mr De Pascalis 760712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Davy		Russet House	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/18
<p>Erection of a single storey extension to the first floor at the side with dormers to the front and rear and a single storey rear extension with rooflights.</p>				

//Awaiting Chairmans Action//

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01758/FUL	Louise Cane 28-06-2018	Cllr Waite	Mr Lau 07842231244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs DeSousa & Mr Ashd			13 & 15 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/18
<p>Erection of 2 storey infill extension for both properties and erection of a loft conversion with dormer to property to number 13. Insertion of window to the side and rooflight to the front.</p>				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01769/HOUSE	Louise Cane 27-06-2018	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Z Parkin			56 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/18
<p>Erection of a single storey rear extension incorporating two roof windows.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-6-18

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0095/20	Miss Mary Green 28-06-2018	Cllr Hogarth (OOW)	Mr Shokar 01604 621051
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
KCC Property & Infrastructure		The Trinity School	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/05/18
<p>Proposed 2 form of entry expansion of the Trinity School involving internal reconfiguration of existing school building, two extensions to the existing building (additional floor on rear single storey wing and 3 storey block extension to the front of the building), new dedicated child drop-off/pick-up bus layby accessed off of Seal Road/A25, reconfigured parking layout including 14 additional staff parking spaces and 2 additional visitor spaces, new MUGA, additional hardstanding playground area and associated landscape works.</p>				

Sevenoaks Town Council recommended refusal as the transport assessment fails to reflect the reality of the situation in the area as experienced by elected members and members of the public. The Town Council further noted that neither the Grammar Annex or Trinity School were at anywhere near full capacity (based on current unexpanded capacity) and that traffic was already a significant issue in the area. The Town Council believes a further increase in maximum capacity of the site, in the absence of substantial traffic mitigation measures, is wholly unacceptable.

The Town Council would welcome a genuine dialogue with KCC and the School to identify realistic mitigation measures which can be implemented to control the growing levels of traffic in the area and improve the safety for children attending the site.

These could include:

- The implementation of a 30mph speed limit along the entire stretch of the A25 removing the 40mph section.
- The creation of a new pedestrian crossing to the eastern boundary of the site
- The creation of a new vehicular access to the site from the North
- Encouraging more bus provision and take up by pupils
- Restricting car parking in the surrounding residential areas. Inappropriately parked cars are causing significant highway dangers.

Without such a discussion and commitments to infrastructure improvements the Town Council is unable to support any further expansion of capacity on the site.

The Town Council wishes to stress that it does not object to the delivery of further secondary education facilities in the Town, but these facilities must be delivered in a manner which does not cause unacceptable harm to the Town and is not to the detriment of residents, current pupils, and future pupils alike.