

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 10<sup>th</sup> September 2018 at 7:00pm

**Present:**

**Committee Members**

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - <b>Chairman</b>	Present
Cllr Chakowa		Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – <b>Vice Chairman</b>	Present	Cllr Towell	Apologies
Cllr Hogarth	Present – Arrived 7.03pm	Cllr Waite	Apologies
Cllr Mrs Parry	Present – Departed 7.20pm	Cllr Walshe	Present

**Also in attendance:**

Town Clerk  
Planning Assistant

**PUBLIC QUESTION TIME**

None

**229 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**230 DECLARATIONS OF INTEREST**

Councillors Canet and Raikes declared a non-pecuniary interest in:

[6] - REVISED GAMBLING POLICY: CONSULTATION

Councillors Piper, Parry, Eyre, Raikes and Hogarth declared a non-pecuniary interest in:

[Plan no. 8] - 16 Oak Warren

**231 MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on 28<sup>th</sup> August 2018.

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

[213] [iii] – DRAFT LOCAL PLAN CONSULTATION JULY 2018

It was noted that the final version of Sevenoaks Town Council's response had been submitted to Sevenoaks District Council on 5 September 2018.

Informative: It was agreed that a copy of the response would be circulated with the Minutes.

232 DEVELOPMENT CONTROL COMMITTEE

The Committee received and noted the Development Control notice for:

SE/17/03508/FUL – 3 Webbs Court, Buckhurst Lane

It was noted that Councillor Parson represented Sevenoaks Town Council at Development Control Committee on 6<sup>th</sup> September 2018 and spoke against the application, which was subsequently refused by Sevenoaks District Council.

233 REVISED GAMBLING POLICY CONSULTATION

The Committee received and noted Sevenoaks District Council's consultation document "Draft Gambling Policy 2019".

The Committee noted that, while there are currently very few gambling outlets in the Town, the document was nonetheless important for clarifying and updating regulations.

**RESOLVED:** That Sevenoaks Town Council would respond positively to the Consultation.

234 PLANNING APPLICATIONS

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

b) The Committee considered planning applications received during the two weeks ending 4th September 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

235 PRESS RELEASES

**It was RESOLVED that** Sevenoaks Town Council's response to the DRAFT LOCAL PLAN CONSULTATION JULY 2018 be released to the Press.

Finished 7.35pm

# Planning Applications Considered

Applications considered on 10-9-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02379/CONVAR</b>	Sean Mitchell 12-09-2018	Cllr Hogarth	Mr Wise 07901 667735
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Tremaine			148-152 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/18
<b>Variation of condition nos. 11 &amp; 13 of 17/01706/OUT (Outline application for proposed construction of a new building on car sales site, to provide a new single shop unit with 6 No. residential apartments and associated alterations to the fenestration of No. 154 with some matters reserved) to show amendment to the windows of the side elevation of 154 St Johns Road.</b>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02515/HOUSE</b>	Alexis Stanyer 12-09-2018	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van der Merwe			30 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/18
<b>Demolition of existing garage, conservatory, and a portion of the ground and first floor. New two-storey rear and side extension, loft accommodation and alteration to fenestration. Erection of a new garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02522/HOUSE</b>	Emma Gore 10-09-2018	Cllr Parson	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Humphries			9 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/18
<b>Single storey rear extension with rooflights. Landscaping works to include new retaining walls and reduce ground levels to the rear.</b>				

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02566/ADV</b>	Natalie Rowland 11-09-2018	Cllr Busvine	Mr Jarvis 01618 300600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jarvis		A And J Kitchen Designs	14-18 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/18
<b>Non-illuminated shop front Fascia and non-illuminated Hanging Sign.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 10-9-18

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02581/HOUSE	Emma Gore 14-09-2018	Cllr Piper	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Redgate		Loxwood	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/18
<b>Conversion and extensions to the existing house and garage, together with landscape works to include location of an open air swimming pool.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02584/HOUSE	Holly Pockett 18-09-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/18
<b>Side extension set back from original dwelling, single storey side aspect with skylights removed entirely, lowered and pitched extension roof-line to the principal elevation and reduction in width of two storey rear extension.</b>				

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the materials will be in keeping with the existing property and surrounding area.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02584/HOUSE	Holly Pockett 20-09-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/18
<b>Side extension set back from original dwelling, single storey side aspect with skylights removed entirely, lowered and pitched extension roof-line to the principal elevation and reduction in width of two storey rear extension.</b>				

**18/02584/HOUSE - Amended plan**

**The proposal has been amended for clarification:**

**Part single/part two storey side and rear extensions.**

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the materials will be in keeping with the existing property and surrounding area.**

**Informative: Sevenoaks Town Council noted the clarified proposal description**

# Planning Applications Considered

Applications considered on 10-9-18

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02611/HOUSE	Holly Pockett 18-09-2018	Cllr Parry	Miss Davies 0771753368
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Furse			16 Oak Warren	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/18
<b>Demolition of rear conservatory. Erection of single storey side extension and two storey rear extension with a glazed balustrade to balcony and juliet balcony at rear. Modifications to roof structure to facilitate the loft conversion to habitable space. Alterations to fenestration.</b>				

**Sevenoaks Town Council recommended refusal, on the following grounds:**

The property is situated on Metropolitan Green Belt Land.

The proposal is overbearing and of excessive bulk.

The proposal would have an unacceptably adverse impact on the amenity of neighbouring properties.

The proposal could potentially set a precedent for the conversion of bungalows into two-storey houses in this area.

**Informative:**

Sevenoaks Town Council believes that the conservatory which is to be demolished was added after the original build. With regards to this, Sevenoaks Town Council queries how great an increase in overall mass would be permissible.

Sevenoaks Town Council believes that there may be historic conditions attached to development on this land and would ask the Planning Officer to take any such conditions into consideration.

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02639/LBCALT	Natalie Rowland 19-09-2018	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>
				31/08/18
<b>Install a new roof access system to the Chapel roof.</b>				

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

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02676/ADV	S Mitchell 19-09-2018	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>
				30/08/18
<b>Installation of signs.</b>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 10-9-18

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02699/HOUSE</b>	Emma Gore 21-09-2018	Cllr Mrs Walshe	Mr Hardwick 0796484056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Otto			23 Hilingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/18
<b>Single storey rear extension with rooflights. Alterations to fenestration.</b>				

<b>Sevenoaks Town Council recommended approval.</b>
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Sevenoaks Town Council (STC) considered the Draft Local Plan on 28<sup>th</sup> August 2018 and has prepared the following response:

Sevenoaks Town Council notes that current provision of transport and infrastructure in Sevenoaks is already inadequate and is concerned that the document fails to clearly define existing problems, which will only be exacerbated by proposed development on such a large scale.

Sevenoaks Town Council recommends that the document should clearly set out:

- Potential solutions for providing transport and infrastructure that will be fit for purpose for future generations
- Barriers to the implementation of such solutions (e.g. funding) and how these might be overcome

Sevenoaks Town Council considers it paramount that, where necessary infrastructure improvements are proposed to make larger development schemes viable, infrastructure delivery should be placed at the beginning of the build programme, rather than occurring after housing development, to avoid under-delivery by developers.

In terms of rail services into London, Sevenoaks Town Council expresses concern that the document does not address the need to increase capacity substantially, given that the local working population is expected to rise by around 25% during the plan period.

Faced with the continued expansion of secondary school provision in Sevenoaks, STC wishes to emphasise the need to improve transport capacity in respect of this and to address traffic congestion and poor air quality. The Council also notes that many pupils are forced to travel into Sevenoaks from surrounding settlements and Towns and suggests that secondary school provision across the District be increased to avoid this.

Sevenoaks Town Council expresses concern that staff working at schools in Sevenoaks are forced to commute into the town from outside the area, owing to a lack of affordable housing. In periods of heavy snow, schools are often forced to remain closed to pupils through lack of staff. Sevenoaks Town Council would be sympathetic to on-site delivery of Key Worker housing, suggesting that it should qualify as 'exceptional circumstances'.

Sevenoaks Town Council also wishes to underline a general lack of school provision: Both primary and secondary schools in Sevenoaks are already oversubscribed and overstretched.

Sevenoaks Town Council notes that current GP and Health provision in Sevenoaks is inadequate. Existing services are overstretched and struggling to cope with demand. STC insists that capacity be drastically increased, in anticipation of the increase in population which would arise from the housing delivery targets set out in the Local Plan. STC also urges SDC to address the problem of GPs and other NHS personnel being unable to afford to live in Sevenoaks (and resultant recruitment issues) through provision of affordable housing for Key Workers.

Sevenoaks Town Council believes that a 40% affordable housing target must be adhered to, but also wishes to raise the issue of a tendency for housing developments in Sevenoaks Town to be comprised of a small number of units. Small developments such as these are not required to make on-site provision in line with targets and financial contributions are collected by Sevenoaks District Council which, historically, have remained unspent. STC would welcome more powers enabling Local Authorities to directly deliver and manage affordable housing, believing that Local Authorities are

better placed than Housing Associations to meet the longer term needs of the area and ensure effective allocation of homes.

With regards to various affordable housing options, Sevenoaks Town Council is firmly of the opinion that socially rented housing should be prioritised, especially where Essential Workers are concerned. STC also wishes to assert that that such housing should be located where the need is greatest (i.e. within Sevenoaks Town) even though other areas of the district are more attractive to Housing Associations due to their significantly lower land values.

Sevenoaks Town Council is aware that the District lacks a clear path of housing progression for an increasingly ageing population. STC would welcome increased provision within Sevenoaks Town, i.e. close to facilities, but would advise against the creation of a retirement village, emphasising the need to retain a diverse mix. STC agrees that downsizing should be encouraged, as this would free up larger homes for younger families, but equally notes that around 80% of older people currently live in owner-occupied properties, which could impede this process.

Where the development of new smaller (1-2 bedroom) homes is concerned, Sevenoaks Town Council recommends that maximum plot sizes be restricted to ensure that such smaller properties are retained in perpetuity. This would limit the possibility of subsequent extension into 3/4/5 bedroom homes, as currently often occurs due to high land values in Sevenoaks making it financially attractive. Sevenoaks Town Council strongly supports the delivery of small 1-2 bedroom homes on small plots.

STC wishes to underline the need for mixed housing developments, which offer a variety of options with regards to tenure. STC also cautions against the “commuter village” effect, especially in the light of the current trend of outward migration from London.

Given that many people living in Sevenoaks work in London, Sevenoaks Town Council considers it all the more important that the town’s economy should be able to thrive, with vibrant Town (and Local) Centres able to face the challenges posed by online shopping. STC would aim to retain 70% of frontages as retail. STC notes the potential closure of banks in Sevenoaks Town Centre: imposing buildings that would need to be put to appropriate use. To help maintain a thriving town centre, STC believes that residential development on the first floor (and above) in the Town Centre should be encouraged. STC suggests that it might be possible to deck over Town Centre car parks to create additional housing, given that these are empty at night.

Regarding local business development, STC believes that it is vital to provide a favourable environment for high-tech and high-value service industries, which would in turn facilitate improvements in infrastructure. This would include the upgrading of the Vestry Estate as outdated industries move out.

However, with regards to all the points outlined in this response, Sevenoaks Town Council acknowledges the difficulties in maintaining coordination between local authorities and multiple Central Government agencies (and their providers), in order to achieve common goals. Sevenoaks Town Council recognises that the remoteness and inflexibility of Central Government, whose predictions and imposed targets are generally based on crude calculations at a national level, present an ongoing challenge in preparing a Local Plan.

**Sevenoaks Town Council**

**5<sup>th</sup> September 2018**