

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 7 February 2011 at 7.00pm

PRESENT

Cllr Hogarth – Chairman
Cllr Mrs M E Crabtree – Vice Chairman

Cllr J M Canet	Cllr R J Parry
Cllr A S Clayton (arr 7:10pm)	Cllr R L Piper
Cllr A Eyre	Cllr S Raikes
Cllr Dawson (arr 7:08pm)	Cllr Mrs M A London
Cllr Mrs P C Walshe	Cllr J F London
	(12)

Town Clerk
Deputy Town Clerk
Committee Clerk
Press
2 Members of the Public

Apologies for absence were received from Cllrs J G Brigden, S Camp, M G Short, and P E Towell.

PUBLIC QUESTION TIME

Bayham Road Traffic Calming Petition

A member of the public expressed his disappointment about the survey information provided by Kent Highways to the Joint Transportation Board which did not address the problem of vehicles exceeding the speed limit in Bayham Road in the early morning. The peak times are where the issues are most prevalent, with no mention of St Johns School being taken into consideration. The per hour data shows that 2/3 of cars passing through Bayham Road in the morning exceed the speed limit. He asked Councillors for their support in raising this matter again with Kent Highways

292 DECLARATIONS OF INTEREST

The following disclosures of interest from Members in respect of items of business included on the agenda were received:-

Cllrs London and Parry, being Members of Kent County Council, stated they would reconsider matters to be discussed at this meeting at County level, taking into account all relevant evidence and representations at Kent County Council.

Cllrs London and Parry declared an interest in any agenda items concerning the Kent & Medway Fire and Rescue Authority

Cllrs Dawson and Piper, being Members of Sevenoaks District Council, stated they would reconsider matters to be discussed at this meeting at district level, taking into account all relevant evidence and representations at Sevenoaks District Council

Cllr Parry declared a personal interest in agenda item 7i). Traffic Calming petition – Bayham and Serpentine Road as a Member of the Joint Transportation Board

Cllr Mrs Crabtree declared a personal interest in agenda item 7i). Traffic calming Bayham and Serpentine Road

Cllr Mrs Crabtree declared a personal interest in agenda item 8)i) Treework - SE/11/00106/WTPO - 42 South Park.

Cllrs Mrs Crabtree, R Hogarth, and S Raikes declared a personal interest in agenda item 8vi) Treework - SE/11/00224/WTPO - Silverley, Woodland Rise.

Cllrs Mrs Crabtree and Piper declared a personal interest in planning application SE/11/00023/FUL – Spindlewood Hopgarden Lane

Cllrs Mrs Walshe, J F London, R J Parry and S Raikes declared a personal interest in planning application PAG/KCC/SE/0021/20 – St Johns C of E Primary School.

293 MINUTES

It was **RESOLVED that** the minutes of the meeting of the Planning Committee held on 24th January 2011 be approved and signed.

294 TOWN CENTRE PARTNERSHIP

The Committee received and considered the draft proposals for the formation of a Town Partnership.

Members commented that:-

- Shopkeepers and retailers are essential to the success of the scheme, and must form a proactive role if the partnership is to succeed
- Car parking an issue
- the costs of implementing an electronic counter for free spaces be investigated.
- High rents/rates may be deterrent for new shopkeepers

It was **UNANIMOUSLY RESOLVED that**

i).The Town Council supports and encourages the formation of a Town Council Partnership, acting as a catalyst to speed its development.

ii).An exploratory scoping meeting be arranged

iii). The matter be discussed at the Annual Town Meeting on 28 March at 7.00pm at the Stag Community Arts Centre and interested parties be invited to hear the discussion.

295 COMMUNICATIONS
LDF Core Strategy and the Localism Bill

It was **RESOLVED** that Cllr Hogarth and the Town Clerk attend the briefing at Sevenoaks District Council on the 23rd February 2011.

296 CONSERVATION AREA
Brittain's Farm Conservation Area appraisal and Management Plan

The Committee received and noted the draft conservation Area Appraisal and Management Plan for Brittain's Farm.

297 APPEALS
SE/10/02788/FUL – 73A Oakhill Road

Demolition of existing attached garage and erection of two storey side extension

The Committee noted the above appeal, and **RESOLVED** to take no further action in this matter.

298 HIGHWAY MATTERS

i).Traffic Calming Petition - Bayham Road & Serpentine Road

The Committee received and considered an email from Kent County Council dated 24 January 2011 concerning the Bayham Road petition for traffic calming, together with an email from the Traffic Management Unit of Kent Police dated 27 January.

Cllr Clayton summarised that in an average week (September 22 - October 4, 2010) around 35,000 vehicles passed through Bayham Road between the crossroads with Serpentine Road and the junction with Quakers Hall Lane – of the total almost 30% broke the 30mph speed limit!. In the weekday peak hours 7am to 10am, when pupils and staff are arriving at local schools, an average of 300 cars broke the speed limit.

It was **RESOLVED** that

- A letter be sent to the KCC and Joint Transport Committee, explaining that the analysis of the data does not focus on the peak travelling times highlighted.
- To request a portable Speed Indicator Device be positioned half way up Bayham Road for a 6 week period

- To request a quote to construct a pinch point narrowing Bayham Road near the bottom, making it clear to through traffic that it is a residential road.
- A letter be sent to Kent Police requesting that the police monitor the speeds of the traffic with radar guns between 6:30am to 9:30am and 3pm to 6pm and that enforcement action is taken on traffic exceeding the prosecutable margin
- A letter be sent to residents urging participation in the Speedwatch Scheme organised by Sevenoaks District Council

ii). Road Works Stations Road/Rye Lane Dunton Green

The Committee received and noted the efforts of the contractor to shorten the amount of time the public would be inconvenienced by the redevelopment.

299 TREE WORK

i) SE/11/00106/WTPO - 42 South Park (Various works to 1 Larch tree)

The Town Council recommended approval on the grounds that the works proposed constituted good management of a strategic, TPO protected tree.

ii) SE/11/00133/WTPO - 45 Granville Road (Remove 1 Holly tree)

The Town Council recommended refusal of felling and requested that consideration be given to judicious pruning – a reduction of the crown by 25-35%

iii) SE/11/00100/WTCA - 33 Vine Court Road (Various works to 1 Beech)

The Town Council recommended approval provided that the Arboricultural Officer is satisfied with the work proposed.

iv) SE/11/00162/WTCA - 93 Oakhill Road (Fell 1 Japanese Maple)

The Town Council recommended refusal, and that a TPO be placed on the tree.

v) SE/11/00167/WTPO - 5 Garvock Drive (Various works to 1 evergreen Oak)

The Town Council recommended approval.

vi) SE/11/00224/WTPO – Silverley, Woodland Rise (Crown lift 1 Oak tree by up to 4 metres)

The Town Council recommended refusal as the proposed works would be detrimental to the tree

300 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the 2 weeks ending 3rd February 2011 and it was **RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

301 PRESS RELEASE

The Committee considered that the proposed formation of a Town Centre Partnership and traffic calming in Bayham Road would be appropriate for press release.

The meeting closed at 8:50pm

CHAIRMAN

Planning Applications Considered

Applications considered on 7-2-11

1	<i>Plan Number</i> PAG/KCC/SE/0021/20 11	<i>Planning officer</i> Jeff Dummett 22-02-11	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Bennett Burrows LTD 01959 565545
<i>Applicant</i> School Governors	<i>House Name</i> St Johns C of E Primary School	<i>Road</i> Bayham Road	<i>Locality</i> eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 26/01/11	

To demolish existing kitchen, store 'mobile' library unit to construct a new detached hall comprising of a multi-purpose hall and kitchen plus boys and girls changing areas. The proposal also includes a level platform to the rear of the block to provide level egress. An additional ramp will be provided to the south east elevation.

The Town Council was delighted to see that this development will help the school expand and believes it can be amended to make it acceptable in planning terms.

However the following changes and conditions are needed to minimise the impact to neighbouring homes.

- **The new hall, which is high in comparison to numbers 80-87 Kennedy Gardens could be moved 3 metres to the South, closer to the main school building, and away from the garden boundaries to avoid overshadowing, and loss of visual amenity to the 8 homes.**

- **The design and access statement needs to be amended, it currently states that there will be no change to staff or pupil numbers, despite the creation of 2 additional classrooms in the space currently occupied by the existing hall.**

- **Parking and access arrangements will need to cater for the extra occupants of the new classes, including parking restrictions at the top of Kennedy Gardens to avoid blocking the road, and better control over traffic speeds around the school.**

- **Security and other lighting on the new building will need to be designed in such a way to avoid impinging on the bedrooms of numbers 80-87 Kennedy Gardens.**

- **Conditions on sound proofing, and on hours of use will be needed if the new hall is to be let outside of school hours. Existing lets in the current school hall can disturb local residents, and the potential for nuisance from the new building would be much greater in comparison.**

Until these concerns have been addressed, the Sevenoaks Town Council recommended refusal.

Informative :-

The Sevenoaks Town Council was puzzled why the new is completely separated from the existing school hall, with no sheltered access.

2	<i>Plan Number</i> SE/10/03492/FUL	<i>Planning officer</i> M Holmes 09.02.11.	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> M Mamalis 01732 760076
<i>Applicant</i> Mr Simon Blundell	<i>House Name</i>	<i>Road</i> 4 Wood Drive	<i>Locality</i> Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/01/11	

Excavation and fill works to back and front of property and installation of log retaining walls.

The Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-2-11

3	<i>Plan Number</i> SE/10/03509/FUL	<i>Planning officer</i> A Byrne 21.01.11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> T Moss 01279 436168
	<i>Applicant</i> Brunning and Price	<i>House Name</i> White Hart	<i>Road</i> Tonbridge Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 27/01/11

SE/10/03509/FUL - Amended plan
Number of parking spaces to car park extension reduced.

Town Council continued to recommend refusal on the following grounds.
While this site is a successful business, which adds to the facilities of the town, there must be concern as to the light pollution and noise from both the new garden room and car park affecting nearby residents in The Rise and Buckwell Place. There are no plans in the Design and Access statement concerning limiting the noise and light pollution for nearby residents particularly after 10:00pm.

4	<i>Plan Number</i> SE/10/03510/LBCALT	<i>Planning officer</i> A Byrne 21.01.11	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> T Moss 01279 436168
	<i>Applicant</i> Brunning and Price	<i>House Name</i> White Hart	<i>Road</i> Tonbridge Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 27/01/11

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5	<i>Plan Number</i> SE/11/00002/LBCALT	<i>Planning officer</i> A Byrne01.02.11	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> T Ball01580243070
	<i>Applicant</i> D Winkett	<i>House Name</i>	<i>Road</i> 142 Kippington Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/02/11

SE/11/00002/LBCALT - Amended plan
Changes to previously approved listed building consent ref se/09/02732/LBCALT :
Dormer roof height raised, South Loggia reinstalled, new chimney design to west elevation. As updated by email received on 22-01-11.

Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-2-11

6	<i>Plan Number</i> SE/11/00016/FUL	<i>Planning officer</i> B Phillips 01.02.11	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> A Jackson 01732851800
	<i>Applicant</i> J Garcia	<i>House Name</i>	<i>Road</i> 10 Kippington Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 26/01/11

SE/11/00016/FUL - Amended plan

Single storey rear extension, first floor side extension and loft conversion involving front and rear roof extensions and dormer windows.

The Town Council recommended approval.

7	<i>Plan Number</i> SE/11/00023/FUL	<i>Planning officer</i> M Holmes 17-02-11	<i>Town Councillor</i> Cllr. Piper	<i>Agent</i> Barry Vanns 01732 456470
	<i>Applicant</i> Neil Jones	<i>House Name</i> Spindlewood	<i>Road</i> Hopgarden Lane	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 28/01/11

The demolition of an existing timber double garage and the substitution of a new garage and workshop built of concrete floor, brick walls, and tiled roof to match the existing house in detail with the front of the garage facing the house.

The Town Council recommended approval.

8	<i>Plan Number</i> SE/11/00048/FUL	<i>Planning officer</i> Helen Tribe 18-02-11	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> N/A 01732 455565
	<i>Applicant</i> Charles Stewart	<i>House Name</i> Land R/o Appledore and Lindens	<i>Road</i> Hillborough Avenue	<i>Locality</i> eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 01/02/11

Application for a change of use of a small strip of land from amenity land to private

The Town Council has no objections to the change of use of this strip of land, provided a "green screen" is maintained to Lansdowne Road, to safeguard the amenity of the homes which face directly onto the boundary.

If it proves impossible to impose a condition maintaining such a "green screen" rather than a fence as shown in the drawings, the Town Council would recommend refusal. The grounds of the refusal would be the loss of amenity which the current amenity strip is designed to protect.

Planning Applications Considered

Applications considered on 7-2-11

9	<i>Plan Number</i> SE/11/00075/CONVAR	<i>Planning officer</i> A Byrne 08.02.2011.	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> T Ball 01580 243070
	<i>Applicant</i> Mr & Mrs David Winkett	<i>House Name</i>	<i>Road</i> 142 Kippington Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/02/11

SE/11/00075/CONVAR - Amended plan

Variation of Condition 6 of the application SE/09/02588/FUL. Minor design changes to the single storey extension - Windows and garage door changes as shown on ground floor plan 135/EA213 and west elevation 135/EA218. Changes to dormer windows as shown on drawings 135/EA216, EA217, EA218. New chimney design to west elevation of existing dwelling as shown on drawing 135/BF410. As updated by emails received on 22/01/11 and 28/01/11.

Town Council recommended approval.

10	<i>Plan Number</i> SE/11/00080/CONVAR	<i>Planning officer</i> Mr A Byrne 09-02-11	<i>Town Councillor</i> Cllr Mrs London	<i>Agent</i> Robinson Escott 01889 836334
	<i>Applicant</i> Kentmere Homes	<i>House Name</i> Land Rear of 51 High Street	<i>Road</i> Oak Tree Close	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/01/11

Application to vary conditions of 4 and 19 - Soft Landscaping and boundary treatment of SE/09/01907/FUL. -Approved details need to be varied in relation to rear gardens of plots 6 and 7 to reflect amendments needed to accommodate site levels in this part of the site. Amended details relate to levels, planting and boundary treatment.

The Town Council recommended approval.

11	<i>Plan Number</i> SE/11/00095/CONVAR	<i>Planning officer</i> A Bryne 09-02-11	<i>Town Councillor</i> Cllr Mr London	<i>Agent</i> Timothy Bell 01580 243070
	<i>Applicant</i> Rostiilav Ordovsky	<i>House Name</i> The Garden Court	<i>Road</i> 6 Akehurst Lane	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/01/11

Application to vary condition number three of SE/01506/FUL and substitute drawing 143/AQ01A for drawing 142/01. To move the studio and games room building closer to the north boundary.

The Town Council recommended refusal on the grounds that the proposal would be detrimental to the residential amenities of the properties in Webbs Meadow.

Planning Applications Considered

Applications considered on 7-2-11

12	<i>Plan Number</i> SE/11/00096/FUL	<i>Planning officer</i> Patrick Reedman 10-02-11	<i>Town Councillor</i> Cllr Mrs London	<i>Agent</i> David Burr 01732 742200
	<i>Applicant</i> Nick Lakin	<i>House Name</i>	<i>Road</i> 22 Eardley Road	<i>Locality</i> Town
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/01/11

Demolition of conservatory and erection of a single storey rear extension and attached

The Town Council recommended approval.

13	<i>Plan Number</i> SE/11/00116/FUL	<i>Planning officer</i> Patrick Reedman 14-02-11	<i>Town Councillor</i> Cllr Walshe	<i>Agent</i> Mr David Burr 01732 742200
	<i>Applicant</i> Mr Timothy Darley	<i>House Name</i>	<i>Road</i> 13 Hillingdon Avenue	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/01/11

Erection of rear extension, conservatory and replacement of roof with dormer window over existing and new extension. Crossover and parking to front.

The Town Council recommended approval. Provided that the Sevenoaks District Council officers are satisfied there is no detrimental effect on number 11 or 15 Hillingdon Avenue.

14	<i>Plan Number</i> SE/11/00120/FUL	<i>Planning officer</i> Patrick Reedman 14-02-11	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Mr Best Cobden 01732 455029
	<i>Applicant</i> Mrs J Whittaker	<i>House Name</i>	<i>Road</i> 49 Hartslands Road	<i>Locality</i> Eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 25/01/11

**Erection of rear conservatory and first floor rear extension.
Conversion of roof space with 2 dormer windows to side elevation.**

The Town Council noted the improvements to this home, which have taken place since SE/10/02920/FUL and recommended approval provided that the planning officers are satisfied that there will be no overlooking of windows, or garden no.48, and that it will not exacerbate the parking problems in the area.

15	<i>Plan Number</i> SE/11/00123/FUL	<i>Planning officer</i> Ben Phillips 18-02-11	<i>Town Councillor</i> Cllr. Parry	<i>Agent</i> B Best 01732 455029
	<i>Applicant</i> M Kourie	<i>House Name</i> Tanglin	<i>Road</i> Oak Lane	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 31/01/11

Roof over extension to form 2 bedrooms, plus a bathroom and shower room.

Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-2-11

16	<i>Plan Number</i> SE/11/00135/FUL	<i>Planning officer</i> M Holmes 15-02-11	<i>Town Councillor</i> Cllr Walshe	<i>Agent</i> Adrian Rigby 01732 452200
	<i>Applicant</i> TJK Contracts LTD	<i>House Name</i>	<i>Road</i> 39 Serpentine Road	<i>Locality</i> eastern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 26/01/11

Proposed demolition of existing two storey house and detached garage and erection of 2 no. detached five bedroom houses with integral single garages and separate entrances/driveways, including dropped kerbs, landscaping and retaining walls. (re-submission of application SE/10/00941/FUL)

The Town Council recommended approval.

17	<i>Plan Number</i> SE/11/00157/FUL	<i>Planning officer</i> Patrick Reedman 17-02-11	<i>Town Councillor</i> Cllr. Dawson	<i>Agent</i> Andrew Bateman 01304 820777
	<i>Applicant</i> Mr & Mrs Cracker	<i>House Name</i>	<i>Road</i> 38 Camden Road	<i>Locality</i> St. Johns
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 31/01/11

Erection of rear orangery and first floor extension.

The Town Council recommended approval. Subject to the Planning Officer being satisfied that there is no loss of residential amenity to numbers 36 and 34 as a result of loss of sunlight.

18	<i>Plan Number</i> SE/11/00171/CONVA R	<i>Planning officer</i> M Holmes 22-02-11	<i>Town Councillor</i> Cllr. Canet	<i>Agent</i> Tim Robinson 07801808853
	<i>Applicant</i> Godfreys	<i>House Name</i> Godfreys	<i>Road</i> Otford Road	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/02/11

Application to remove condition 2. The permission hereby granted shall ensure only for the benefit of the applicant, and 3. Operations shall take place in the site only between 8:00am and 6:00pm on Mondays to Fridays, and 8:00am to 6:00pm on Saturdays, 10:00am to 4:00pm Easter and Spring Bank Holidays. No activity to take place on Sundays or any other Public Holiday - of SE/96/00005/FUL

The Town Council recommended refusal as conditions were imposed to protect the residential amenities of the neighbouring properties.

Planning Applications Considered

Applications considered on 7-2-11

19	<i>Plan Number</i> SE/11/00183/FUL	<i>Planning officer</i> Ben Phillips 21-02-11	<i>Town Councillor</i> Cllr. Canet	<i>Agent</i> Draft2Design ltd 01323 446612
	<i>Applicant</i> Agent	<i>House Name</i>	<i>Road</i> 35 Pontoise Close	<i>Locality</i> Northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/02/11

Loft conversion to provide 2 no. bedrooms. Erection of single storey extension to rear, plus conservatory to rear.

The Town Council recommended approval.

20	<i>Plan Number</i> SE/11/00205/FUL	<i>Planning officer</i> Patrick Reedman 21-02-11	<i>Town Councillor</i> Cllr.Canet	<i>Agent</i> N/A 01732 740021
	<i>Applicant</i> Antonia Le Fevre	<i>House Name</i>	<i>Road</i> 18 Weavers Lane	<i>Locality</i> northern
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 01/02/11

Change of summer house (Built under approval SE/07/00739) for family use, and child minding business.

The Town Council recommended approval.

21	<i>Plan Number</i> SE/11/00221/FUL	<i>Planning officer</i> M Holmes 22-02-11	<i>Town Councillor</i> Cllr. Piper	<i>Agent</i> Pete Hadley 01389 836334
	<i>Applicant</i> Mr N Truman	<i>House Name</i> Highwood	<i>Road</i> Ashgrove Road	<i>Locality</i> Kippington
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/02/11

Replacement dwelling with detached garage (revision to design refused under ref SE/10/02631/FUL)

The Town Council recommended refusal as building is only allowed in the Green Belt if it is well designed, sympathetic to the character of the area, and designed to minimise visual invasion onto the landscape.

This design is out of character with anything else nearby, is an alien design, and is far too visually prominent for the landscape.