

Amended Minutes of the PLANNING COMMITTEE meeting held on Monday 26th July 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: : <https://youtu.be/gerHgQPKWBk>

Present:

Committee Members

Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Arrived 19:10
Cllr Camp - Vice Chairman	Present	Cllr Mrs Parry	Present
Cllr Dr Canet - Mayor	Present	Cllr Parry	Present
Cllr Clayton	Remote Attendance*	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Remote Attendance*

Also in attendance:

Town Clerk
 Planning Committee Clerk

*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

PUBLIC QUESTION TIME

None.

175 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

176 **DECLARATIONS OF INTEREST**

Cllr Eyre declared a non-pecuniary interest in the following application:

[Plan no. 12] 21/02107/HOUSE – 77 Brittain's Lane.

177 **DECLARATIONS OF LOBBYING**

Representation was received and circulated to all Cllrs objecting to the following application:

[Plan no. 3] 21/01254/FUL – Sevenoaks Gasholder Station, Crampton's Road was re-circulated to Cllrs.

Representations received objecting to the *original* version of the above plan were also re-circulated to Cllrs.

178 **NOTES**

The Committee received the notes on the report to Planning Committee Meeting (Working Party*) held 12th July 2021. **It was RESOLVED** that the notes be approved.

- 179 COVID-19: PLANNING COMMITTEE ARRANGEMENTS
- a) It was noted that meetings will commence face-to-face following the lifting of public health restrictions on 19th July 2021, to be live streamed on Youtube.
 - b) It was noted that all arrangements were subject to review.
- 180 REPORT ON STC'S MEETING WITH AECOM REGARDING OUR LOCALITY TECHNICAL SUPPORT APPLICATION
- a) The Committee noted the topics and outcomes discussed with a consultant from AECOM and Urban Initiatives Studio.
 - b) It was noted that STC expect to hear back on the outcome of their Technical Support Application by the end of the month, and that Urban Initiatives Studio is obtaining alternative quotes, should the application not be successful.
- 181 ENVIRONMENT AGENCY PRESENTATION TO PLANNING COMMITTEE BOOKED
- a) Councillors noted that the Environment Agency will present to the Planning Committee on 18th October 2021. This regarding flooding issues in Sevenoaks and in relation to developing land in the NDP.
- 182 SDC PRESENTATION TO PLANNING COMMITTEE BOOKED
- a) Councillors noted that SDC's Development Manager and Planning Improvement and Standards Manager has been booked for 4th October. This regarding electronic consultations.
- 183 HUGOFOX PLANNING TRACKER
- a) The Committee noted that the Hugofox Planning Application Tracker is now live and available on the [Planning Committee webpage](#).
- 184 PLANNING APPLICATIONS
- (a) No members of the public registered to speak on individual applications.
 - (b) The Committee considered planning applications received during the two weeks ending 19th July 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.
- 185 PRESS RELEASES
- It was **RESOLVED** that a Press Release be issued announcing that the Planning Committee has now held its first in-person meeting, with the ability for public to attend, since the beginning of the pandemic. The meeting was held at the new Bat & Ball Centre. It was hoped that the meeting would also help to promote the success of the Bat & Ball Centre's refurbishment, and encourage public to view and hire its facilities.

There being no further business the Chairman closed the meeting at 20:10.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 26-7-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00861/FUL	Louise Cane 06-08-2021	Cllr Parry	Edward Plumptre 07799 8 04649
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Jeune		Brittains Farm	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
Installation of three gates, fence. Landscaping. Internal timber repair works to the stable block and tack room and timber frame building.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00862/LBCALT	Louise Cane 06-08-2021	Cllr Parry	Edward Plumptre 07799 8 04649
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Plumptre		Brittains Farm	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
Installation of three gates, fence. Internal timber repair works to the stable block and tack room and timber frame building.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-7-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01254/FUL	Mark Mirams	Cllr Shea	Sarah Cottingham 01322 274660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Sevenoaks Gasholder Station	Cramptons Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/07/21	

21/01254/FUL - Amended plan

Construction of a residential development of 136no. dwellings, new vehicular accesses from Otford Road and Crampton's Road, associated parking, landscaping, drainage, boundary treatments and earthworks.

A summary of the main changes are set out below;

The application has been amended, to provide an additional 6 car parking spaces, and 2 car club spaces

Comment

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:

1. Layout and density of the development are not consistent with the Allocated Development Management Plan of 2015, nor the emerging and widely-consulted on Neighbourhood Development Plan or Local Plan for the site, being significantly taller and more dense;
2. The ten-storey rotunda tower is overdeveloped, overbearing, out of character and of a height incongruous with the residential character of the area. There are no buildings above four storeys in that locality and the loss of the former industrial gasometers is welcomed by residents of the area;
3. The design and materials are out of keeping with the SDC Residential Character Area Assessment for the areas local to it;
4. The rotunda tower would be intrusive to the green belt and SSSI which it would be adjacent to;
5. The rotunda tower would be solid, impermeable to light and views and internally lit at night, unlike the predecessor gasometer, impacting visual amenity for a considerable distance;
6. The townhouses on Cramptons Road are not in keeping with the Residential Character Area Assessment and have an uncomfortable relationship with the neighbouring properties with overlooking and loss of privacy issues;
7. Adequacy of parking is insufficient with a risk of overspill on-street parking in an area with already high demand. Sevenoaks Town Council recommends that the KCC policy of one space per unit be adhered to;
8. Lack of social housing - Sevenoaks Town Council recommends that 40% of the units be made available as affordable social rented housing, as per SDC policy, in perpetuity.

Informatives:

The application includes a travel plan, which proposes frequent post-occupancy reviews of resident journeys and a car club as mitigation for lower parking levels and assumptions of residents not needing personal transport in this location. With the further delay to fast services from Bat and Ball Rail Station and with existing bus routes being tailored to a neighbourhood of car owners, any Travel Plan must be binding and enforceable.

The Town Council noted that the scheme makes a positive contribution to the green spaces of the area, and indeed there are very few green public spaces or play facilities in the Cramptons Road/ Moor Road/ Swanzy Road area. Public access to maintained public space and play facilities must be permanently ensured.

The applicant states that the infrastructure for vehicle charging points can be provided. Any development should be conditional upon comprehensive provision of charging points for electric cars and bikes given their rapid increase in popularity and availability.

Planning Applications Considered

Applications considered on 26-7-21

The scheme as submitted is substantially larger than envisaged in the ADMP or NDP. It is vital that infrastructure is able to cope with 136 new families in the area and at present healthcare and education (particularly primary education) are at capacity. The applicant's Design and Access Statement draws attention to schools which are operating at very tight catchments, plus one which doesn't exist any longer. It covers medical centres without reference to a single GP practice, which we know to be under great pressure. Public transport infrastructure in this location is not designed for dense, low-car owning developments as might be the case in London boroughs, with few bus services serving the area at infrequent intervals and, whilst the site is undeniably close to a rail station, the services from Bat and Ball station do not compete for most London-bound commuters with those at Sevenoaks station. Bat and Ball junction is highly congested with unsignalled and hard-to-use pedestrian crossings and zero cycle infrastructure.

Significant investment will be needed in local infrastructure to meet the expectations of this development and should be reflected in the Section 106/ CIL heads of terms.

The Town Council enclosed a more detailed report on its views as an added informative. (See attached).

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01813/FUL	Anna Horn 03-08-2021	Cllr Parry	Colin Smith
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brindley		The Maples	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21

REVALIDATED:

Demolition of existing dwelling and the erection of new four bedroom dwelling together with access and parking.

A summary of the main changes are set out below:
Certificate B has been signed.

Comment

Sevenoaks Town Council recommended refusal on the grounds the proposed dwelling would be an over-development, unneighbourly and detrimental to the street scene.

Informative:

The Town Council believes that the application provides insufficient information which informs how the adjacent property, April Cottage will be retained during construction works.

Planning Applications Considered

Applications considered on 26-7-21

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01923/HOUSE	Alexis Stanyer 09-08-2021	Cllr Eyre	Andrew Wells 01634 7687
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Szczycinska		Garnetts	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/21

21/01923/HOUSE - Amended plan

Erection of a single storey rear extension and new link between the house and garage/workshop. Conversion of loft to habitable space with new dormers and rooflight. Replacement windows.

A summary of the main changes are set out below:

The proposal previously included the demolition of an existing small ground floor rear extension. The agent has amended the proposed plans as the applicant would now like to retain this existing extension rather than demolish it.

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01968/FUL	Emma Gore 27-07-2021	Cllr Michaelides	Colin Smith 07879 47262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Olivieri			4 The Shambles	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/21

Change of use from Tattoo Studio (sui generis use) to a use for the sale of hot food where the consumption of that food is mostly undertaken off the premises.

Comment

Sevenoaks Town Council recommended approval, providing that the Environmental Health Officer is satisfied that the proposal will not cause unacceptable levels of noise and smell to nearby residential flats, and that the Conservation Officer is satisfied that this application will not have a negative impact on a locally listed building in the Sevenoaks High Street Conservation Area.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02014/FUL	Sean Mitchell 02-08-2021	Cllr Bonin	Harold Parr 07944 64285
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Patel		J H Lorimer	78-78A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/21

Change of use to existing 1st floor retail unit to residential dwellings 2 no. 2b4p flats and 1 no. 1b2p flat.

Comment

**Chairman presenting Cllr Bonin's recommendation:
Sevenoaks Town Council recommended refusal on the grounds of potential for overlooking and lack of daylight / sunlight in various habitable rooms.**

Informative:

Sevenoaks Town Council regretted the loss of office space and especially retail space in this development.

Planning Applications Considered

Applications considered on 26-7-21

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02023/LBCALT	Mark Mirams 2-08-2021	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J. Oliver		Northdown	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/21
Repair on a section of the roof.				

Comment

**Chairman presenting Cllr Piper's recommendation:
Sevenoaks Town Council recommended approval, subject to the views of the Conservation Officer**

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02026/HOUSE	Emma Gore 27-07-2021	Cllr Eyre	Alistair Scott 01233 7333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Thomas		Primrose Cottage	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/21

Demolition to garden room with two storey extension, internal alterations, replacement outbuilding and landscaping.

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02065/HOUSE	Emma Gore 27-07-2021	Cllr Michaelides	Matthew Bennet 01227 31
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CCH Build Solutions Ltd			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/21

Replacement windows to front elevation.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and the design

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02099/HOUSE	Anna Horn 06-08-2021	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Clarke		Keillour	9 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21

Demolition of existing side entrance/bootroom, and building of new toilet/bathroom in its place.

Comment

**Chairman presenting Cllr Waite's recommendation:
Sevenoaks Town Council recommended approval, subject only to the extension being undertaken in such a way as to be in keeping with the already existing property.**

Planning Applications Considered

Applications considered on 26-7-21

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02107/HOUSE	Samantha Simmons 30-07-202	Cllr Parry	Tangent Space 01892 85
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hann			77 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/21
Demolition of existing garage & Porch. Construct two storey extension to front elevation but extending up to first floor with hipped roof over linking back to main roof of house. Construct two storey side extension including single storey rear extension on rear elevation.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02144/FUL	Mark Mirams 03-08-2021	Cllr Camp* reallocated from Cllr	Joe Alderman 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Algar		Sunny Hatch	91 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
Demolition of existing building and erection of an apartment block containing 7 flats (6 x 2 bedroom & 1 X 3 bedroom) with basement car park and associated cycle parking, refuge storage facilities and amenity areas.				

Comment

Sevenoaks Town Council recommended approval, subject to a proper landscaping plan to replace some of the lost trees.

Informative: Sevenoaks Town Council believes it would be prudent for the developer to provide two additional car parking spaces for visitors' cars.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02147/HOUSE	Anna Horn 03-08-2021	Cllr Eyre	Tara De Linde 07973 628
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Isaci			39 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
Roof alterations facilitating extension of the habitable space of the loft. First floor extension with new fenestration. Dormers and rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-7-21

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02154/HOUSE	Anna Horn 03-08-2021	Cllr Granville-Baxter	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Miss Firth-Nicoll			17 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
Proposed ground floor rear extension with rooflight, proposed ground and first floor side extension, extension to existing vehicular access, new parking area at front, new open porch at front, balcony at the rear and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the consideration of the Planning Officer regarding the material finishes: i.e. tile-hung, brick-clad.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02162/LBCALT	Anna Horn 05-08-2021	Cllr Dr Canet	Craig Latowsky
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Devereux		Station House	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
New Ticket Vending Machine (TVM) & Canopy and new Waiting shelter on Platform 1.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02164/HOUSE	Samantha Simmons 03-08-2021	Cllr Piper	David Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Farley			21 Oak Warren	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
To construct a single storey rear extension with rooflights and alterations to fenestration.				

Comment

**Chairman presenting Cllr Piper's recommendation:
Sevenoaks Town Council recommended approval.**

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02171/FUL	Mark Mirams 04-08-2021	Cllr Raikes reallocated from Mic	Ian Laverick 02088 91595
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Stevenson			1-2 Old School Walk, 2-6 Blighs	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/21
Installation of a galvanised steel step over ladder at roof level to connect two existing service zones.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-7-21

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02184/HOUSE	Samantha Simmons 04-08-2021	Cllr Eyre	Amna Khan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Price			6 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/21
Erection of two out-buildings in garden.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02189/HOUSE	Anna Horn 06-08-2021	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Valentine			48 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
Erection of a summer house.				

Comment

**Chairman presenting Cllr Piper's recommendation:
Sevenoaks Town Council recommended approval.**

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02205/HOUSE	Mark Mirams 05-08-2021	Cllr Bonin	Tom Wallace 07920 4431
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H-J Ozanne			35 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
Two storey rear and single storey rear extensions. Roof alterations to rear.				

Comment

**Chairman presenting Cllr Bonin's recommendation:
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no unacceptable overlooking or overshadowing of the neighbouring properties.**

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02208/HOUSE	Samantha Simmons 05-08-2021	Cllr Piper	Carmen Austin 07866 962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Read and Ms Sims			7 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
Demolish existing porch and construct new porch. New side and rear extensions.				

Comment

**Chairman presenting Cllr Piper's recommendation:
Sevenoaks Town Council recommended approval.**

Planning Applications Considered

Applications considered on 26-7-21

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02217/HOUSE	Samantha Simmons 05-08-202	Cllr Parry	Marta Ferreira 02073 998
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Harris		Ridgeway	38 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
Existing garage space to be converted internally to accommodate new swimming pool room, new picture window within existing garage door opening, new garage space created in extension of current building, removal of existing tiled pitch roof to garage, replacing it with a new flat sedum roof with a new skylight and landscaping.				

Comment

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02220/FUL	Sean Mitchell 06-08-2021	Cllr Michaelides	James Baker 0207357800
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gail's Ltd		Phase Eight	1 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
Alterations to shopfront including 2 awnings.				

Comment

Sevenoaks Town Council recommended approval.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02221/ADV	Sean Mitchell 06-08-2021	Cllr Michaelides	James Baker
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gail's Ltd		Phase Eight	1 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
2 no. non-illuminated fascia lettering signs an 1 no. non-illuminated hanging sign.				

Comment

Sevenoaks Town Council recommended approval.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02224/FUL	Mark Mirams 09-08-2021	Cllr Granville-Baxter	Ian Osman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P. Deoclises			32 Mill Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/21
Conversion of the existing single dwelling house into 1x2 bedroomed house and 1x3 bedroomed house; construction of one single-storey rear extension and one two storey side extension, installation of a window and door on the front elevation at ground floor level; installation of x3 rooflights on the roof; installation of x2 rooflights on the flat roof to single storey rear extension.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of a lack of parking, and the design being inappropriate compared to the neighbouring area.

Planning Applications Considered

Applications considered on 26-7-21

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02236/HOUSE	Anna Horn 06-08-2021	Cllr Clayton	David Dennis 01732 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Miss Collings-Chambers			1 Westfield	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
<p>Proposed demolish ground floor at side with removal of one chimney, proposed ground floor rear extension with rooflights, proposed ground and first floor side extension and alterations to fenestration.</p>				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the design and materials match the existing house.

INFORMATIVE for Sevenoaks District Council

Sevenoaks Town Council report on its views on Planning Application 21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road

Comments:

This scheme is to regenerate the former gasholder site which lies between Cramptons Road and Otford Road. The proposal is for the creation of 136 new homes on the site which is just under a hectare in area, and the use of this brownfield site for housing in this important site is consistent with planning at District and Town level.

Primary **access** to and from the site is to be from the Otford Road opposite Bakers Yard, with a secondary, one-way, inwards only route from Cramptons Road.

On the Cramptons Road frontage, 8 **townhouses** are proposed. These have three storeys and flat, green roofs. The front façade is ‘crenellated’ giving the homes an appearance of a Spanish mountain village, albeit in red brick with bronze coloured window frames, doors, balustrades and trims. Externally, the houses have two parking spaces and bin/ bike stores at the front but no other garden. They each have a roof terrace accessed from the second floor bedrooms, which look across the street at the existing houses, and full height windows to first floor bedrooms with one having a small balcony. All but one window is full height on the Cramptons Road façade of each house. These homes are earmarked as “Discounted Market Sale”. The level of discount is 20%, and this is the only “**affordable**” housing in the scheme, there being no social rented accommodation included. These homes make up 5% of the total number of units. The external finishes to the buildings are red/ brown/ mixed brick with bronze coloured window frames, panels and balustrades to the balcony available to every flat.

In the development behind are two further townhouses, back to back with those on Cramptons Road, and on either side, South and North, are two four-storey blocks of apartments. The **North Block** stands on a podium which houses parking spaces, bike spaces and plant. Flats are a mix of two and three bedrooms and one studio flat. Lifts are included and there is one wheelchair-accessible designed townhouse (although since this will be in private ownership, not RSL, it’s appeal will be limited).

To the West, and closest to the Otford Road, stands a **rotunda**. This is designed to reflect the gas towers which previously occupied the site. It stands 10 storeys high and at almost exactly the same height as the tallest of the two gasometers which stood here. The façade treatment picks out the structure of the fretwork of the gas towers, with vertical spines picked out in white tiles on the outer face and highlighted with glazed green and yellow tiles on the inward faces, horizontal features every few storeys as per the old towers and set against warm grey brickwork (or possibly red, depending on which document you look at) with bronze window frames, insert panels and balconies. Internally, each floor includes a mix of seven one-, two- and three-bedroom flats. It is stepped away from the boundary with Otford Road by the car parking spaces around it.

A **garden** in the centre of the development is landscaped extensively on varying levels and using excavated material to create grassy mounds in the central area with paths running between, and 'natural play' spaces incorporated. There are indications that this space will be open to the public, a most welcome development in a neighbourhood with no public green spaces. There is a comprehensive planting strategy of trees, shrubs and biosolar roofs. The **PROW** which runs through the site currently will be opened up and fully integrated as an access route across the site.

Car parking is arranged in a number of locations: in the podium of the rotunda and the North block, in front of the Cramptons Road Townhouses, around the western side of the rotunda and south and west of the South Block. There are 97 spaces in this scheme of 136 homes, 16 of them dedicated to the 8 townhouses, being on their driveways. The remaining spaces divided by the remaining units gives a rate of 0.63 spaces per unit. 184 covered cycle spaces are designed into the scheme in a variety of locations.

In addition to low parking provision, there will be a loss of **informal on-street parking** on Cramptons Road. My estimate is in the region of 15 spaces along the stretch which the townhouses will occupy. Many existing Cramptons Road residents are reliant on on-street parking, and increasingly live in multicar households as young family members cannot afford to move into homes of their own and continue to live with parents. On street parking is also used extensively by visitors and workers at the nearby industrial units and other commuters. The loss of spaces will have a considerable impact upon the neighbours.

The low parking provision is justified by the developer on the basis of the sustainable location of the scheme and the provision of a **travel plan**, with a Travel Plan Coordinator post for five years. Car sharing schemes will be promoted (although I know of none in Sevenoaks, the scheme given as an example does not extend this far out of London at present) and the viability of a Car Club is being explored. Walking, cycling and public transport are to be promoted, although the document correctly notes the infrequency and limited operating hours of buses and trains in this location.

It would be fair to say that **residents** around this site are upset by the proposal. They received a consultation during the winter which many report having had a three-day turnaround on to meet the deadline, and they are upset by the scale of project being vastly different from that which has been widely consulted on through the NDP and Northern Masterplan development of recent years. All I have spoken to or been in contact with are concerned about the precedent for density on other sites such as the waterworks and quarry, although pretty well everyone is keen for the brownfield site to be developed for housing to meet local needs. None miss the gas towers, and almost all are surprised by the design inspiration they have offered. I have detected no love for the industrial heritage of the site. In talking to them, I was hard pressed to find anyone who could remember the last time the gas towers were fully raised and occupying the void of the frame, although the answer to that seems to be sometime in the mid 1990's, perhaps earlier. Many then consider the solid 10-storey design to be overbearing and dominating on their neighbourhood. They have serious concerns about parking in particular – both the loss of parking spaces on street which are already in keen demand and overflow parking from residents of the scheme which has significantly fewer than the KCC policy 1 space per unit.

As of 11pm yesterday, approximately 125 comments had been lodged on the planning portal by members of the public.

The analysis of the local facilities recognises the close access to supermarkets and small retailers at St John's, but misunderstands the rhythm of Sevenoaks – in listing leisure facilities, it describes two local private gyms but doesn't make clear the distance to the civic leisure centre and pool; in describing healthcare, it mentions the hospital and the private medical centre, but makes no study of GP's or their capacity for 136 new households; describing schools, it includes Dorton House which was highly specialised and is now closed, makes no distinction between state and private schools and suggests access to primary schools already operating on very tight catchment areas. The application sets out where social infrastructure lies but offers no analysis of their capacity for a large, unplanned-for development. Having been asked in pre-application to include pedestrian and cycle routes, there is no analysis of this at all.

With all that said, the design is interesting, unusual and sustainably built, and I especially welcome the inclusion of public green space and play facilities in this neighbourhood which has none, as well as the significant improvements to the PROW which traverses the site, and which is open and secure through the proposed development. It effectively remediates this brownfield site and opens up the space.

Decision advice:

Sevenoaks Town Council recommended **refusal** on the following grounds:

Layout and Density of Building

- ADMP – the Allocated Development Management Plan adopted by SDC in 2015 identifies this site as having the potential for 39 new homes at a density of 40 homes per hectare;
- NDP – the STC NDP, which may be adopted during the planning process for this scheme, raises that capacity to 73, and that is the site capacity proposal on which STC has consulted widely over several years and which is about to go to a local referendum;
- Local Plan – SDC's draft local plan mooted the possibility of increasing density on this site in order to achieve housing targets. It suggested a maximum of 98 homes on the site, although of course this isn't adopted policy currently.

It is clear that this proposal is considerably more dense than foreseen by either local council in any of its' planning documents, adopted or otherwise. The planning document in force is the ADMP at 39 homes.

The height of the rotunda is a factor of the proposed density. At ten storeys, it would become a landmark site on this gateway into Sevenoaks where no landmark has been envisaged thus far. It will be visible and distinct from a considerable distance, and is considerably higher than anything else in the area by some six storeys.

Design, Appearance and Materials

The SDC Residential Area Character Assessments for the surrounding areas identifies it as an area characterised and identified by two-storey terraced housing with some flats of three-storeys, and proposes developments are in keeping with that style. For Cramptons Road it notes the detracting view of the gas holders, still standing at the time of the assessment. The assessment for Berwick Way notes that the residential character is harmed by views of the gas holders.

The rotunda is very far removed from that character, and its height is incongruous with the residential character in the immediate neighbourhood and the town as a whole. It will dominate the existing neighbourhood of two-storey terraced homes.

The nearest 'tall' building is perhaps the Conway offices at 4/5 storeys, and that is very visible from the surrounding countryside including the SSSI Nature Reserve. I do not believe that a building of this height and dominance is appropriate or desirable in this location.

The industrial heritage of the gas towers drawn upon by the architect is not one which defines Sevenoaks or which is missed by its residents. The gas towers were last full over 25 years ago, only their fretwork has been visible in the time since, and their dismantling was broadly welcomed. Unlike the unused gas holders, this building will be impermeable to light and internally lit at night impacting the **visual amenity** for a considerable distance. There is no precedent for individual tall buildings in Sevenoaks which is characterised by two storey houses and low blocks of flats.

The townhouses on Cramptons Road are not in keeping with the residential Character Area Assessment, being three-storey, flat roofed with variable façade and full-height windows roof terraces to the upper floors at the front. They have an uncomfortable relationship with the neighbours opposite, with roof terraces at a level similar to upstairs bedroom windows, creating issues of **overlooking and loss of privacy**.

Adequacy of Parking

The scheme envisages parking levels of 0.7 spaces per unit. This is not compliant with KCC design guidance which requires 1 space per unit for homes in a suburban location. It is noted that the 0.7 figure includes the 8 townhouses which each have two spaces allocated, and therefore the ratio for the remaining properties with shared parking access is close to 0.6 spaces per unit.

Whilst I applaud the intention to reduce reliance on cars, it does not seem probable that the infrastructure of frequent busses, fast rail connections and safe cycle lanes can be in place in time to persuade residents that personal vehicles are not needed. I recommend that a 1:1 ratio should be adhered to, as per KCC policy.

The scheme will cause the loss of some 15 on-street parking spaces in Cramptons Road. Residents frequently report that parking is at a premium in this location and is used not only by residents of increasingly multigenerational homes but also visitors to the several industrial facilities in the area.

Lack of Social Housing

It is vital that a scheme in this location of this mix makes 40% of homes available as Affordable Housing in accordance with national and district policy. Discounted sale values to the initial buyers of just 5% of the stock is not acceptable, and will not serve the 800 families on the local housing list who do not have the capital to purchase property.

Informative:

The application includes a comprehensive **travel plan**, which includes frequent reviews of resident journeys and a car club as mitigation for lower parking levels and assumptions of residents not needing personal transport in this location. With the further delay to fast services from Bat and Ball Rail Station and with existing bus routes being tailored to a neighbourhood of car owners, Any Travel Plan must be binding and enforceable.

The application also considers that the scheme makes a positive contribution to the green spaces of the area, and indeed there are very few **green public spaces** or play facilities in the Cramptons Road/ Moor Road/ Swanzy Road area. Public access to maintained public space and play facilities must be permanently ensured.

The applicant states that the infrastructure for **vehicle charging points** can be provided. Any development should be conditional upon comprehensive provision of charging points for electric cars and bikes given their rapid increase in popularity and availability.

The scheme as submitted is substantially larger than envisaged in the ADMP or NDP. It is vital that **infrastructure** is able to cope with 136 new families in the area and at present healthcare and education (particularly primary education) are at capacity. The applicant's Design and Access Statement draws attention to schools which are operating at very tight catchments, plus one which doesn't exist any longer. It covers medical centres without reference to a single GP practice, which we know to be under great pressure. Public transport infrastructure in this location is not designed for dense, low-car owning developments with few bus services serving the area at infrequent intervals and, whilst the site is undeniably close to a rail station, the services from Bat and Ball station do not compete for most London-bound commuters with those at Sevenoaks station. Bat and Ball junction is highly congested with unsignalled and hard-to-use pedestrian crossings and zero cycle infrastructure. Significant investment will be needed in local infrastructure to meet the expectations of this development and should be reflected in the **Section 106/ CIL heads of terms**.