

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 27th January 2020 at 7:00 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Apologies
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present – Arrived 7.53pm

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Planning Assistant
 1 Member of the Public

PUBLIC QUESTION TIME

None.

461 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

462 **DECLARATIONS OF INTEREST**

None.

463 **DECLARATIONS OF LOBBYING**

None.

464 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 13th January 2020, previously approved at Council on 20th January 2020. **It was RESOLVED that** that the minutes be received and signed.

465 **KENT COUNTY COUNCIL PARISH HIGHWAYS IMPROVEMENT PLAN**

(a) The Committee received and noted the email dated 9th January 2020 from the Chief Executive of the Kent Association for Local Councils (KALC) regarding the Parish Highways Improvement Plan.

(b) The Committee received and noted a copy of the associated Supplementary Procedure Note from KCC, dated 23rd December 2019.

(c) The Committee received and noted a copy of the Highways Improvement Plan template.

- (d) The Committee received and noted a draft list (in progress) of priority locations suggested by members.

INFORMATIVES:

The Town Clerk gave a verbal update, recommending that the matter of the proposed mobile SIDs (Speed Information Devices) should remain separate from the wider highway safety matters included in the draft list.

Members expressed concern over a number of issues, in particular with regards to the safety of school children on Bradbourne Vale Road and other areas around local schools. However, it was also acknowledged that there was a need to define priorities, in order to produce a list that could be realistically addressed by Kent Highways.

Councillor Dr Canet reported that she had recently attended a meeting between Parish Councils and the Highways Department. It was agreed that her notes from this meeting would be circulated to Members.

It was RESOLVED that:

- The Town Council would move forward in ensuring the installation of the three proposed Mobile SIDs, in the previously agreed locations [Minute no. 155] as follows:

Bradbourne Road, above Sevenoaks Primary School
(Just below the entrance to Sevenoaks Adult Education Centre, facing uphill)

Bayham Road, close to St John's CE Primary School
(Just below the school, facing downhill in the direction of Seal Hollow Road)

Bradbourne Vale Road, close to Knole Academy
(Close to the entrance to Bradbourne Riding Centre, facing towards Riverhead)

- Members would have a final opportunity to make suggestions for inclusion in the Highway Improvement Plan, which would then be brought back to the next Planning Committee on Monday 10th February, when priorities would be set. The list would subsequently be submitted to KCC.
- A procedure would be put in place to review the list annually.

INFORMATIVE: Please could Members submit any further suggestions to the Planning Committee Clerk at planning@sevenoakstown.gov.uk by close of business on Friday 31st January at the latest.

466 SEVENOAKS QUARRY: REVISED FIVE-YEARLY REVIEW OF PROGRESSIVE WORKING AND RESTORATION SCHEME

- (a) The Committee received notice of the submission of application ref. SE/08/675/RA to Kent County Council by Tarmac Trading Ltd, pursuant to Condition 5 of previous planning permission ref. SE/08/675 which requires the submission of an updated Progressive Working and Restoration Scheme at five-yearly intervals.

- (b) The Committee noted that SE/08/675/RA is a revised version of the original submission made in April 2018.
- (c) The Committee noted that the full documentation may be viewed online via the Planning Portal on the KCC website:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0011/2019?cuuid=B3B25091-57BA-496A-9F6D-62B8BB698367>

INFORMATIVE: Cllr Parry recommended that Members read the documentation as a matter of interest, given the context of the Sevenoaks Town Neighbourhood Development Plan (STNDP).

It was RESOLVED that:

- As a statutory consultee, the Town Council would submit comments on the application.
- The Town Council would request an extension of one day to the comment deadline (i.e. from 10th February to 11th February) so that the item could be brought back to the next Planning Committee on 10th February.
- If Kent County Council were unable to grant an extension, the application would be considered under Chairman's Action.

INFORMATIVE: Please could Members submit any comments to the Planning Committee Clerk at planning@sevenoakstown.gov.uk by close of business on Wednesday 5th February at the latest.

467 DAVID TUCKER TRANSPORT ASSESSMENT

- (a) The Committee received and noted a copy of the Northern Sevenoaks Transport Assessment (minus appendices) which was referenced in the presentation given by Tarmac Ltd at the previous Planning Committee Meeting on 13th January 2020.
- (b) The Committee noted that the full version of the document is available to view on the Sevenoaks Neighbourhood Development Plan website, via the link below:

<https://sevenoaksndp.files.wordpress.com/2020/01/transport-assessment-document.pdf>

INFORMATIVES:

Councillors expressed a number of concerns over the document, including the following:

- That planned improvements to Bat and Ball junction would not be implemented for another 10 years and not until after the completion of the construction of the first phase of new housing (circa 150 dwellings) on the Tarmac site. This is within the context of growing numbers of schoolchildren using the pedestrian crossings, given the projected expansion of Trinity and other local schools which would also result in a major increase in the volume of bus traffic passing through the junction. However, it was equally recognised that bringing forward limited changes to the junction could financially prejudice the overall improvement plan, designed to serve 800 houses.

- That improvements to the pedestrian access link to Sainsbury’s superstore, which form part of the Neighbourhood Development Plan, have been deemed unworkable on the western side of the railway line and that this needs to be re-addressed.
- That there is a lack of clarity regarding construction and resident vehicle access to the Tarmac site, with particular concern raised over the effects on residents in Greatness Lane, Watercress Drive and Mill Lane during Phase 1, given that roads in this area are very narrow with vehicles parked on both sides and on the pavement.
- That no extra provision is being made for additional infrastructure, including school places and healthcare, in advance of the first stage of house building, given that Sevenoaks Primary School, St John’s CE Primary School, Seal CE Primary School and St John’s Medical Practice are currently already stretched to over-capacity.

However, the Committee also noted that the Transport Assessment serves to support an outline planning application which is not due to be submitted for another three years, which should allow sufficient time for revision and for the Town Council to provide feedback on an ongoing basis.

It was RESOLVED that the Town Council would respond to David Tucker Associates thanking them for providing the opportunity to view the document in its early stages and setting out some general, broadly-based, feedback in order to begin a dialogue which would be maintained over the coming months.

468 PLANNING APPLICATIONS

- (a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.
- (b) No members of the public had registered to speak on individual planning applications.
- (c) The Committee considered planning applications received during the two weeks ending 21st January 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

469 PRESS RELEASES

None.

Finished: 8.15pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 27-1-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03437/HOUSE	Rebecca Fellows 07-02-2020	Cllr Hogarth	Mr Coleman 01892 53712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Corkery			44 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/20
Replacement roof with hipped gable ends and front facing dormer window forming habitable bedroom space. Single storey rear extension and side extension to provide replacement garage.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03449/HOUSE	Samantha Simmons 10/02/20	Cllr Clayton	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Kabir			143 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no impact on the residential amenity of no. 141.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03455/FUL	Emma Gore 06-02-2020	Cllr Michaelides	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Batley			5 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/20
Replacement dwelling.				

Comment

Sevenoaks Town Council recommended approval, subject to the Arboricultural Officer being satisfied with regards to the retention of existing trees and that there is sufficient screening provided.

INFORMATIVE: Cllr Parry abstained from voting as he was absent for part of the discussion.

Planning Applications Considered

Applications considered on 27-1-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03458/FUL	Emma Gore 10/02/20	Cllr Bonin	Ms Thomas 02074 90770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Lambardes	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/20
The demolition of the existing Lambardes Boarding House, and the construction of a new boarding house for 60 boarders, including 3 residential staff units.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Arboricultural Officer being satisfied.
- The Planning Officer being satisfied that there are no issues of overlooking of the residential roads behind.
- The Planning Officer being satisfied that the Construction Traffic Plan is adequate and that rush hour periods are avoided to minimise congestion.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03460/HOUSE	Holly Pockett 03-02-20	Cllr Morris Brown	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Henderson			42 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Single-storey side and rear extension to the ground floor. Internal and external alterations.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there is no loss of amenity and privacy to neighbouring property no. 40.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03542/HOUSE	Holly Pockett 28-01-2020	Cllr Raikes	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rees		Combourne	3 Oakwood Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/20
Single storey rear extension; new gable to porch and internal reconfigurations.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-1-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03562/HOUSE	S Simmons 28-01-2020	Cllr Eyre	Ms N Ledger 459578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Catherall		Fenners	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/20
Single storey porch with pitch roof to front elevation, first floor extension over existing playroom and utility room with pitch roof and replacing existing conservatory with new flat roof conservatory and glazed roof lantern.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03565/MMA	Holly Pockett 28/1/2020	Cllr Raikes	Mrs L Becker
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Marvell			35 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/20
Minor material amendment to 19/00269/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03568/HOUSE	Rebecca Fellows 03/02/2020	Cllr Bonin	Stephen Langer 01892 52 4555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Conversion of existing garage into ancillary accommodation. Demolition of greenhouse.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03569/LBCALT	Rebecca Fellows 30/01/2020	Cllr Bonin	Stephen Langer 01892 52 4555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/20
Conversion of existing garage into ancillary accommodation. (Demolition of greenhouse).				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-1-20

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03574/FUL	Alexis Stanyer 07-02-2020	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van der Merwe			30 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/20
Demolition of existing house, construction of new house with a detached garage.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03586/ADV	Rebecca Fellows 31-01-2020	Cllr Clayton	Robinson Escott 01689 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dennis		Alices Tea Shop	114 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Four signs for office use.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the new, larger, signs (especially those on the frontage to Wickenden Road) do not adversely affect the residential character of Wickenden Road.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00004/HOUSE	Alexis Stanyer 31-01-2020	Cllr Raikes	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Addition of metal railings above existing boundary wall, widening of existing access, installation of sliding vehicular gate and pedestrian gate increase in height of gate piers (sic).				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00019/LBCALT	Scott Fisher 04-02-2020	Cllr Camp (Chairman OOW)	Theis & Khan 01892 5180
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Bat And Ball Railway Station	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/20
Refitting the existing door within the existing opening to change the direction of swing.				

Comment

Sevenoaks Town Council declined to comment, as it is the applicant.

Planning Applications Considered

Applications considered on 27-1-20

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00024/HOUSE	Louise Cane 03-02-20	Cllr Morris Brown	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Velsen		Spicer House	16 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Demolition of existing single storey side and rear extensions. Removal of external fire escape staircase and dormer access door to second floor. Construction of single storey side and rear extensions with rooflights. Fenestration alterations.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of potential loss of light to neighbouring property no. 14.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00047/HOUSE	Holly Pockett 04/02/2020	Cllr Hogarth	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Doyle		Spinnaker	1 Hunsdon Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/20

Erection of gate and pillars.

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00067/HOUSE	Scott Fisher 05-02-2020	Cllr Camp	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T McGuane			22 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/20

To erect a single storey rear extension with a part flat part pitched roof, three roof lights and a raised patio.

Comment

Sevenoaks Town Council recommended approval.