



Sevenoaks
TOWN COUNCIL

30th June 2011

You are summoned to attend a meeting of the **PLANNING COMMITTEE** to be held in the Council Chamber at the address below on Monday 4th July 2011 at 7.00pm. Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Deputy Town Clerk

Committee Members

Cllr S Arnold
Cllr C L L Baker
Cllr Mrs J M Canet
Cllr G R S Clack
Cllr A S Clayton
Cllr Mrs M E Crabtree
Cllr Mrs A E Dawson
Cllr A Eyre

Chairman - Cllr R M C Hogarth
Cllr Mrs M A London
Cllr R J Parry
Cllr R L Piper
Vice Chairman - Cllr S G Raikes
Cllr M G Short
Cllr P E Towell
Cllr P C Walshe

Apologies for absence

To receive a presentation from Roger Johnson of Sevenoaks Rail Travellers Association regarding the proposed change to services laid out in the proposed Rail Plan for Kent.

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

1 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

2 MINUTES

To approve the minutes of the meeting of the Planning Committee held on 20th June 2011 (copy previously despatched to members).

Town Council Offices
Bradbourne Vale Road
Sevenoaks, Kent TN13 3QG
Tel: 01732 459953 Fax: 01732 742577

Email: council@sevenoakstown.gov.uk
Website: www.sevenoakstown.gov.uk

Town Clerk



- 3 LICENSING
 11/00705/LAPRE - El Matador, 49 London Road
 To note that Cllr Short will be representing Sevenoaks Town Council at a Licensing hearing considering the license application made by El Matador, to take place on the 6th July 2011 at Sevenoaks District Council Offices.
- 4 ENFORCEMENT OF PLANNING CONTROL
 Breach of Condition
 To note a possible breach of conditions at 45 The Rise, details to be discussed at the meeting. (Cllr Parry)
- 5 REPRESENTATION AT DEVELOPMENT CONTROL MEETINGS
 To note that Cllr Mrs Walshe attended a Development Control Meeting on the 30th June to convey the Town Council's views on SE/11/00776/FUL - Sealcot Seal Hollow Road.
- 6 HIGHWAY MATTERS
 a) Email regarding speeding on Seal Hollow Road
 To receive and consider an email reporting speeding issues on Seal Hollow road, outside of Knole Academy. (Copy Attached)
- b) New staffing arrangements in KHS
 To receive and note an email from KHS regarding interim changes to their staffing structure.
- 7 TREE WORK
 (a) To consider the following applications for treework:
 i) SE/11/01533/WTCA - Tollard, 74 Oakhill Road [Cllr Eyre]
 Remove 1 Cherry Tree.
 ii) SE/11/01555/WTPO - Hunters End, 8 Quarry Hill [Cllr Clack]
 Various works to 1 Ash Tree.
 iii) SE/11/01629/WTPO - 34 Hitchen Hatch Lane [Cllr Hogarth]
 Various Works to trees
 iv) SE/11/01628/WTCA - Cromlix house, 120 Kippington Road [Cllr Eyre]
 Reduce 3 Silver Birch Trees by 25%
 v) SE/11/01625/WTCA - 38 St Botolphs [Cllr Short]
 Reduce 1 Eucalyptus tree by 30%
- (b) To note the making of the following Tree Preservation Order:-
 i) TPO/10/2011 - 3 Locks Yard, High Street (copy attached)
- 8 PLANNING APPLICATIONS
 (a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.
- (b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the 2 weeks ending 30th July 2011 (copy attached).
- 9 PRESS RELEASES
 To consider any agenda item which would be appropriate for a press release.

04-07-11

6 a)

From: simon olley [mailto:simon@olleydesign.co.uk]
Sent: Fri 24/06/2011 05:29
To: Highways @ KCC; enquiries@knoleacademy.org; customerservices@sencio.org.uk;
clr@sevenoaksschool.org
Cc: Cllr Fleming, Peter; Cllr Dawson, Ann; Cllr Raikes, Simon; Cllr Dickins, Matthew; Cllr
Towell, Paul; Media - Sevenoaks Chronicle, Editor; regoak@tiscali.co.uk
Subject: Speeding traffic outside Knole Academy (East)

Dear Sirs & Madams

I am concerned that the existing 30mph speed limit on Seal Hollow Road outside the entrance to the Knole Academy (East) is too high and should be reduced.

At school times/rush hours Seal Hollow Road usually has a line of stationery cars on the opposite side to the school (waiting for the traffic lights to change). By contrast, vehicles approaching from the feeder lane of the 40mph A25 come up the clear lane past the school gates far too fast. This combination of stationery cars and speeding vehicles is, to my mind, particularly dangerous. There is no provision for safe crossing of the road. Because the site is also used by Sencio as a leisure centre this is not a problem simply limited to school drop-off times.

The school itself doesn't appear to be tuned into this problem - by way of example, one of the existing 30mph signs outside the school has been completely obscured by the growth of a sycamore sapling for many weeks.

I would also suggest that the 40mph limit on the adjacent A25 junction that is used heavily by pedestrian students would be better reduced to 30mph.

I do hope this matter can be addressed before long.

Simon Olley
28 Dippers Close Kemsing Kent TN15 6QD
01732 763700

**To: County Council Members
Parish Clerks
District Councillors**

Subject: New staffing arrangements in KHS – Highway Operations

From: Carol Valentine/Toby Howe – Highway Managers

Date: 21st June 2011

As you are aware, savings are required from most areas of local authority services. Kent Highway Services (KHS) is no different and has a budget reduction of around £20m this financial year compared to 2010/11. In order to ensure the protection of its front line service, KHS has undertaken a staff re-structuring which is now close to being complete. The staff re-structuring has been undertaken in the context of the County Council's Vision, Bold Steps for Kent and legislation requiring robust community engagement.

KHS will continue to focus on working with communities and we are committed to meaningful engagement with Members, Parishes and local residents. In order to strengthen this area, meet the budget savings requirements and bring about efficiencies and effectiveness, changes have been made to the staffing of the department. This follows a two phased restructuring process.

We recognise that Members, Districts and Parishes appreciate a nominated area contact within our Highway Operations teams through Highway Inspectors and Community Liaison Officers. From 1st July our new structure comes into force and we will have Highway Stewards and Statutory Highway Inspectors. The Highway Stewards will be allocated to a specific area and they will deal with customer service enquiries, Member, Parish and community engagement. They will be empowered to carry out small jobs on site as necessary and will be able to raise jobs they find out on their patch directly to our Highway Management Centre (HMC) at Aylesford so that these can be dealt with in a timely manner. They will undertake Parish visits as agreed locally and will be working out in the community on a daily basis. As is the case now, defects should be reported via our Contact Centre (08458 247800) to ensure that they are properly recorded and entered into our system to be repaired. They will report to a District manager who will be fully aware of all highway matters within their District.

Our Highway Inspectors will concentrate on carrying out our statutory inspections of the highway and will identify safety critical defects, and ensure that these are repaired accordingly. Inspectors and Stewards will be supported by an Operations engineer as well as an efficient HMC which will be co-located with our new contractor, Enterprise.

A list of the staff appointed to the District geographical areas is attached. Please note that this is an interim structure only as there are still some vacancies in the department and over the next few weeks we will be working to fill these. There will be a few additions to this structure and there will be further staff movements. You will be informed of when these vacancies have been filled and of course a final staff list will be circulated as soon as we are able.

You will be contacted by your new Steward early in July and arrangements for visits where requested will be made. There have been other changes in the department and you will be notified of these in due course. Thank you for your support and patience during this period of substantial change.

Town and Country Planning Act 1990

TREE PRESERVATION ORDER, 10 of 2011.

The SEVENOAKS DISTRICT COUNCIL, in exercise of the powers conferred on them by sections 198 [,201] and 203 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as the Sevenoaks District Council Tree Preservation Order No.10 of 2011, situated at 3 Locks Yard, High Street, Sevenoaks.

Interpretation

2. In this Order “the authority” means the Sevenoaks District Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

[Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on 10th of June 2011.]

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to article 5, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5.—(1) Nothing in article 4 shall prevent—

- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary—
 - (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (aa) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable the implementation of an order made or confirmed under paragraph 8(1) or paragraph 15(1) of Schedule 1 to the Highways Act 1980 (procedures for making or confirming certain orders and schemes);



Tree Preservation Order

TPO 10 (2011)

Scale: 1:1,250
Date: 10/06/2011

3 Locks Yard, High Street, Sevenoaks

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SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on Map
T1

Description
Birch

*Situation**
Situating to the south east of 3 Locks Yard, High Street, Sevenoaks.

Trees specified by reference to an area (within a dotted black line on the map)

Reference on Map

Description
None

*Situation**

Groups of trees (within a broken black line on the map)

Reference on Map

Description
None

*Situation**

Woodlands (within a continuous black line on the map)

Reference on Map

Description
None

*Situation**

* complete if necessary to specify more precisely the position of the trees.

Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2011

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/SE/08/3170/R3	Andrea Hopkins 05-07-11	Cllr Canet	Cory
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cory Environmental		Greatness Quarry	Bat & Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/11
Details of a noise survey pursuant to condition 3 of planning permission SE/08/3170				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01089/FUL	M Holmes //none given//	Cllr Mrs London	N/A 07843 571523
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Sandy Hansen			60 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/11
SE/11/01089/FUL - Amended plan				
Window in North elevation removed and ridge height of main garage section reduced by .3m				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01101/FUL	Angela Seare 31-05-11	Cllr Parry	Mr B Best / Cobden 0173 0155000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Letchford		4 White Lodge	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/11
SE/11/01101/FUL - Amended plan				
Revised drawings				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01375/CONVAR	Sean Mitchell 08-07-11	Cllr Canet	WYG Planning & Design 0147 905 4000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Sainsbury plc		Sainsbury Petrol Filling Stati	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/11
Application to Vary condition no. 5 - approved plans of SE/11/00213/FUL Erection of single storey front extension, refurbishment of the existing petrol filling station kiosk. Re-cladding of the existing forecourt canopy, replacement petrol pumps and provision of a rainwater harvesting system for the existing car wash. - replace approved drawings 2274/01 revision D and 2274/20 rev D to allow enlargement of approved front extension to kiosk, replacement of approved storeroom with an ATM room, retention of ATM on Kiosk front elevation and small freestanding plant room behind existing air/water facility.				

Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2011

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01428/FUL	Helen Tribe 08-07-11	Cllr Mrs London	Stephen Langer N?A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
John Hurlock			12 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/11
Erection of single storey side extension.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01435/FUL	Helen Tribe 11-07-11	Cllr Parry	Michael Collins Consultan 01483 430050
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MR&MRS Esterhuizen		1 Littlecourt House	Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/11
Proposed front and side extensions. Loft extension with dormer to rear. Terrace over garage to first floor and erection of conservatory to rear.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01461/FUL	Ben Phillips 13-07-11	Cllr Mrs London	Don Clark 01483.274.882
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Brown			57A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/11
Change of use of upper front parts on first and second floors from offices to self contained 4 bedroom dwelling maisonette with separate side entrance. Some internal remodelling and replacement of existing windows with painted timber windows - pattern similar to existing. Provision of external refuse enclosure for proposed dwelling.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01473/FUL	Patrick Reedman 08-07-11	Cllr Piper	David Burr 01732.742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ollie Seldon			10 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/11
Single storey and two storey side extensions, extension to roof and loft conversion with rooflights to all elevations				

Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2011

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01496/FUL	N Cowley 12-07-11	Cllr Raikes	David Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Jonathan Adams			25 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/11
Demolition of garage to facilitate erection of two storey side and rear extension and single storey rear extension.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01497/FUL	Ben Phillips 07-07-11	Cllr Parry	Christopher Rayner 01732 464 886
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Gratwick			14A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/11
Erection of single storey side extension to detached garage and new entrance porch to house.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01499/FUL	Angela Seare 13-07-11	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Maria Lemos			8 White Friars	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/11
Conversion of half of double garage into a annexe.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01509/FUL	Helen Tribe 07-07-11	Cllr Raikes	John Bullock 01892 5257 88
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mark Kelly			7 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/11
Erection of a single storey part replacement rear extension.				

Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2011

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01511/FUL	M Holmes 11-07-11	Cllr Baker	Neil Edwards 01732 7795
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Julie Thomas			10 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/11
Erection of a first floor and extensions to rear and side of property				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01520/FUL	Helen Tribe 19-07-11	Cllr Clack	Browitt & Smith 01732.45
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
John Firth			20 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/11
Part conversion of garage to utility, sewing and shower rooms, and construction of porch				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01521/CONVAR	M Holmes 08-07-11	Cllr Mrs Crabtree	Browitt and Smith 01732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MR&MRS Featherstone		Kingswood	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/11
Application to vary condition 4 (plans condition to include the following plans; 1396/1/09, 1396/2/09, 1396/3/09, 1396/4/09, 1396/5/09, 1396/6/09 and other plans submitted on the 23rd March and 12th April 2010) of SE/10/00797/FUL. In order to re-plan the entrance hall and landing and to reduce the proposed basement.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01538/FUL	Ben Phillips 13-07-11	Cllr Eyre	Carmen Austin 0786.696.
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Matthew Pepper			31 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/11
First floor extension to the side in order to create new bathroom and bedroom.				

Planning Applications to be Considered

Planning Applications received to be considered on 04 July 2011

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01577/FUL	Patrick Reedman 18-07-11	Cllr Clayton	Richard Elliott01732.779.500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chi Ho Kan			9 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/11
Demolition of an existing garage and the construction of a new semi detached dwelling.				

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01578/LBCALT	Ben Phillips 20-07-11	Cllr Mrs London	Don Clark 01483.274882
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Brown			57A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/11
Change of use of upper front parts on 1st. and 2nd. floors from offices to self-contained 4 bedroom dwelling maisonette with separate side entrance/ some internal remodelling and replacement of existing windows with painted timber widows, pattern similar to existing, provision of external refuse enclosure.				

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01593/FUL	M Holmes 19-07-11	Cllr Baker	Mark Horner 01580.713.970
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mark Gates			7 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/11
Erection of two storey rear extension.				

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/11/01594/FUL	Helen Tribe 19-07-11	Cllr Short	Joanna Russell 077524.14004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Jill Bond			41 Buckhurst Avenue	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/11
Erection of rear roof terrace serving second floor				