

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 20th January 2014 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Arr: 7:03
Cllr C L L Baker	Present	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Apologies	Cllr R J Parry	Arr: 7:05 Left: 8:07
Cllr G R S Clack	Arr: 7:10	Cllr R L Piper	Apologies
Cllr A S Clayton	Apologies	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Present	Cllr P E Towell	Apologies
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Deputy Town Clerk
Committee Clerk

PUBLIC QUESTION TIME

None

364 REQUESTS FOR DISPENSATIONS

No requests were received.

365 DECLARATIONS OF INTEREST

Cllr Mrs Crabtree declared an interest in the following planning application, and left the room during discussion and voting:

[1] SE/0375/2013 – Knole (east) Academy, Seal Hollow Road

Cllrs Hogarth and Raikes declared an interest in agenda item:
5(c) DfT Consultation on Local Authority Parking Strategies

Cllr Parry declared an interest in the following planning application and stated he would reconsider matters discussed at this meeting at County level, taking into account all relevant evidence and representations at Kent County Council:

[1] SE/0375/2013 – Knole (east) Academy, Seal Hollow Road

366 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 6th January 2014 previously approved at Council be received and signed.

367 LOCAL LISTING PROJECT UPDATE

The Committee received a verbal update from the Chairman on the inaugural meeting of the Local Listing Selection Panel organised by the Sevenoaks Society on the 10th January 2014 where selection criteria had been agreed.

It was noted that the minutes of the meeting would be circulated to Town Councillors subject to agreement from the Sevenoaks Society.

368 CONSULTATIONS

(a) Draft Kent Minerals and Waste Local Plan 2013 - 2030 pre submission

The Committee received and noted the consultation on the Draft Kent Minerals and Waste Local Plan 2013 – 2030 pre submission will commence on the 31st January 2014 and conclude on the 16th March 2014, and that the document will

be scheduled for consideration by the Planning Committee on the 3rd February 2014.

Due to the size and nature of the document individual copies will not be provided to Councillors. A digital copy of the draft document can be viewed online <http://consult.kent.gov.uk/file/2780444>

A paper copy will be made available to view at the Town Council Offices.

(b) Road Casualty Reduction Strategy for Kent 2014 - 2020

The Committee received and considered the consultation on Kent County Council's Road Casualty Reduction Strategy for Kent 2014 – 2020 document, deadline 24th February 2014

It was **RESOLVED that** the item be deferred until the next meeting of the Planning Committee to allow Councillors time to read through the document.

(c) DfT Consultation on Local Authority Parking Strategies

To receive and note Sevenoaks Town Council's proposed response to the DfT consultation on Local Authority Parking Strategies.

It was **RESOLVED that** the proposed response be approved subject to the responses to questions 2 and 3 being modified to take a more proactive approach, and the final response being copied to Sevenoaks District Council for information purposes.

369 NEIGHBOURHOOD PLANNING

The Committee received and noted the minutes of the Sevenoaks Town Neighbourhood Plan Steering Committee meeting held on the 14th January 2014.

370 LICENSING

The Committee considered the licensing applications submitted to Sevenoaks District Council during the two weeks ending 16th January 2014.

It was **RESOLVED that** the following comments be forwarded to Sevenoaks District Council:

- i. 14/00010/LAPRE - Sainsbury's 143 St Johns Hill - Cllr Hogarth
Sevenoaks Town Council recommended approval.
//Informative: The Town Council noted that the opening hours requested in this licence differ to those applied for in planning application 13/03572/CONVAR//

371 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 16th January 2014:

It was **RESOLVED that** the following comments be forwarded to Sevenoaks District Council:

- i. 113/02850/WTPO – 8 Warren Court – Cllr Arnold
Various works to trees (WTCA)
Sevenoaks Town Council recommended approval

- ii. 13/03776/WTPO – Si Rusa, Hopton Lane - Cllr Parry
Various works to trees (WTPO)
Sevenoaks Town Council made the following recommendations on individual trees contained within the application:
- a. T1 Oak – Refusal
 - b. T2 Silver Birch – Approval
 - c. T3 Hazel – Approval
 - d. T4 Goat Willow – Refusal
 - e. T5 Beech – Refusal
 - f. T6 Mature Cherry – Approval, subject to the views of the Arboricultural Officer
 - g. T7 Birch – Refusal
 - h. T8 Conifer – Refusal
 - i. T9 Cherry – Refusal
 - j. T10 Hawthorne – Approval to the removal of the Ivy subject to the Hawthorne being maintained in good health.
- iii. 13/03763/WTPO – 77 Kippington Road – Cllr Piper
Various works to trees (WTPO)
Sevenoaks Town Council recommended approval.

(b) The Committee received and noted that the following tree work applications have already been determined by Sevenoaks District Council:

- i. 13/03724/WTPO – Chestnut Lodge, Linden Chase
Granted – 3rd January 2014
- ii. 13/03722/WTPO – Santillana, Solefields Road
Granted – 2nd January 2014
- iii. 13/03779/WTCA – 54 The Drive
No objection – 6th January 2014
- iv. 13/03767/WTCA – 19 The Drive
No objection – 13th January 2014
- v. 13/03766/WTCA – 17 The Drive
No objection – 13th January 2014

(c) The Committee received and noted the confirmation of the following Tree Preservation Orders:

- i. 81 Bradbourne Road
- ii. Traffic Island Middlings Rise

372 PLANNING ENFORCEMENT

The Committee received and noted that the following enforcement notices issued by Sevenoaks District Council have now been withdrawn:

- i. 310/11/202 – Land at 1 Oakfields
- ii. 310/04/079 – Banana Leaf, 47 Bethel Road

373 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 16th January 2014 and **it was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

374 PRESS RELEASE

It was **RESOLVED** that a press release be issued on the Town Council's recommendation for refusal of the application for the Former Farmer's site.

The meeting closed at 8:30pm

CHAIRMAN

Planning Applications Considered

Applications considered on 20-1-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0375/2013	Miss Mary Green 28-01-2014	Cllr Raikes (OOW)	Mr I Shokar 01604 62105
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent County Council		Knole (east) Academy	Seal Hollow Road	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/14
<p>Proposed redevelopment of the former Wildernesse School site: proposed demolition of existing school buildings retention and refurbishment of existing Sports Centre, erection of two new secondary schools (a 6 form of entry Sevenoaks Grammar Annexe and a 4 form of entry Trinity School), introduction of new vehicular and pedestrian accesses, rearranged and extended car park to provide 242 car parking spaces and dedicated child drop off/collection and bus zones, relocation of existing tennis courts into two new Multi Use Games Areas and associated detailed landscape works</p>				

<p>Sevenoaks Town Council expressed concerns at the following aspects of the planning application:</p> <ol style="list-style-type: none"> 1. Due to the high density of pupils on the site traffic flow in the immediate area will raise significantly at drop off and pick up times resulting in congestion, it is unlikely that this issue will be mitigated by the modification of the traffic lights at the junction of Seal/Seal Hollow Road. 2. There does not appear to be sufficient parking on site to prevent parking congestion in the surrounding road network at drop off and pick up times. 3. KCC do not appear to have looked at the pedestrian network which will serve the schools, with a significant amount of the students living in the local area, there need to be improvements to pedestrian access. 4. In relation to the above point, concern was raised about the safety and suitability of pedestrian routes and crossings further afield from the school site. Upgrading of footpaths, including the upgrading of the steps at the entrance to Millpond Wood will need to be undertaken by KCC to ensure safe pedestrian access. 5. Whether there be sufficient capacity in the local bus network to cope with the influx of Children travelling to the area. <p>4. In relation to the above point, concern was raised about the safety and suitability of pedestrian access to the school site, especially for young children. In particular the footpath sloping down towards the A25 was identified as requiring remedial work which should be considered as part of this application.</p> <p>5. Will there be sufficient capacity in the local bus network to cope with the influx of Children travelling to the area.</p>

Planning Applications Considered

Applications considered on 20-1-14

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03154/HOUSE	H Broughton 27-01-2014	Cllr Piper	Mr P Coakley 01322 5522
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Hellard			16 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/14
<p>Demolition of stores & garage at side of house to facilitate erection of a two storey side extension.</p> <p>SE/13/03154/HOUSE - Amended plan</p> <p>Plans And Elevations As Proposed (amended)</p>				

Sevenoaks Town Council continued to recommend refusal on the same grounds:

- i) The proposal would unbalance the semi-detached properties, negatively impacting on the Street Scene, contrary to guidance set out in the Residential Extensions SPD (para 4.18)
- ii) The confusing front fenestration would have a detrimental effect on the Street Scene.
- iii) The design and appearance of the proposed ground floor façade needs improving.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03450/ADV	M Holmes 20-01-2014	Cllr Mrs London	Mr I Hutton 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pugh		Britannia	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/14
<p>The erection of 1 x set of vinyl text to be applied to existing timber fascia and 1 x Non illuminated hanging sign.</p> <p>SE/13/03450/ADV - Amended plan</p> <p>Hanging sign amended to be of timber structure.</p> <p>Amended proposal description:</p> <p>The erection of 1 x set of vinyl text to be applied to existing timber fascia and 1 x Non illuminated hanging sign. As amended by plans received 20.12.13.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-1-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03451/LBCALT	M Holmes 20-01-2014	Mrs London	Mr I Hutton 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pugh		Britannia	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/14
<p>The erection of 1 x set of vinyl text to be applied to existing timber fascia and 1 x Non illuminated hanging sign.</p> <p>SE/13/03451/LBCALT - Amended plan</p> <p>Hanging sign amended to be of timber structure.</p> <p>Amended proposal description:</p> <p>The erection of 1 x set of vinyl text to be applied to existing timber fascia and 1 x Non illuminated hanging sign. As amended by plans received 20.12.13.</p>				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03596/FUL	A Byrne 28-01-14	Cllr Mrs London	Mrs Locking 01689 60319
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Glenman Corp Ltd		Former site of the Farmers	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/14
<p>Construction of a residential led mixed use scheme comprising 39 flats (5x one bed and 34 x two bed), 4x retail (A1/A2) units and car parking, service yard, landscaping and associated works.</p>				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

- 1.The design of the proposed building inappropriate and is not of sufficient quality for a prominent gateway to the Town. The Town Council noted that while the NPPF does state that specific architectural styles or particular tastes should not be imposed on applications (as raised by the applicant in the supporting planning statement as justification for dismissing certain pre application advice) it does place emphasis on the need to secure high quality design.**
- 2.The application seeks a 70% increase in dwellings on the site compared to the extant application 05/00526 which would constitute overdevelopment of the site**
- 3.The excessive bulk and size of the proposal is inappropriate and would have a detrimental effect on the streetscape.**

Planning Applications Considered

Applications considered on 20-1-14

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03690/HOUSE	M Holmes 29-01-2014	Cllr Eyre	Mr P Bayne 01435 86272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Bezuidenhout		Chartside	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/14
Erection of a three storey rear extension. Conversion of double integral garage in to 'endless' pool and gymnasium on ground floor.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03734/HOUSE	H Broughton 23-01-2014	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Ratcliffe			8 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/14
Demolition of single storey side extension and erection of two storey side extension with steps to rear.				

Sevenoaks Town Council unanimously recommended approval subject to the planning officer being satisfied that there will be no overlooking of neighbouring gardens from the new first floor windows, or that overlooking can be overcome by a condition requiring these windows be obscure glazed.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03741/HOUSE	B Phillips 29-01-2014	Cllr Mrs Crabtree	Miss J Frewen 02079 289
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rose		Blackhall Barns	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/14
Remodelling of the existing house to include; demolition of existing conservatory to facilitate the erection of a two storey rear extension; erection of a two storey front extension; extension to first floor at front; extension of roof to create habitable rooms in roof with dormer windows and velux windows; relocation of existing solar panels; changes to external fenestration and external elevations to include addition of chimneys; new internal layout.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.Blackhall Barns is identified as contributing to the Character of the Wilderness Conservation Area. This application fails to preserve or enhance the Character or appearance of the Conservation Area.**
- 2.The proposed modifications are out of keeping with the existing house.**
- 3.The proposal represents overdevelopment of the site, leading to a building of excessive height, bulk and size.**

Planning Applications Considered

Applications considered on 20-1-14

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03752/HOUSE	H Broughton 21-01-2014	Cllr Mrs Walshe	BHD Architects 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Megavand			12 Quaker Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/14
Erection of single storey orangery to East elevation.				

Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied that the roots system of the Ash tree will be adequately protected by measures set out in the application, and that a TPO be placed on the tree if it is not already the subject of one.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03769/ADV	A Byrne 24-01-2014	Cllr Busvine	Mr A Crocker 01279 8730
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Ellison Smith			10 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/01/14
Replacement of existing fascia signage with 2 no. new main fascia signs and 4 no. secondary signs.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03797/ADV	M Holmes 28-01-2014	Cllr Hogarth	Alice Broomfield 02072 507507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Supermarkets Ltd			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/14
3 x illuminated Sainsburys Halo fascia sign, 4 x illuminated Opening time fascia sign, 1 x non-illuminated welcome wall panel sign, 1 x non - illuminated ATM surround, 1 x non illuminated disabled space sign, 1 x non- illuminated totem and 2 x non-illuminated statutory signage.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03813/LBCALT	M Holmes 28-01-2014	Cllr Parry	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Stoney			10 Brittain's Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/14
New internal stair, door, thermal insulation, and alteration to internal partitions.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-1-14

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03815/HOUSE	H Broughton 28-01-2014	Cllr Mrs London	Mr P Edmondson 01892 861111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Booth			46 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/14
Erection of a kitchen/porch extension				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03815/HOUSE	H Broughton 31-01-2014	Cllr Mrs London	Mr P Edmondson 01892 861111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Booth			46 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/14
Erection of a kitchen/porch extension				
SE/13/03815/HOUSE - Amended plan				
Amended proposal description:				
Erection of a kitchen/porch extension to front of property				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03874/HOUSE	H Broughton 31-01-2014	Cllr Canet	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Cockle			188 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/14
The erection of a single storey rear extension to kitchen.				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00001/HOUSE	H Broughton 31-01-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Farrow			31 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/14
The erection of a first floor side and two storey side extension and internal alterations.				

Sevenoaks Town Council recommended approval.