

Minutes of the PLANNING COMMITTEE meeting held on Monday 31st October 2022 at 7:00pm at the Bat & Ball Centre. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://www.youtube.com/watch?v=1Os8P5-OM6w>

Present:

Committee Members

Cllr Ancrum	Apologies	Cllr Hogarth	Present, left at 9:29pm
Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry – Mayor	Present
Cllr Dr Canet	Present	Cllr Parry	Present
Cllr Clayton	Remote Attendance* Left at 9:02pm	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Alan Osuoha – KCC
 KCC Cllr Streatfeild
 SDC Cllr Hunter
 SDC Cllr Clack
 SDC Cllr Purves
 Approx. 100 Members of the Public

*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.

Prior to the commencement of the meeting there was a presentation from a Kent County Council Officer on KCC’s proposals for a 20mph speed limit zone in Sevenoaks Town and additional traffic calming. This included answers to Town Councillors questions on the consultation, forwarded to the Officer prior to the meeting. Sevenoaks Town Council has requested a copy of the materials shared during this presentation, which will be uploaded onto its website if received.

PUBLIC QUESTION TIME

a) A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 7 – Kent County Council Public Consultations on 20mph Speed limit and Traffic Calming]. This included raising concerns about Kent County Council’s proposals for diverting traffic around the War Memorial on Dartford Road.

b) SDC Cllr Clack addressed the Committee for three minutes concerning [Agenda Item 7 – Kent County Council Public Consultations on 20mph Speed limit and Traffic Calming]. This included raising concerns about the impact that KCC’s proposals on the War Memorial, as well as local residents at the Vine. He expressed his support for 20mph zones, however on residential roads only.

c) A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 7 – Kent County Council Public Consultations on 20mph Speed limit and Traffic Calming]. This included raising concerns with the high costs of KCC’s proposals, and a request for a fully costed

plan to be published. He also recommended that local businesses and residents be encouraged to participate more in the issue of road safety, as he believed it had become too political during the process of KCC's public consultation.

390 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

391 DECLARATIONS OF INTEREST

a) Cllr Hogarth declared that he had seen an earlier version of KCC's proposals for Dartford Road and the War Memorial in his capacity as commissioner for the public realm.

b) Cllr Parry declared that he had been lobbied by multiple organisations and local people on [Plan. No 7] 22/02645/OUT – Land South of Larches, Ashgrove Road.

392 DECLARATIONS OF LOBBYING

a) 2 representations were received and circulated to Councillors, objecting to the following application:

- **22/02645/OUT – Land South of Larches, Ashgrove Road**

b) Representations was received from the St Botolphs Road Residents Association and circulated to Councillors, outlining their views on the following Agenda Item:

- **Kent County Council Public Consultations on 20mph Speed Limit and Traffic Calming**

393 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 17th October 2022.

It was RESOLVED that the minutes be approved.

394 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19th January 2022, to be live streamed on Youtube.

b) It was noted that all arrangements were subject to review.

395 APPEALS

The Committee noted that the following appeal had been dismissed on 10th October 2022:

- **APP/G2245/W/22/3290131: 21/00882/FUL – 1C Wickenden Road**

396 KENT COUNTY COUNCIL PUBLIC CONSULTATION ON 20MPH SPEED LIMIT AND TRAFFIC CALMING

a) The Committee discussed KCC's proposals for the below traffic calming measures, both of which are currently being publicly consulted on by KCC. It was **RESOLVED** that both proposals would be considered separately.

- **Prohibition of Traffic Movements on Dartford Road, Sevenoaks**
- **Amendment to Speed Limit Order on Various Roads in Sevenoaks**

b) The following points were made by Councillors during discussions of the **Amendment to Speed Limit Order on Various Roads in Sevenoaks**:

- Cllr Raikes quoted Policy M4 in Sevenoaks Town Council's Neighbourhood Development Plan, which is in its submission stage and being considered by the Independent Examiner. This policy states that "The Neighbourhood Plan supports the introduction of a 20mph speed limit close to schools and in some residential areas."
- Cllr Busvine and Cllr Eyre both expressed hesitation to support the scheme in its entirety, as it should be considered area by area, and as per residents' responses.
- Cllr Dr Canet pointed out that a zoned area for 20mph, as opposed to individual roads, would be easier for road users to use and therefore more self-enforcing.
- Cllr Shea shared with the Committee an exercise that she had done using the map of proposed 20mph roads, informed by her experience as a parent and active member of her local school community. This included indicating radiuses of walkable routes to local schools in Sevenoaks, the results of which were largely complimentary to the proposed 20mph zone.
- Cllr Bonin expressed concern with the potential unseen costs that could arise in the form of additional traffic calming measures, should particular roads in the 20mph zone prove less self-enforcing than others.
- KCC Cllr Richard Streatfeild clarified for the Committee that the Joint Transportation Board would reflect on the responses from the public consultation upon its closure on 10th November 2022, and may decide to remove unpopular roads or measures from the scheme. He stated that the scheme had been submitted in its largest possible form, because while roads could be removed at the JTB, the addition of new roads would require a second consultation.

c) The following motions concerning the **Amendment to Speed Limit Order on Various Roads in Sevenoaks** were put to the Committee and seconded, with the accompanying **RESOLUTIONS:**

- STC expressed its support of the proposals to amend Speed Limits in Sevenoaks, including the reduction from 40mph to 30mph. This as per its NDP, which promotes 20mph roads for safer active travel and reduction of pollution, safer walking routes to schools, and reducing road collisions – **LOST AT THE CHAIRMAN'S CASTING VOTE.**
- That STC reaffirm its support for 20mph speed limits outside schools and where requested by the Residents Associations and local groups as per STC's NDP – **CARRIED.**

d) The following points were made by Councillors during discussions of the **Prohibition of Traffic Movements on Dartford Road, Sevenoaks:**

- Cllr Shea noted that the inclusion of a cycle route on Dartford Road was consistent with STC's NDP, and that the introduction of a zebra crossing at the Southern end of Dartford Road was also consistent with STC's Highway Improvement Plan (HIP), which requested that KCC look into provision of a safer crossing point in this location.
- Cllr Bonin objected to the introduction of a one-way system and the diversion around the War Memorial on the grounds of protection of heritage assets, protection of Pound Lane from becoming a popular diversion route, risk of traffic at the War Memorial, as well as the cost being too high for the estimated return value. He expressed support however for the zebra crossing.
- Alan Osuoha confirmed for the Committee that both the one-way cycling lane and the zebra crossing could be installed without also changing Dartford Road to be one-way with a diversion created around the War Memorial. He advised however, that the diversion and one-way system would help to enforce the speed limit, increase the safety of the pedestrian crossing, and in doing so increase the effectiveness of these traffic calming measures.

e) The following motions concerning the **Prohibition of Traffic Movements on Dartford Road, Sevenoaks** were put to the Committee and seconded, with the accompanying **RESOLUTIONS:**

- STC expressed support for proposals for a cycle lane going Southbound up Dartford Road – **CARRIED**
- STC as the land owner of the Vine Cricket Ground, War Memorial and Vine Waste expressed concerns with the proposals related to the Prohibition of Traffic Movements Dartford Road unless it was reassured that the designs would not adversely affect the Grade II War Memorial, that they would increase pedestrian activity to the Memorial, that Pound Lane would not become a diversion route, that HGV turning would not be adversely affected, and that the necessary signage would not be detrimental to the historic setting – **LOST AT THE VOTE**

- STC opposed the one-way proposals around the War Memorial on the grounds of protecting the Grade II Memorial, heritage assets, and listed buildings that face the Vine – **CARRIED**
- STC supported proposals for a zebra crossing at the Southern end of Dartford Road, as this reflects STC's request in its HIP for safer crossing to be looked at in this area – **CARRIED**

397 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) The Committee noted that the District Council would be holding a Regulation 18 public consultation on what its draft Local Plan ought to contain, and that this would run from 16th November 2022 – 11th January 2023.

b) It was **RESOLVED** that the item be deferred to a future Planning Committee.

398 COMMUNITY RIGHT TO BID NOMINATION – FORMER OAST HOUSE AT SEVENOAKS QUARRY SITE

a) The Town Clerk provided an update on the above Agenda Item, which was for the Planning Committee to consider whether it nominate the former Oast House as an Asset of Community Value. This location had since been confirmed as ineligible for registering under the District Council's right to bid scheme, due to it not having been put to community use within the last five years.

b) The Town Clerk noted that the current owners, Tarmac, had expressed intention for the Oast House to be put to community use as part of their plans for the Sevenoaks Quarry site.

c) It was therefore **RESOLVED** that the Town Clerk be given delegated authority to initiate this process of nominating the former Oast House under this scheme, once it becomes eligible. This in order to protect its future use as for the community, should it be put up for sale.

399 PLANNING APPLICATIONS

(a) The Committee received and noted comments that had been 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 application, by prior agreement.

[Plan no. 7] 22/02645/OUT – Land South of Larches, Ashgrove Road (Against)

(c) The Committee considered planning applications received during the two weeks ending 24th October 2022. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

400 PRESS RELEASES
None.

There being no further business the Chairman closed the meeting at 9:48pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 31-10-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02036/HOUSE	Christopher Park 02/11/2022	Cllr Hogarth	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Tyrrel-Clark			6 The Glade	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/10/22

22/02036/HOUSE - Amended plan

Demolition of existing conservatory, erection of two storey rear extension with dormer with obscure glazed side window and a patio with retaining wall.

A summary of the main changes are set out below:

Discrepancy between the roof plans, elevations and first floor plan. The first floor plan was not amended to correlate with the previously amended elevations and roof plan.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02498/HOUSE	Charlotte Brooks-Lawrie 07/11/22	Cllr Ancrum	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Bustrup		Parklands	9 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/22

Replacement of gate and extension to vehicle access. Erection of a fence, landscaping works and repainting the low wall. Extension to vehicular access.

Comment

Sevenoaks Town Council recommended approval, subject to the style and materials being approved by the Planning Officer.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02524/HOUSE	Christopher Park 03/11/2022	Cllr Camp	Sevenoaks Plans 017322
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stacey			57 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/22

Proposed porch at front; proposed ground floor and first floor rear extension; proposed new roof and loft conversion with rear dormer and rooflight at front.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there's no overlooking or loss of amenity for the neighbouring houses from the new rear dormer windows.

Planning Applications Considered

Applications considered on 31-10-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02535/FUL	Ashley Bidwell 04/11/2022	Cllr Eyre	DMP-LLP 01892534455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/22
<p>Widening and re-surfacing of the existing and temporary access roads within the site with the relocation of entry/exit barriers, associated intercoms & ANPR controls with associated landscaping and improvements. 18 no. new parking spaces to be provided, including 5 no. EV charging points. Reposition wall to outside visibility splays. Install road humps. Install barrier. Install wooden bollards.</p>				

Comment

Sevenoaks Town Council recommended refusal on the grounds of the impact on Green Belt land, unless the Conservation Officer considers the school more important than the impact on the Green Belt.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02628/HOUSE	Charlotte Brooks-Lawrie 08/11/22	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Matthews		Gable Cottage	Fig Street	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/22
<p>Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration. Dormer to south.</p>				

Comment

Sevenoaks Town Council recommended approval, subject to the condition that the Permitted Development Rights be removed.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02643/HOUSE	Christopher Park 01/11/2022	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Powell			15 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/22
<p>Addition of a front porch.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-10-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02645/OUT	Anna Horn 14/11/2022	Cllr Parry	Vail Williams 0129361260
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Land South of Larches	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/22
22/02645/OUT - Deferred plan				
Outline application for the development of 50 dwellings and access with some matters reserved.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals would be harmful to the Green Belt and Area of Natural Beauty, contrary to SDC Policies LO8, SP1, as well as the NPPF Paragraph 89 which sets out exceptions for when development would be appropriate in the Green Belt - none of which, nor any other exceptional circumstances, this development meets. The plans would also result in a loss of Open Space and Green Infrastructure with an unacceptable impact on the character of the area, contrary to SDC Policy EN2, as well as being against SDC Policy EN5 as it would not preserve the landscape character in a AONB.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02652/HOUSE	Louise Cane 01/11/2022	Cllr Shea	Open Architecture 01732 776500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Wallace			16 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/10/22
Loft conversion with first floor extension to front and dormer to rear. Garage conversion to granny annex with associated landscape alteration.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02702/HOUSE	Christopher Park 02/11/2022	Cllr Raikes	Carmen Austin Architectu 0796600000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs James			67 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/22
Erection of a front porch, ground and first floor rear extension. Raising the roof to facilitate loft conversion and rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 31-10-22

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02727/LBCALT	Sean Mitchell 10/11/2022	Cllr Eyre	L.N.Management 079607 00076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Nevinson		Historic Gas Lamp East of	108 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/22
Replacement of the existing lamppost column and lantern and install a LED light engine replacing the 70 W metal halide lamp.				

Comment

Sevenoaks Town Council recommended approval, but requested that the Road Association provide the District Council through its Conservation Officer with a detailed update of the state of the Road Association's remaining lamp standards with its plans to prevent further deterioration.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02732/HOUSE	Christopher Park 10/11/2022	Cllr Clayton	Sevenoaks Plan 0173224 0110
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lady Birch			19 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/22
Demolition of existing conservatory at rear; proposed ground floor rear extension with rooflight.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02744/MMA	Stephanie Payne 09/11/2022	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Browitt			30 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/10/22
Amendment to 21/04234/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02745/ADV	Sean Mitchell 11/11/2022	Cllr Granville-Baxter	Alder King 01173171171
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsburys Ltd		Sainsburys	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/22
4no. new flex face signs, 15no. new glazing vinyls, and 1no. new freestanding totem.				

Comment

Sevenoaks Town Council recommended refusal, unless the Highway Officer is satisfied that there is no risk to traffic.