

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on 5<sup>th</sup> November 2018 at 7.06pm.

**Present:**

**Committee Members**

Cllr Arnold	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	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	Present
Cllr Hogarth	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Apologies	Cllr Walshe	Apologies

**Also in attendance:**

Deputy Town Clerk  
Planning Assistant

Before beginning the meeting, the Committee observed a minute’s silence in memory of **Freeman John London**, who passed away on Tuesday 30<sup>th</sup> October 2018.

**PUBLIC QUESTION TIME**

None

**316 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**317 DECLARATIONS OF INTEREST**

Councillor Towell declared a non-pecuniary interest in the following application:

[10] The Trinity School, Seal Hollow Road

**318 MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on 22<sup>nd</sup> October 2018, previously approved at Full Council.

**RESOLVED:** That the minutes be received and signed.

**319 SNOW CLEARING: BUS ROUTE 8 – SEVENOAKS TOWN CIRCULAR SERVICE**

[276 (b)] The Committee received and noted the response from Kent Highways to The Town Council’s request that Bus Route 8 be added to the Snow Clearance and Gritting Rota. Members expressed disappointment that the request had been declined.

Councillor Raikes had attended the Kent Highways Parish Seminar on

5<sup>th</sup> November and reported back on issues addressed, including Snow Clearing. The Committee thanked Councillor Raikes for attending and representing the Town Council.

**It was RESOLVED that** Sevenoaks Town Council would respond to the email from Kent Highways to express and explain the reasons for, its disappointment. This would subsequently be circulated to all Members.

320 KENT DESIGN – COUNCILLOR NETWORKING EVENTS

a) The Committee received and noted the invitation from Design South East, regarding forthcoming Kent Design Events.

b) **It was RESOLVED that** Councillor Raikes would attend as Sevenoaks Town Council’s representative, on Tuesday 13<sup>th</sup> November 2018 at Ashford Borough Council.

321 PLANNING APPLICATIONS

The Committee considered planning applications received during the two weeks ending 30<sup>th</sup> October 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

322 PRESS RELEASES

None

Finished: 8.27pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 5-11-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02181/HOUSE</b>	Natalie Rowland 05-11-2018	Cllr Schneider	Miss Yianni 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Jones			38 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/18
<b>Refurbishment of property with internal alterations and alterations to the fenestration.</b>  <b>18/02181/HOUSE - Amended plan</b>  <b>Revised plans for the above mentioned application have been received</b>				

**Awaiting Chairman's Action.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02182/LBCALT</b>	Natalie Rowland 05-11-2018	Cllr Schneider	Miss Yianni 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Jones			38 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/18
<b>Refurbishment of property with internal alterations and alterations to the fenestration.</b>  <b>18/02182/LBCALT - Amended plan</b>  <b>Revised plans for the above mentioned application have been received.</b>				

**Awaiting Chairman's Action.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02858/FUL</b>	Sean Mitchell 19-11-2018	Cllr Parson	Mr Paternostro 02039575 688
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Willison			68A And 68B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/18
<b>Loft conversion and construction of a rear dormer to create 1x1 Bed Flat.</b>				

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials used will match those existing.**

# Planning Applications Considered

Applications considered on 5-11-18

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02996/HOUSE	Holly Pockett 07-11-2018	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Read			7 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/18
<p><b>Proposed demolition existing porch at front and build an open porch, enlarging parking area at front, proposed demolition existing ground floor at side, proposed demolish and rebuild the garage, proposed new rear extension with rooflight, proposed loft conversion and new roof, with rooflight and solar panels. (sic)</b></p> <p><b>18/02996/HOUSE - Amended plan</b></p> <p><b>Amended plans and proposal amendment</b></p> <p><b>Amended proposal description:</b></p> <p><b>Proposed demolition existing porch at front and build an open porch, enlarging parking area at front, proposed extending existing ground floor at side, proposed new rear extension with rooflights, proposed loft conversion with rooflight.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03112/FUL	Emma Gore 07-11-2018	Cllr Raikes	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Lang			59A And 59B Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/18
<b>Conversion of existing building from two self-contained flats into 1 family dwelling.</b>				

**Sevenoaks Town Council recommended refusal, on the grounds that the proposal would lead to a diminution in the number of residential units.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03153/ADV	Natalie Rowland 15-11-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Franks			98 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/10/18
<b>6 x Cabin wrap advertisement and 1 x stair wrap.</b>				

**Awaiting Chairman's Action.**

# Planning Applications Considered

Applications considered on 5-11-18

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/03177/HOUSE</b>	Alexis Stanyer 13-11-2018	Cllr Raikes	Mr Pollington 01825 7689
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rodrigues			59 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/18
<b>First floor front addition.</b>				

**Sevenoaks Town Council recommended approval.**

**Informative: Sevenoaks Town Council noted that the Certificate of Ownership for this property appears to have been switched with that for 59A Bradbourne Park Road (associated application 18/03178/HOUSE).**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/03178/HOUSE</b>	Alexis Stanyer 13-11-2018	Cllr Raikes	Mr Pollington 01825 7689
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wyss			59A Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/18
<b>First floor front addition.</b>				

**Sevenoaks Town Council recommended approval.**

**Informative: Sevenoaks Town Council noted that the Certificate of Ownership for this property appears to have been switched with that for 59 Bradbourne Park Road (associated application 18/03177/HOUSE).**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/03225/HOUSE</b>	Alexis Stanyer 16-11-2018	Cllr Piper	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Peachey		White Friars Lodge	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/18

**Demolition of existing detached garage and small roof storage area of property. Construction of new linked 2 storey side extension with 2 no. dormers on front elevation and 3 no. rooflights at rear.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 5-11-18

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>PAG/KCC/SE/0095/20</b>	Miss Mary Green 09-11-2018	Cllr Arnold	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>
				22/10/18

**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.**

**PAG/KCC/SE/0095/2018 - Amended plan**

**Additional/amended details relating to highway and access matters have been submitted in respect of the above planning application.**

**Sevenoaks Town Council welcomed the concept of separating car and buses by means of a dedicated bus zone on A25 (Seal Road) which seeks to remove school buses from Seal Hollow Road and thus reduce vehicle congestion in that area. Sevenoaks Town Council also welcomed measures to improve safety on the school site itself by removing the need for pupils to cross internal vehicle routes. Sevenoaks Town Council was pleased to note the staggering of the departure of pupils, through the provision of after-school clubs.**

**However, Sevenoaks Town Council expressed concern over the following:**

**-That the speed limit along the entire stretch of the A25 will not be reduced to 30mph.**

**-That the proposal will increase congestion and will lead to worsening air quality on A25 (Seal Road).**

**-Lack of detailed information regarding drop-off/pick-up of pupils arriving by car.**

**-That the Traffic Survey does not allow for the ongoing expansion of pupil numbers at The Trinity School, Weald Of Kent Grammar School Annexe and nearby Seal Primary School. Sevenoaks Town Council noted that the Automatic Traffic Counter was set to record during a week in August, i.e. during the school holidays.**

**-Although the proposal refers to increased cycle rack provision, wider cycling infrastructure is not addressed. Sevenoaks Town Council is concerned over potential ramifications with regards to the Sevenoaks District Cycling Strategy and the various access routes to the school, as well as whether the necessary funding will be available.**

**Informative: Councillors Arnold, Canet and Towell abstained from voting on this application.**