

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 23rd September 2019 at 7.04pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Apologies	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present - Arrived 7.55pm
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Apologies	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Present - Arrived 7.13pm	Cllr Waite	Present - Arrived 7.25pm

Also in attendance:

Deputy Town Clerk
 Planning Assistant
 1 Member of the Public

PUBLIC QUESTION TIME

None

287 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

288 **DECLARATIONS OF INTEREST**

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

[Plan no. 2] 19/02271/HOUSE: Jacaranda, 25A Woodside Road

289 **DECLARATIONS OF LOBBYING**

Councillor Bonin declared that he been lobbied on the following application:

[Plan. No. 5] 19/02503/ADV: The Former Mulberry Day Therapy Centre, Emily Jackson Close

290 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 9th September 2019.

RESOLVED: That the minutes be approved and signed.

291 **SEVENOAKS DISTRICT LOCAL PLAN: INFRASTRUCTURE DELIVERY PLAN (IDP) MARCH 2019**

The Committee received Sevenoaks Town Council's comments on the (previously distributed) March 2019 edition of the District Council's Infrastructure Delivery Plan (IDP).

It was noted that the table of comments identified discrepancies between the content of the IDP and the aims and policies of Sevenoaks Town Council's draft Neighbourhood Development Plan (NDP).

Concern was expressed that the IDP focused too narrowly on "hard" infrastructure, such as highways and transport and lacked detail on "soft" infrastructure, such as community facilities and Blue Green Infrastructure. It was reported that Sevenoaks Town Council was adopting a strong stance in favour of expanding the scope of the IDP, given that it would form part of the consideration for future Community Infrastructure Levy (CIL) funding bids.

The Chairman therefore invited further comment and debate from members. The following issues were raised on the points contained in the table of comments:

Point 1: Consultation

It was noted that the Town Council had only been made aware of the IDP relatively recently and that town and parish councils were yet to be formally consulted on the document.

Point 2: Provision for Education

Given the additional provision necessitated by the building of up to 1,287 new dwellings, members emphasised the need for primary school places within walking distance, negating the need to travel by car or public transport. It was recognised that not all of these would necessarily be located within the proposed Tarmac Site, given that it is situated on the edge of the Parish.

The Committee was disappointed to note that the IDP fails to suggest a remedy for inadequate secondary school capacity, in particular for boys. It was also observed that it was unsustainable for around 1,000 pupils to continue to travel to Tonbridge and beyond.

With regards to Further Education, it was anticipated that provision might be established within the proposed Cultural Quarter for Sevenoaks.

Point 3: Cycle Routes

There was a consensus among members that the cycle and pedestrian route linking the Vestry Estate with Dunton Green (put forward by the Northern Sevenoaks Masterplan) should also be included in the IDP.

In addition, it was agreed that that the overall network of walking and cycling routes needed comprehensive revision to improve connectivity. To this effect, the Committee regretted the continued lack of alternative points of access to the Wildlife Reserve.

Point 4: Youth Services Facilities

The Committee expressed disappointment at the lack of commitment from Kent County Council to Youth Services in the Town, noting that resources were being concentrated mainly in other areas of the District.

It was hoped that new facilities would be provided in the North (as well as the centre) of the town, given projected housing development in that area.

Point 5: Blue Green Infrastructure

Members agreed that additional allotment provision for Bradbourne Vale Road should be included, provided there was no detrimental effect on the facilities of Bradbourne Riding Centre.

The following concerns were also raised:

Rail Capacity

It was suggested that the building of up to 1,287 new dwellings would increase the number of people commuting to London by around 800. However, the IDP makes no provision for this, despite the information being available in the Kent Route Study.

It was hoped that improvements to Bat and Ball Station and improved connections to London Victoria via Otford would help spread the capacity away from Sevenoaks mainline.

However, it was recognised that, even with improved public transport and cycling/walking routes, there would still be a need for increased commuter parking.

GP Provision

The need for additional GP practices was emphasised.

Access to the Tarmac Site

Given that Bat and Ball Junction is already severely over-congested, concerns were raised regarding the fact that there is currently only one route of access to the Tarmac Site. It was agreed that a Transport Review was essential to enable the development to be delivered on time.

292 YEARS ONE AND TWO FORWARD PLANNED WORKS PROGRAMME (2019/20 – 2020/21)

- (a) The Committee received and noted the email received from Technical Support Officer Abbie Mitchell at Kent Highways (5th September 2019) regarding the Forward Planned Works Programme for 2019/20 and 2020/21.
- (b) The Committee received and noted a copy of the August 2019 issue of the Programme, which includes details for Sevenoaks District on pages 41-45 (pages 53-57 of the agenda). Members observed that the Town seemed poorly represented, compared to other areas of the County.

It was resolved that Sevenoaks Town Council would respond to Kent Highways, expressing its disappointment and to suggest that the following roads be put forward for repair:

- Bayham Road
- Eardley Road
- Quakers' Hall Lane
- Wickenden Road (which notably forms part of the cycle route to both The Trinity School and Weald Of Kent Grammar Annexe).

The Committee also noted that Kent Highways offers a facility for reporting faults, via its website:

<https://webapps.kent.gov.uk/KCC.KHSFaultsGIS.Web.Sites.Public/ReportAFault.aspx>

Informative: Sevenoaks Town Council would welcome any further suggestions of roads requiring repair from members the public.

293 PLANNING APPLICATIONS

- a) The meeting was adjourned to enable a member of the public to speak on the following application at the discretion of the Chairman:

[Plan. No. 5] 19/02503/ADV: The Former Mulberry Day Therapy Centre, Emily Jackson Close
(AGAINST)

- b) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 17th September 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

294 PRESS RELEASES

None.

Finished: 8.15pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 23-9-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01668/HOUSE	Holly Pockett 01-10-2019	Cllr Hogarth	Mr S Harding 222240
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Vickery		Lundy	23 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/19
Construction of a rear terrace that will be more than 300mm above the external ground level.				
Amended plan (for information only) received from SDC on 09-09-2019:				
Additional plans to show existing terrace layout.				
19/01668/HOUSE - Amended plan				
Amended plans to show the terrace being reduced in size from 6 metres to 4 metres.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02271/HOUSE	Ray Hill 30-09-2019	Cllr Hogarth	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Beck		Jacaranda	25A Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Internal garage alteration, demolition of existing shed, new rear shed and alteration to roof and fenestration.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02490/HOUSE	S Simmons 25-09-2019	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>
				05/09/19
Demolition of garage, rear bay window and chimney, erection of a two storey extension, single storey ground floor extension at rear with roof-lights, two storey extension at front, new open porch at front, roof alterations and widening of existing vehicle access.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-9-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02491/HOUSE	Rebecca Fellows 26-09-2019	Cllr Dr Canet	Mrs Welding 01942 7227
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Millar			30 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Loft conversion with a rear dormer, roof lights to the front elevation and new chimney.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02503/ADV	S Simmons 27-09-2019	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Richardson		The Former Mulberry Day Ther	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Advertisement signage x 4.				

Sevenoaks Town Council recommended refusal, on the grounds that the scale of the signage at the entrance to Emily Jackson Close would have a detrimental impact on the character of the Conservation Area and would be intrusive to neighbouring properties, adversely affecting their amenity.

The Town Council also expressed concern about the proposed lighting and the negative impact this would have on the amenity of surrounding properties and the light pollution it would create.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02505/CONVAR	Alexis Stanyer 24-09-2019	Cllr Granville-Baxter	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Gray			9 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/19

Variation of condition 2 of 18/01505/HOUSE to erect a two storey side and rear extension, single storey rear extension with roof lights, a front porch and alterations to the elevational finishes to all elevations with amendment materials and drawings.

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the amended materials on the elevational finishes are in keeping with guidance contained in the Residential Character Area Assessment SPD.

Informative: Sevenoaks Town Council would prefer the rendering to be light in colour, preferably white, and remain so in perpetuity.

Planning Applications Considered

Applications considered on 23-9-19

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02517/HOUSE	R Fellows 27-09-2019	Cllr Eyre	Mr Montgomerie 0782469 7004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A McLennan		Terracotta	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Proposed single storey rear extension to existing dwelling house.				

Comment not yet received from Councillor. Awaiting Chairman's Action.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02523/HOUSE	S Simmons 26-09-2019	Cllr Shea	Mr Mills 07525 863029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Hurrell			62 Greatness Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Construction of a new full width single storey rear extension with rooflights.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of light to the adjoining property and the flat roof being composed of sustainable, well-insulated materials.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02535/HOUSE	Rebecca Fellows 26-09-2019	Cllr Eyre	Mr Woodhams 07763 463 754
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Shaffie		Colne House	89 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Proposed new roof over garage with new dormer windows and annexe.				

Comments not yet received from Councillor. Awaiting Chairman's Action.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02543/HOUSE	Holly Pockett 27-09-2019	Cllr Clayton	Mr Sarkis 01689 876156
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Bennett			52 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Front porch.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-9-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02547/MMA	Mr M Mirams 30-09-2019	Cllr Michaelides	Mrs Todman 01225 8274
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Pettyfer		Lancaster Motors	92 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Minor material amendment to 18/03327/FUL				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02548/HOUSE	R Fellows 01-10-2019	Cllr Clayton	Mr S Wilson 01622 29631
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Smethurst			36 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/09/19
Proposed two storey side extension.				

Sevenoaks Town Council notes that this extension respects the rooflines of the area (as recommended in the Residential Character Area Assessment) and is set back slightly to maintain the character of the street scene. It does not overlook neighbouring properties. Sevenoaks Town Council therefore recommends approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02595/HOUSE	S Simmons 04-10-2019	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Raman & Ms Varma			42 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/19
Double storey side and single storey rear extensions. New porch roof.				

Sevenoaks Town Council recommended approval.