

Minutes of the PLANNING COMMITTEE meeting held on Monday 2nd November 2020 at 7:00pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present – left at 7:30pm
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

274 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

275 **DECLARATIONS OF INTEREST**

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

- [Plan no. 1] 20/02679/FUL – 2 The Crescent

276 **DECLARATIONS OF LOBBYING**

None.

277 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 19th October 2020. **It was RESOLVED** that the minutes be approved.

278 **COVID-19: PLANNING COMMITTEE ARRANGEMENTS**

- It was noted that meetings will commence virtually via Zoom from October 2020
- It was noted that all arrangements were subject to review.

279 WHITE PAPER CONSULTATION: PARKING ON PAVEMENTS

The Committee discussed the draft response previously prepared by Cllr Clayton and agreed to submit the attached response.

Councillors thanked Cllr Clayton for his contribution in preparing initial responses.

280 KCC APPLICATION

The committee noted that planning permission had been granted for the following planning application:

- KCC/SE/0142/2020: Sevenoaks Grammar Annexe, Seal Hollow Road TN13 3SN

281 LOCAL HERITAGE LIST CAMPAIGN

Councillors agreed that a letter should be sent to SDC to ask them to confirm that they have taken action regarding the local heritage list campaign, and also to request that a portion of any funding awarded should be used to improve the digitisation of the current Local List.

282 JUNCTION OF GRACIOUS LANE AND HUBBARDS HILL

The committee expressed support for the Weald Parish Council in its lobbying for Kent Highways to improve the layout and signage of the Junction of Gracious Lane and Hubbards Hill. It was agreed that an email should be sent to KCC expressing the Town Council's support.

283 PLANNING APPLICATIONS

(a) No members of the public had registered to speak on individual planning applications.

(b) The Committee considered planning applications received during the two weeks ending 27th October 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

284 PRESS RELEASES

The committee suggested a press release be drafted regarding the Town Council's response to the Pavement Parking consultation. It was also suggested a press release be drafted welcoming KCC's decision to grant planning permission for The Sevenoaks Grammar Annexe.

Finished: 8:20pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 2-11-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02679/FUL	Alexis Stanyer 09-11-2020	Cllr Clayton	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms K Mew		2 The Crescent	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/10/20	
Erection of new two storey end of terrace dwelling with accommodation in roofspace, parking, private rear garden and associated landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- reasons given for 2013 refusal, including overdevelopment not in keeping with the RCA, and proximity to Seal Hollow Road
- highway safety from the creation of an additional residential access point right on the junction opposite Trinity School

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02755/HOUSE	Michael Clawson 16/11/2020	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Tomkins		1 Pinewood Avenue	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/10/20	
Loft conversion with velux & dormer windows.				

Comment

Sevenoaks Town Council recommended approval provided that the planning officer is satisfied there will be no additional overlooking on neighbours, and that there is no adverse impact on the streets scene.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02832/HOUSE	Anna Horn 05-11-2020	Cllr Piper	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs E Scott-Davies		24 Croft Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/10/20	
Demolition of existing garage and chimney, with new side extension over 2 storey to SW of the property and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval as long as the planning officer is satisfied that the extension is 1 metre from the neighbours fence along the whole length of the extension, to avoid terracing .

Planning Applications Considered

Applications considered on 2-11-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02880/HOUSE	S Simmons 04-11-2020	Cllr Eyre	Westleigh Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Q Yao		Whitebeam Cottage	98 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/20
Proposed two storey front extension and alterations to existing conservatory.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02929/HOUSE	Alexis Stanyer 05-11-2020	Cllr Morris Brown	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Astor			14 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/20
To convert the roof void into habitable accommodation with a rear dormer and two conservation roof lights to the front roof slope.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied the loft renovation does not constitute overdevelopment.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02930/HOUSE	Anna Horn 05-11-2020	Cllr Parry	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lamb			1 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/20
Demolition of existing conservatory and front porch. Construction of new garden room and new entrance hall lobby and porch. Proposed sloped porch roof wrap around house and replacement of roof.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02967/CONVAR	Michael Clawson 09-11-2020	Cllr Eyre	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gada			46 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/20
Variation of condition 2 (materials) of 19/02715/HOUSE for 'Demolition of existing porch. New porch with bedroom extension above. Bedroom extension above existing garage. Rear bedroom extension. Rear deck extension. Alterations to fenestration. Erection of a privacy wall' with amendments to elevation drawings.				

Comment

Sevenoaks Town Council recommended approval,

Planning Applications Considered

Applications considered on 2-11-20

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02984/HOUSE	Anna Horn 10-11-2020	Cllr Bonin	Adam Richards Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J & Mrs A Horgan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/20
Demolition of the existing garage, erection of a single storey side extension with en suite in its roof space, roof covering to existing courtyard.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the plans and materials.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02995/FUL	Alexis Stanyer 10-11-2020	Cllr Michaelides	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Durell			69C London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/20
Change of use from D1, educational use to C3, residential use, forming 2 new 1 bedroom flats.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that Policy LO3 of the Core Strategy states that a mix of uses should be retained and enhanced within the town centre. The Town Council are not convinced of the benefits of the loss of another commercial site to residential development.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03016/HOUSE	S Simmons 12-11-2020	Cllr Raikes	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Naughton			25 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/10/20
To extend the main roof from a hip to a gable end, raise the chimney and construct a rear dormer window and two roof lights to the front roof slope.				

Comment

Sevenoaks Town Council recommended refusal as the resulting unbalanced appearance of the pair of semi detached dwellings would have an adverse impact on the street scene.

Response from Sevenoaks Town Council on Pavement Parking

Appropriate Questions:

Question 3:

Do you think vehicles being parked on the pavement is a problem in your area:

It is a major problem in parts of Sevenoaks where:

- a) there is limited on road and off road parking and residents are forced to pavement park overnight in order to leave a car near their home; this happens on both quiet residential roads and on main traffic routes
- b) there is excess commuter parking during the day, and commuters use pavement parking in residential streets as a substitute for paid on or off street parking
- c) roads are extremely narrow, therefore making it difficult for people to park on the road without disrupting the flow of traffic

Question 4

Pavement parking causes *residents* problems because:

It impedes people walking with mobility or sight impairments, and also reduces road safety, by cutting visibility of and for pedestrians trying to cross the road. In addition this also causes parking in places which are inherently unsuitable and unsafe for all road and pavement users - drivers, cyclists and walkers

Impedes shopping, parking on pavements in shopping areas causes a significant issue as well.

Question 5

Would residents leave home more often if there was no pavement parking?

For some people this is certainly true, for example those with mobility or sight impairments.. It would also make walking and cycling easier, encouraging more sustainable short journeys.

Question 7

Do you prefer:

Option 1 - Improvements to the TRO system

This would be our third preference, because it would take considerable time and investment to implement the necessary signage and road marking, after determining which pavements in which roads should be protected from pavement parking, to what extent, and at what times. It would also give rise to the presumption that any unsigned pavement could be parked on. However Sevenoaks Town Council would welcome these changes to the TRO system in companionship with the other options, would welcome the streamlining of the TRO system that enables local policies to be implemented easier.

Option 2 - Enforcement by SDC against 'Unnecessary Obstruction of the Pavement' using CPE powers

This is the simplest, most effective, and is our first preference, because it can be implemented using existing resources, and provided that necessary guidance. Local decision-making process understands local conditions, it would be essential to have local enforcement and local management.

Option 3 - National pavement parking prohibition

This is our second preference, if introduced with provision for exceptions to be designated for permitted pavement parking, mainly for residents with no alternative parking possible. We would not see commuter parking as forming part of permitted exceptions. Include local management and local enforcement is essential to this.

Question 8

How would you define an 'unnecessary obstruction of the pavement'?

Parking on a pavement which impedes its use by pedestrians, especially those with limited mobility or sight, wheelchair users or parents with buggies. The DfT Mobility Guidance figure of 1.5 metres clearance for wheelchair users should be taken as a reasonable allowance to claim that a pavement is not impeded.

Parking which obstructs the pavement may also be taken to include parking which unreasonably obstructs sight lines at junctions, either for vehicles or for pedestrians, and so endangers road safety.

It should not be a reasonable defence against unnecessary obstruction of the pavement that the alternative for the driver is to obstruct the highway. There are roads in Sevenoaks (eg St Johns Hill) where pavement parking has been taking place on one side for several years, and it has now started on the other. This needs to be dealt with by yellow line restrictions.

Question 9

Do you think a warning notice should be given for first-time offences of causing an unnecessary obstruction by parking on the pavement?

Yes, except in cases where obstruction is creating a clear danger to pedestrian or road safety

Question 10

What do you think are the advantages and disadvantages associated with Option 2?

It can be implemented relatively quickly, through secondary legislation, and brought into effect locally provided guidance is clear, and in conjunction and consultation with the Parish or Town council where possible. It should not require detailed TRO processes or extensive investment in road marking and signage. In addition, the local capacity for enforcement exists, and can be used with relatively short training of local staff.

Question 11

Option 3 - England-wide pavement parking prohibition

Do you think a national prohibition should apply:

on no roads (since you are against the proposal)? No

on all public roads within the country? Possibly

only on roads with speed limits up to 40mph (this includes roads in villages, towns and cities); This would cover roads in Sevenoaks with a problem

Should be based on local circumstances. Would want the coverage to be locally determined by the District Council in conjunction with the Local or Parish Council where possible.

Question 12

Should a national prohibition apply to pavements only or to pavements and verges?

Pavements should be the main focus but parking on grass verges also impacts street scene, makes grass verges unwalkable, therefore dangerous unsafe for people with sight or mobility issues.

Question 13

What are your views on the impact this would have on the built and historic environment?

Options 2 or 3 should create the least impact on historic streets, because they require less road marking and signage

Question 14

What do you think are the advantages and disadvantages of Option 3: for rural areas including villages? for suburban areas? for town and city centres? overall?

The advantage of a national system (Option3) is certainty for all - pedestrians, drivers and other highway users. It should also make enforcement more certain and less complex, whatever the setting.

The possible disadvantage is less flexibility in application and no regard to local needs.

Question 15

Do you believe Option 2 or Option 3 would have an impact on the environment?

Option 2 and Option 3 should make it easier to walk the pavements while feeling safe, and so may persuade more people to make short journeys on foot, reducing congestion pollution and CO2 emissions

Both Options may make it less likely that people will be able to park very close to their destination, which could either lead them to drive round looking for spaces (more congestion etc), or to walk more (less congestion etc). This issue could be tackled by the Local Authorities making additional parking provision where possible.

Harder for individuals on a lower income to work and park in the town. Should be some methodology incorporating the national view of parking to allow essential workers or those on a lower income to park at a more suitable rate.

Question 16

For both options 2 and 3, we propose exceptions for those vehicles listed in Annex B. (The final listed exception applies to option 3 only.)

What, if any, other additional vehicles or services would you like to exempt and why?

Careworkers.