

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 13th January 2020 at 7:00 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present – arrived 7:10pm
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present – Arrived 7.30pm

Also in attendance:

Town Clerk
 Planning Committee Clerk
 16 Members of the Public
 Hugo Nowell, Urban Initiatives Studio, Director
 David McCabe, Tarmac, Head of development
 Darren Bell, David Local Associates, Senior Associate
 William Bridges, Tarmac, Development Manager
 David Adams, AGRE UK, CEO
 David Parry, Cratus Communications, Senior Account Executive

PUBLIC QUESTION TIME

None.

At 7pm, prior to the start of the meeting, there was a presentation from Tarmac Ltd on proposals related to the Sevenoaks Town Neighbourhood Development Plan (STNDP) and the Sevenoaks District Local Plan, with regards to the Sevenoaks Quarry Site. The presentation was followed by a Q & A session. (Please see appendix for the presentation slides).

424 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

425 **DECLARATIONS OF INTEREST**

None.

426 **DECLARATIONS OF LOBBYING**

None.

427 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 16th December 2019. **It was RESOLVED that** that the minutes be approved and signed.

428 KENT MINERALS AND WASTE LOCAL PLAN 2013-30

- (a) The committee noted that this item was deferred from the previous Planning Committee meeting held on 16th December 2019 [Minute no. 418(c)].
- (b) The committee noted that the full supporting documentation for both the consultations below may be accessed online, via the respective links to the KCC website:

Consultation on the Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

https://consult.kent.gov.uk/portal/mwcs/early_partial_review_2017/epr_proposed_modifications?tab=files

Consultation on the Proposed Modifications to the Minerals Sites Plan

https://consult.kent.gov.uk/portal/second_call_for_sites_2016/msp_proposed_modifications?tab=files

- (c) The councillors noted that the deadline for submitting representations is midnight Tuesday 14th January 2020.

RESOLVED: To note that the plan did not impact the parish of Sevenoaks.

429 APPEALS

The committee received notice of the submission of the following appeal:

APP/G2245/D/19/3240094: 18/00577/HOUSE – The Old Bakehouse, Six Bells Lane

INFORMATIVES:

Sevenoaks Town Council recommended approval of the original application at Planning Committee on 17th June 2019, but with an informative noting that the proposal description was inaccurate as the amended plans did not include a separate bedroom.

The council expressed an interest in following the outcome of this appeal due to the opposing recommendations of the District and Town Council.

430 SEVENOAKS TOWN NEIGHBOURHOOD DEVELOPMENT PLAN (STNDP)

The committee discussed the consultation process.

INFORMATIVES:

The committee received a copy of the poster advertising the Neighbourhood Development Plan public consultation event dates (copy attached). The councillors were asked to forward their availability to help at the upcoming events organised for the 31st January & 1st February, and 14th & 15th February.

Councillors were encouraged to help publicise the consultation events and it was confirmed that it would also be advertised through all available council resources, including both railway stations.

431 CULTURAL STRATEGY DOCUMENT

Councillors received and considered the draft Cultural Strategy and noted the forthcoming consultation including the meeting to be held at the Stag on Thursday 23rd January 2020 at 7pm.

432 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement:

[Plan no. 13] The Vine Restaurant, 11 Pound Lane - For

(c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 7th January 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

433 PRESS RELEASES

It was resolved that a press release be issued on the STNDP Public Consultation and for the slides from the Tarmac presentation to be distributed following the meeting.

Finished: 8.40pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 13-1-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02987/LBCALT	Emma Gore 21-01-2020	Cllr Michaelides	Ms Sehmi 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Manor House	6 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/20

Refurbishment of Manor House and building M15/16 to facilitate internal alterations, dormer demolition, replacement of chimney pots and roofs. Landscaping works.

Amended consultation (for information only) received from SDC 07-11-2019:

Proposal description amended for clarification:

Refurbishment of Manor House and M15/16 building to facilitate internal alterations, reduction and reinstatement of original dormer window and replacement of chimney pots and roofs. Landscaping works.

19/02987/LBCALT - Amended plan

As the documents were unavailable on the website during part of the consultation period, Sevenoaks District Council is re-starting the consultation.

19/02987/LBCALT - Amended plan

Amended plans and further clarification.

Comment

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

Informative: Sevenoaks Town Council noted that vehicles involved in the refurbishment should not park on the High Street.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03200/FUL	Emma Gore 21-01-2020	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Martin		Land South Of	16 & 31 Mill Pond Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/20

Install decked area.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-1-20

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03439/HOUSE	S Simmons 21-01-2020	Cllr Clayton	Mr Wilson 01622 296319
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Bennett			73 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/20
Proposed loft conversion with hip to gable roof extension, dormer window to rear elevation & 4 No. rooflight windows to front elevation.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that, while being sympathetic to the principle of development, the loss of the hipped roof is contrary to the Residential Character Assessment, as advised at number 75 next door.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03461/HOUSE	Alexis Stanyer 21-01-2020	Cllr Eyre	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Herk		Glade House	83 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/20
Proposed replacement of existing single storey porch with an Arts and Craft inspired two storey porch.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03484/HOUSE	Emma Gore 22-01-2020	Cllr Parry	Ms N Ledger 459578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Flitton			19 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/20
Demolition of existing garage and erection of a two storey side extension with hip roof to match existing, replacement of rear glazed roof and conservatory with new tiled roof and rooflights.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03488/HOUSE	Alexis Stanyer 21-01-2020	Cllr Dr Canet	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Monk			12 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/20
Proposed garage conversion and ground floor front extension with rooflight; proposed ground floor rear extension with rooflight.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-1-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03489/HOUSE	Rebecca Fellows 21-01-2020	Cllr Clayton	Mr Goodhew 01580 2304
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walters			2 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is content.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03490/LBCALT	Rebecca Fellows 21-01-2020	Cllr Clayton	Mr Goodhew 01580 2304
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walters			2 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is content.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03502/HOUSE	Rebecca Fellows 22-01-2020	Cllr Piper OOW	Mr K Lau 07842 231244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Ashdown		Roseneath	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/20
Dormer roof extension in studio above garage.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03503/ADV	Mark Mirams 22-01-2020	Cllr Michaelides	Mrs Todman 01225 8274
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Perry		Lancaster Motors	92 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/20
4 no. illuminated fascia signages.				

Comment

Sevenoaks town council recommended approval, subject to a constraint placed that the illumination be switched off between 11pm and 6am.

Planning Applications Considered

Applications considered on 13-1-20

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03504/HOUSE	S Simmons 22-01-2020	Cllr Morris Brown	Miss Burnham 07824 387 076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Patterson		The Old School House	4 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/20
Construction of a single storey rear extension with lantern rooflight.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03521/HOUSE	Holly Pockett 23-01-2020	Cllr Parry	Mr R Ranson 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McClinton		Ashgrove Farm House	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/20

Demolition of the existing garden outbuilding. Construction of a new garden outbuilding in the same location with the same footprint. Construction of a new swimming pool and terrace.

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03532/FUL	Alexis Stanyer 27-01-2020	Cllr Bonin	Mrs Gregson 07801 0551 00
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Unimeats Ltd		The Vine Restaurant	11 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/20

Erection of automated barriers and rendered stone pillars.

Comment

A motion for refusal (full text below) was put forward, seconded and LOST at the vote: Sevenoaks Town Council recommended refusal on the grounds that the barriers detract from the character and appearance of Vine Conservation Area

A motion for approval (full text below) was put forward, seconded and PASSED at the vote: Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied and Highway team review of safety.

Planning Applications Considered

Applications considered on 13-1-20

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03548/MMA	Alexis Stanyer 27-01-2020	Cllr Piper	Mr Alderman 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Algar			15 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/20
Minor material amendment to 19/02690/FUL.				

Comment

Sevenoaks Town Council recommended approval, subject to the 2m high close bordered fence being maintained.

Sevenoaks Quarry

A sustainable urban extension to Northern Sevenoaks

Sevenoaks Town Council 13th January 2020



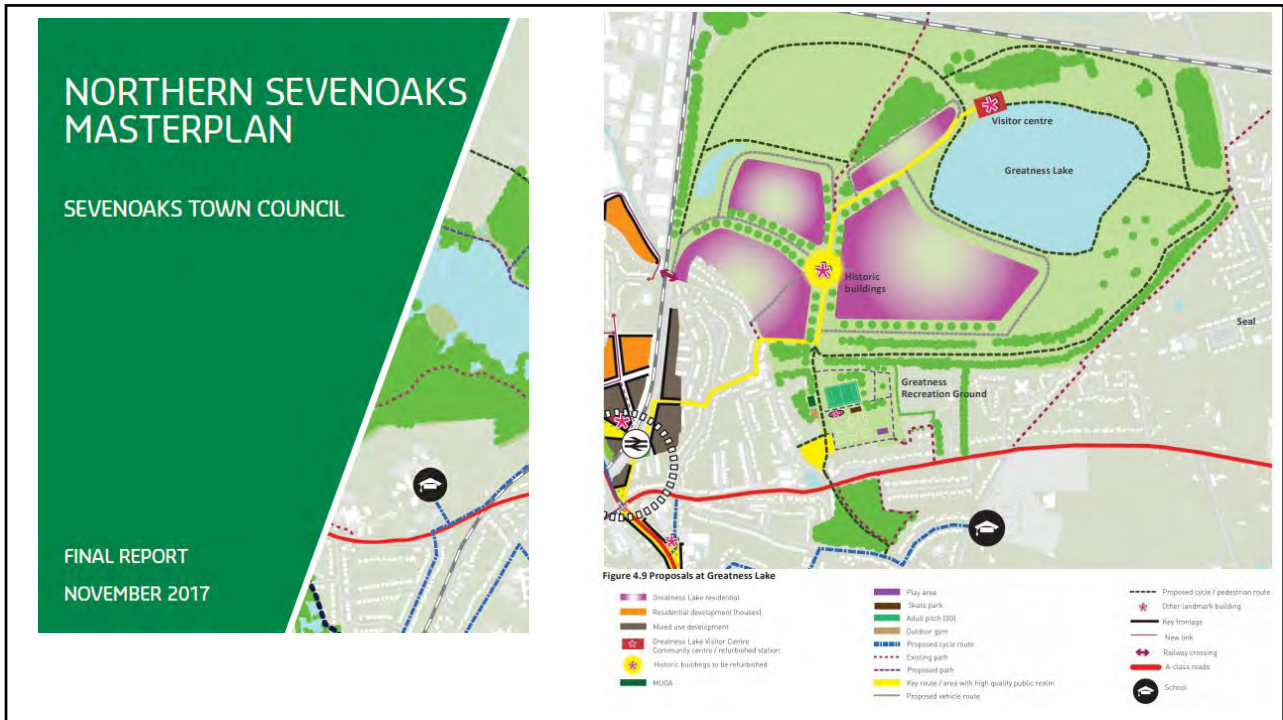
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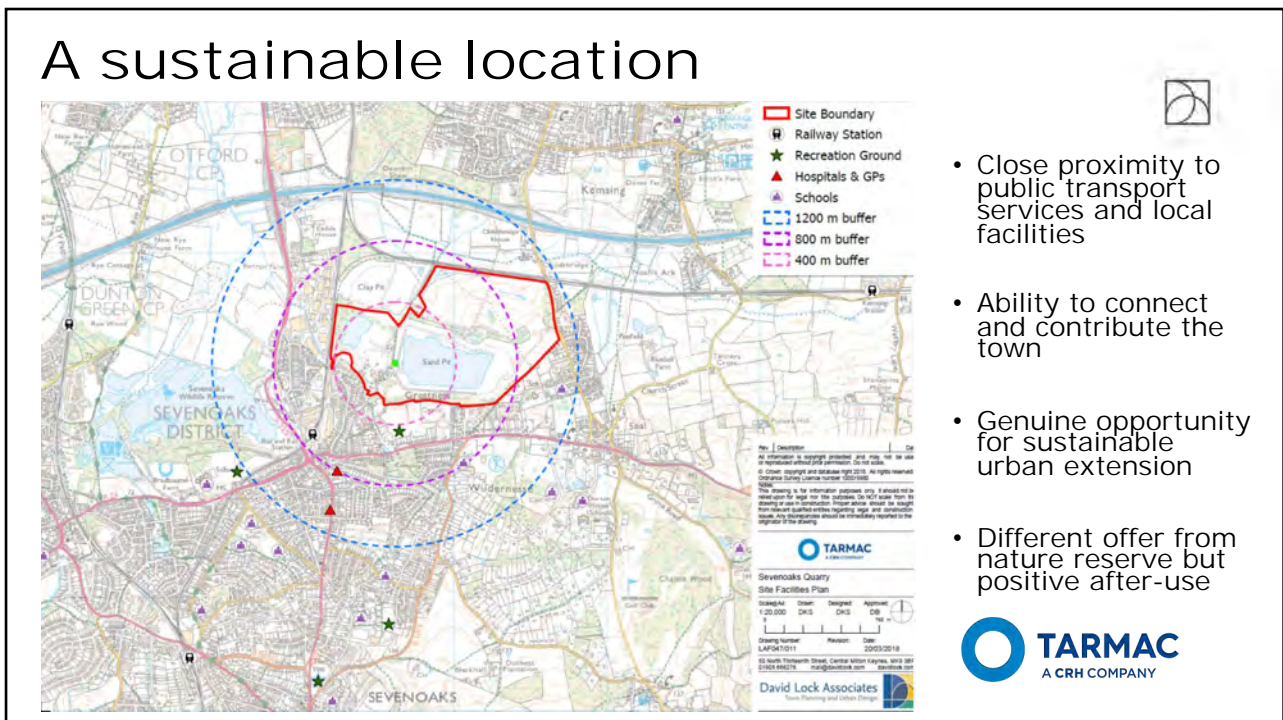
1. Background planning and site context
2. Emerging site masterplan
3. Key infrastructure and benefits



2



3



4

Sevenoaks Local Plan



- The housing challenge & balanced strategy for sustainable growth
- Limited Green Belt changes - exceptional circumstances
- Site proposed under Policy ST2-13 for mixed use development
- Local support through previous consultations
- Next stage *under review* due to Inspector's response



5

Emerging concept plan



- Approximately 800 new homes at varied densities
- Rich network of multi purpose green infrastructure connecting with wider green networks
- Lake-side facilities for water sports and trails
- Community focus on Oast House
- Early phase on current built area (approx. 150 new homes)
- On-going and iterative process

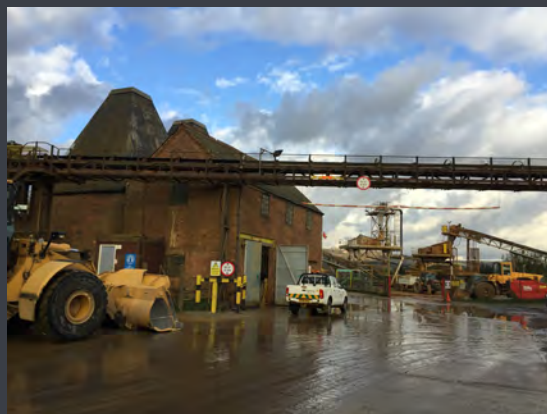


6

Key infrastructure and benefits



- New homes to meet different local housing needs (*including market, affordable, varied sizes and older people's needs*)
- Leisure and recreation facilities associated with the lake
- Renovation and enhancement of the locally listed former Oast House for community use
- Local centre facilities
- Primary school site
- Cycling, pedestrian and public transport improvements
- Formal and informal green space and play spaces
- Potential secondary school contributions and CIL monies towards other health/social facilities



7

Greatness Lake



- Multi-purpose blue and green infrastructure
- Leisure and recreation focus
- Asset for northern Sevenoaks as a whole
- Specific discussions with local groups (Sea Cadets and Scouts so far...)
- Local survey results



8

Phase 1: Key infrastructure and benefits



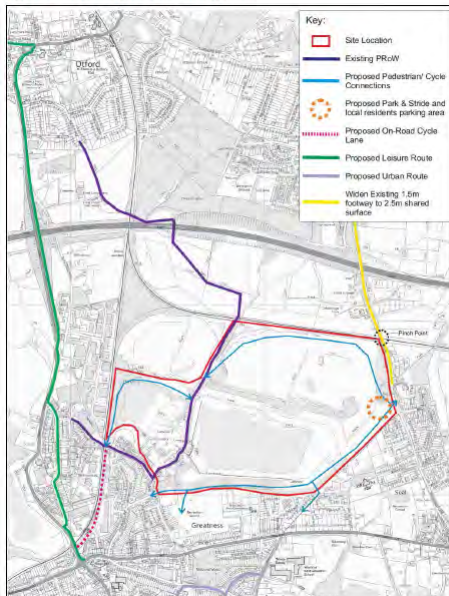
- Variety of new homes to meet local needs
- Renovation and enhancement of the locally listed former Oast House for community use
- Cycling, pedestrian and public transport improvements (including East west link)
- Formal and informal green space and play spaces
- Greatness Lane improvements



9

Transport strategy

Figure 4 – Proposed Walking and Cycling Routes

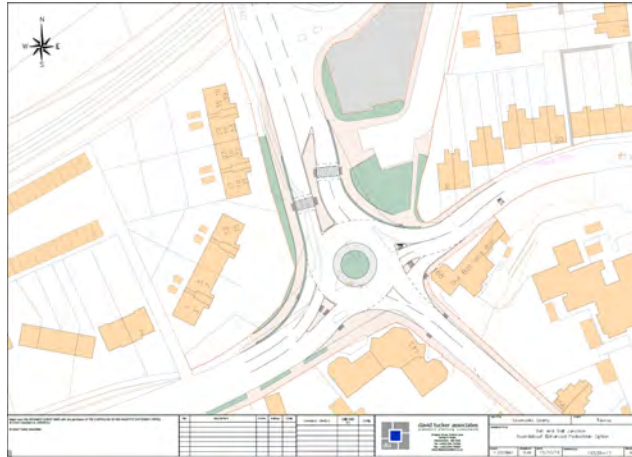


- David Tucker Associates prepared full Transport Assessment (including safety audit) in close consultation with the County Council
- Pedestrian, cycling and public transport focus
 - Key pedestrian cycle routes through the site, including an east west link between Bat and Ball Road and Childsbridge Lane.
 - A 2.5m cycle lane on Childsbridge Lane.
 - On-road cycle lane on Bat and Ball Road.
 - Contributions towards improving the pedestrian bridge over Bat and Ball Road.
 - Extension of existing bus services into the site
- Phased access arrangements
 - Phase 1 access from Farm Road.
 - Post 150 homes: Bat and Ball Road main access; Farm Road secondary (& Limited/emergency access to Childsbridge Lane).
 - The replacement of signalised arrangement with a roundabout at Bat and Ball Junction (A25/A225).



10

Bat and Ball Junction



Junction scheme to support the proposed development

- Improved pedestrian/cycle environment
- 2.5m ped/cycle way
- Shorter carriageway crossing
- Larger splitter Island

Reduction in queuing and potential air quality benefits

Table 27 – Bat and Ball Junction – Existing Signal Junction Vs Proposed Roundabout Layout

Arm	AM Peak (08:00-09:00)		PM Peak (17:00-18:00)	
	Base (Signals)	Base + Development (Roundabout)	Base (Signals)	Base + Development (Roundabout)
	Queue	Queue	Queue	Queue
A225 Otford Road	36.5	4.8	32.8	4.8
A25 Seal Road	32.4	14.1	20.1	2.0
A25 St John's Road	22.0	0.6	31.3	0.9
A25 Bradbourne Vale Road	9.0	1.6	12.7	3.1



11

Next Steps: A plan-led approach



- Continued and further engagement, technical and design work
- Sevenoaks Town Neighbourhood Development Plan
- Sevenoaks Local Plan - end of 2020?
- *Towards Outline Planning application - 2022*



12

Sevenoaks Neighbourhood Development Plan Public Consultation

Sevenoaks Town Council Planning Minutes 2020 01 13

planning@sevenoakstown.gov.uk
01732 459953



Sevenoaks Town
Neighbourhood Plan

Sevenoaks
TOWN council

At the Sevenoaks Town Council Annual Public Town Meeting held on the 14th March 2013 residents signalled their support for the Town Council to produce a Neighbourhood Plan. The Plan is a once in a generation chance for local people to shape and guide the future of the town and to ensure that future development is sensitive to the town's character and identity and to provide for the needs of future generations.

Since 2013 the Town Council and the Neighbourhood Plan Committee have undertaken extensive public consultation and engagement activities, including a Masterplan for Northern Sevenoaks to ensure that the content of the plan reflects what local people want. They have used this information to develop background work for the Plan and commission strategies and studies to support the emerging plan policies.

A six-week public consultation is set to run from Friday 31st January 2020 until Friday 13th March 2020. The public consultation will be launched in the Sevenoaks Kaleidoscope Gallery on Buckhurst Lane on Friday 31st January and Saturday 1st February 2020. An exhibition will be available to view at the launch and at locations across the town through the six-week period (see below for details). Further information about the Neighbourhood Plan and how to comment on it are available on the Neighbourhood Plan website at <https://sevenoaksndp.wordpress.com>.

Feedback from this initial consultation will be included where appropriate into the plan which will then be progressed through a statutory programme carried out by Sevenoaks District Council concluding in a referendum for the residents of Sevenoaks.

Dates	Times	Location
Friday 31 st January 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Kaleidoscope Library
Saturday 1 st February 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Kaleidoscope Library
Friday 14 th February 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Town Council Chambers
Saturday 15 th February 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Town Council Chambers
Monday 3 rd February – 13 th March 2020 (excluding 18 th - 20 th Feb)	10.00 a.m. – 4.45 p.m. Monday - Saturday	Stag Theatre Café
Monday 3 rd February – 13 th March 2020	Station Opening Times	Sevenoaks Mainline Railway Station Foyer

Enquiries to: Sevenoaks Town Council, Council Offices, Bradbourne Vale Road, Sevenoaks, Kent TN13 3QG. planning@sevenoakstown.gov.uk