

5th February 2019



You are summoned to attend a meeting of the PLANNING COMMITTEE, to be held at 7pm in the Council Chamber at the address below on **Monday 11th February 2019**.

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at sevenoakstown.gov.uk or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Town Clerk

Committee Members

Cllr Arnold
Cllr Busvine OBE
Cllr Canet
Cllr Chakowa
Cllr Clayton
Cllr Eyre – **Vice Chairman**
Cllr Hogarth
Cllr Mrs Parry

Cllr Parry
Cllr Parson
Cllr Piper - **Chairman**
Cllr Raikes
Cllr Schneider
Cllr Towell
Cllr Waite
Cllr Walshe

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

Town Council Offices
Bradbourn Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

4 MINUTES

To receive and consider the minutes of the Planning Committee meeting held on 28th January 2019.

5 DEVELOPMENT CONTROL COMMITTEE

To receive notice that the following applications are due to be considered by Development Control Committee on 7th February 2019:

- i. 18/03462/FUL – Land Rear of 2 Uplands Close, Riverhead (Adjoining Parish Application)
- ii. 18/03097/FUL – Land Rear Of 31 Serpentine Road

6 POTENTIAL SPEEDING SIGN INSTALLATION ON BRADBOURNE VALE ROAD AND OTHER ROADS

To note that a meeting is being arranged to discuss possible signage options to address the issue of speeding vehicles on Bradbourne Vale Road and other roads.

7 ZEBRA CROSSING ON DARTFORD ROAD

- a) [431] To receive and note the response from Mike Payton, District Manager for Sevenoaks at Kent Highways to the email sent by Sevenoaks Town Council on 4th February 2019, regarding concerns over visibility and pedestrian safety at the uncontrolled zebra crossing at Dartford Road with Bradbourne Road/Barrack Place.
- b) To receive and note two emails subsequently received from Lighting Engineer Stephen Holmwood, on 4th and 5th February 2019 respectively.

8 PLANNING APPLICATIONS

- (a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak.

- (c) The meeting will be reconvened to consider planning applications received during the two weeks ending 5th February 2019.

9 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

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Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 28th January 2019 at 7.00pm.

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present (Left 8.13pm)
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Present (Arrived 7.07pm)
Cllr Hogarth	Apologies	Cllr Waite	Apologies
Cllr Mrs Parry	Apologies	Cllr Walshe	Present

Also in attendance:

Deputy Town Clerk

Planning Assistant

3 Members of the Public

PUBLIC QUESTION TIME

None

425 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

426 **DECLARATIONS OF INTEREST**

None.

427 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 14th January 2019, previously approved at Council.

RESOLVED: That the minutes be received and signed.

428 **PLANNING APPEALS**

The Committee received and noted the following appeal decisions:

- i. APP/G2245/W/18/3211841: 18/01835/FUL – Fallowfield, 2 Letter Box Lane (APPEAL DISMISSED)
- ii. APP/G2245/W/18/3212115: 18/01242/FUL – Land West of 3 Julian's Way (APPEAL DISMISSED)

Informative: Sevenoaks Town Council was pleased to note that the guidance set out in the Residential Character Area Assessment SPD had been adhered to in the consideration of both the above appeals.

429 DISCOVER GATWICK INVITATION

a) The Committee received and noted a further invitation from Community Engagement at Gatwick Airport to attend a “behind the scenes” event, on one of the following dates:

- Tuesday 19th March 2019
- Tuesday 30th April 2019

b) Councillors Raikes and Mrs Walshe expressed an interest in attending (TBC).

430 SOUTH EAST WATER: PROPOSED NEW WATER MAIN IN SEVENOAKS

The Committee received a verbal update from the Deputy Town Clerk and Councillor Clayton, who both attended the Stakeholder Meeting held on 18th January 2019.

RESOLVED: That the note emailed to delegates by South East Water following the Stakeholder Meeting would be circulated to Councillors.

431 ZEBRA CROSSING ON DARTFORD ROAD

At the request of Councillor Raikes, the Committee considered the issue of poor visibility at the uncontrolled Zebra Crossing at the junction of Dartford Road with Bradbourne Road/Barrack Place and concerns over pedestrian safety.

Councillor Raikes reported that the matter had been raised with Kent Highways, who had asked their Street Lighting Engineer to visit the site to determine whether steps could be taken to improve visibility, and that further information would be received in due course.

It was RESOLVED unanimously that Sevenoaks Town Council would write to Kent Highways expressing its concerns and requesting improved visibility at the crossing, preferably by lighting.

432 COMMUNITY PLAN PRIORITIES 2019-2023: PUBLIC CONSULTATION

a) The Committee received and noted the Press Release from Sevenoaks District Council inviting the public to comment.

b) The Committee received and considered the Public Consultation Draft.

c) The Committee noted the deadline for comments (1st March 2019).

RESOLVED: That Sevenoaks Town Council would respond to the Consultation, broadly supporting the aspirations of the plan, while expressing some concerns as to priorities and deliverability in the absence of clearly defined objectives or it being clear which organisation is responsible for delivery.

Informative: Councillor Raikes abstained from voting.

433 LOCAL PLAN: PROPOSED SUBMISSION VERSION CONSULTATION (DECEMBER 2018) AND
ADDITIONAL CONSULTATIONS

- a) The Committee received and noted the Regulation 19 Consultation Representation Form supplied by Sevenoaks District Council.
- b) [401] The Committee considered Sevenoaks Town Council's response to the Proposed Submission Version Consultation.

It was RESOLVED that:

- Sevenoaks Town Council would respond positively to the Regulation 19 Consultation.
- Sevenoaks Town Council would request to participate in the oral part of the Examination to highlight concerns regarding infrastructure delivery/funding and appropriate housing mix.

434 PLANNING APPLICATIONS

- a) The Committee received and noted planning applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- b) The Committee considered planning applications received during the two weeks ending 22nd January 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

435 PRESS RELEASES

None.

Finished: 8:30pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 28-1-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02751/LBCALT	Mr M Mirams 30-01-2019	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RHF Developments Ltd			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/19

Remedial works to defective structure.

18/02751/LBCALT - Amended plan

Amended description of the proposal to be more precise about the works being undertaken at the building and amended structural engineer's report.

Amended proposal description:

Structural repairs to roof carpentry and timber frame, temporary removal of 2nd floor floorboards, and replacement of roof membrane.

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03348/LDCEX	Holly Pockett 04-02-2019	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Newland			38 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/19

Extension of vehicular access.

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03545/HOUSE	Alexis Stanyer 11-02-2019	Cllr Busvine	Mr D Kenvin 350237
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Fautley			6 Oakfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/19

Removal of garage, proposed two storey extension, alterations to roof to develop the first floor to provide additional accommodation, alterations to layouts & elevations.

18/03545/HOUSE - Amended plan

Amended plans to reduce height of western side of property and incorporate amendments to driveway and the proposal description.

Amended proposal description:

Removal of garage, proposed two storey extension, alterations to roof to develop the first floor to provide additional accommodation, alterations to layouts & elevations. Alterations to the driveway.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-1-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03618/FUL	Mr M Mirams 05-02-2019	Cllr Parson	Mr Davies 02086 593250
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Sevenoaks Almshouse Ch		Flats 1-8 And 17-24, Sevenoak	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
Replacement of external front doors to rear elevations of North and South Blocks.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03619/LBCALT	Mr M Mirams 05-02-2019	Cllr Parson	Mr Davies 02086 593250
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Sevenoaks Almshouse Ch		Flats 1-8 And 17-24, Sevenoak	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
Replacement of external front doors to rear elevations of North and South Blocks.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03813/HOUSE	Alexis Stanyer 06-02-2019	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Green		Highcroft	79 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/19
Proposed new entrance piers, gates and walls to existing entrance.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03840/ADV	Sean Mitchell 05-02-2019	Cllr Mrs Parry	Mr Roche 02920 226501
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Neasham		Unit B	2 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
29 fascia signs and a poster sign.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-1-19

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03855/HOUSE	Alexis Stanyer 30-01-2019	Cllr Canet	Ms Khan 07882 112427
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Tamarit			15 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/19
Ground floor extension to the rear, demolition of the existing pitched roof of kitchen and first floor side extension. Proposal also includes new window in bedroom 3.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03905/HOUSE	Holly Pockett 04-02-2019	Cllr Mrs Walshe	Mr Godfree 01730 82690
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Nelson			6 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/19
Erect a greenhouse.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03934/HOUSE	Holly Pockett 31-01-2019	Cllr Schneider	Mr Davis 07971 398989
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Turner			39 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/19
Proposed rear single storey extension with roof lantern light.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03942/HOUSE	Holly Pockett 29-01-2019	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Reid			7 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/19
Demolition of existing front porch and part of the rear extension. Erection of single storey rear extension with skylight and a new open front porch. Loft conversion with skylights. Alterations to fenestration and enlarging of existing front driveway. Associated landscaping works.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-1-19

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00032/HOUSE	Alexis Stanyer 07-02-2019	Cllr Waite	Mr Hewitson 02083 00666
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ellis			119 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/19
Replacement of rear conservatory.				

Sevenoaks Town Council recommended approval.

Informative: Councillor Canet abstained from voting on this application.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00034/FUL	Mr M Mirams 06-02-2019	Cllr Parson	Mr Anthony 01227 78444
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Holdfirst Ltd		3 Webbs Court	Buckhurst Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/19
Change of use of Business Premises (B1) to Residential (C3) and first floor extension to accommodate 1no. Flat.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00043/HOUSE	Alexis Stanyer 30-01-2019	Cllr Waite	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Harvey			21 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/19
Modifications to roof structure to facilitate loft conversion with a front curved dormer window, hipped rear dormer window and skylights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is limited loss of amenity to neighbouring properties and that it will not be visually detrimental to the character of the area.

Planning Applications Considered

Applications considered on 28-1-19

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00055/HOUSE	Alexis Stanyer 04-02-2019	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bown			119 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/19
Single storey rear extension with skylight. Modifications to roof structure to facilitate loft conversion with skylights and a dormer window. Alterations to fenestration and modifications to entrance porch. New vehicular access.				

Sevenoaks Town Council recommended approval, provided that:				
-The Planning Officer is satisfied that there is no loss of privacy to the rear garden of No. 117.				
-The Highway Authority is satisfied that parking requiring vehicles to reverse into Wickenden Road at this point is safe.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00063/HOUSE	Alexis Stanyer 31-01-2019	Cllr Clayton	Mr Goodey 07725 607040
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Fletcher			63 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/19
Single storey side extension with skylights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenity to the neighbour at 64 Bethel Road.				
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17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00086/HOUSE	Emma Gore (Date TBC)	Cllr Parson	Mr Simmons 07760 4951
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Plowman		Belmont	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/19
Demolition of existing garage structure and metal framed glazed car port to side and rear of property, erection of Garden Room attached partially to house.				

Sevenoaks Town Council recommended approval, subject to:				
-The Conservation Officer being satisfied that suitable materials are to be used.				
-The Planning Officer being satisfied that there will be no loss of amenity to future residents of Ragstones.				
-The planting and continued maintenance of the shrubbery.				

Planning Applications Considered

Applications considered on 28-1-19

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00086/HOUSE	Emma Gore (Date TBC)	Cllr Parson	Mr Simmons 07760 4951
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Plowman		Belmont	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/19
Demolition of existing garage structure and metal framed glazed car port to side and rear of property, erection of Garden Room attached partially to house. 19/00086/HOUSE - Amended plan The proposal has been amended: Removal of the 3M fence on the South elevation boundary.				

Sevenoaks Town Council recommended approval, subject to: -The Conservation Officer being satisfied that suitable materials are to be used. -The Planning Officer being satisfied that there will be no loss of amenity to future residents of Ragstones. -The planting and continued maintenance of the shrubbery.				
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19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0522/2018	Mrs Lidia Cook 11-02-2019	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Quirk		St Johns C of E Primary School	Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/19
Installation of all-weather surface daily mile path around school sports field - 260m x 1.2m wide constructed in porous wetpour rubber surface (colour - black). The path will follow the perimeter boundary fence, will not require the removal of trees or hedging and will not reduce the ample playing area.				

Sevenoaks Town Council recommended approval.				
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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Emma Gore
Email: SouthParishComments@sevenoaks.gov.uk
My Ref: 18/03462/FUL
Your Ref: MR BOB MCQUILLAN
Date: 29 January 2019

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Land Rear Of 2 Uplands Close Riverhead KENT TN13 3BP

Development: Construction of detached three bedroom dwelling incorporating garage, access and off street parking.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **7 February 2019** at 7.00 pm.

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view:
www.sevenoaks.gov.uk/developmentcontrolcommittee.

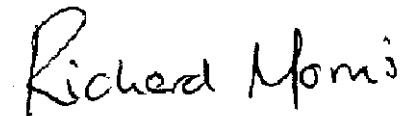
If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our **Contact Centre on 01732 227000** (5 working days before the committee date), who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team By the end of the day BEFORE the meeting date (email: DC.Committee@sevenoaks.gov.uk). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.



Copies of the committee agenda, including the report relevant to this application, will be available in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. You can view and download a copy of the report 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly informal style.

Richard Morris
Chief Planning Officer



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Emma Gore
Email: SouthParishComments@sevenoaks.gov.uk
My Ref: 18/03097/FUL
Your Ref: MR B BEST
Date: 29 January 2019

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Land Rear Of 31 Serpentine Road Sevenoaks KENT TN13 3XR

Development: Erection of detached dwelling with integral garage.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **7 February 2019** at 7.00 pm.

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view:
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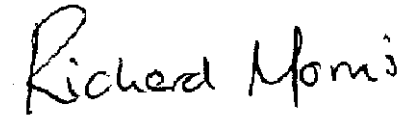
If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our **Contact Centre on 01732 227000** (5 working days before the committee date), who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team By the end of the day BEFORE the meeting date (email: DC.Committee@sevenoaks.gov.uk). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.



Copies of the committee agenda, including the report relevant to this application, will be available in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. You can view and download a copy of the report 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly informal style.

Richard Morris
Chief Planning Officer

From: Mike Payton
Sent: 04 February 2019 11:21
To: Susanna Miles
Subject: RE: Zebra Crossing: Pedestrian Safety Issue

Dear Susanna

Thank you for your email.

I have requested the details of any recorded accidents at the crossing and have also requested that the street lighting engineer has a look at the site and that he contacts you directly to discuss what can or cannot be done with regarding to the lighting of the crossing.

In the meantime I will arrange for a highway steward to visit the site and look at cutting back vegetation which may be affecting the visibility of people waiting to cross the road or contacting the relevant landowners and requesting that they cut back anything which may help.

I will be in contact in due course once the site visits have taken place and I have some idea of what we can do to improve the situation.

Kind Regards

Mike

Mike Payton MIHE. | **Sevenoaks District Manager** | Highways Asset Management | Kent County Council | Aylesford Highway Depot, St Michael's Close, Aylesford, Kent, ME20 7BU | www.kent.gov.uk | Telephone 03000 418181 | **for further details of roadworks across Kent visit** www.roadworks.org



From: Susanna Miles
Sent: 04 February 2019 11:09
To: Payton, Mike; Mid-Kent Highways
Cc: Crabtree, Margaret
Subject: Zebra Crossing: Pedestrian Safety Issue

Dear Mr Payton

RE: Uncontrolled Zebra Crossing at the junction of Dartford Road with Bradbourne Road/Barrack Place, Sevenoaks

Following correspondence from a concerned member of the public, Sevenoaks Town Council considered the issue of poor visibility and pedestrian safety at the above crossing at Planning Committee on 28th January 2019.

Sevenoaks Town Council understands that accidents have already occurred at this location. Councillors noted that the crossing is heavily used, not only by commuters, but also by unaccompanied school children, and parents/carers taking younger children to nearby day nursery and pre-school establishments.

(continued overleaf....)

Concerns were expressed that the background of dark hedging on the Bradbourne Road side of the crossing is obscuring the presence of pedestrians waiting to cross, while on the other side of the road, visibility is being impaired by vehicles parked along the parade of shops north of Holly Bush Lane.

The Committee resolved unanimously to contact the Kent Highways to reiterate concerns over pedestrian safety. Sevenoaks Town Council would therefore request that urgent steps be taken to improve visibility, preferably through lighting.

Thank you, in advance, for any assistance you are able to provide in this matter. We look forward to hearing from you.

Kind regards,

Susanna Miles

Susanna Miles
Planning Assistant
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG

planningassistant@sevenoakstown.gov.uk

Tel: 01732 459953

From: Stephen.Holmwood
Sent: 04 February 2019 21:51
To: Mike Payton; Susanna Miles
Cc: Margaret Crabtree
Subject: RE: Zebra Crossing: Pedestrian Safety Issue

I took a look at night last week, with regard to lighting, going down hill is okay, but there could be improvement on the approach to going uphill, but because of the junction there it limits the options as to where to site an addition column..

So I'm considering replacing the beacon posts with 5m or 6m columns with wrap around beacon's, as we have done in London Road Sevenoaks.

When it comes to daylight, I don't think the Beacon on the East side being set so far back from the edge of the carriage way helps, but I suspect there is plant in the footway that dictated its location, maybe when the utility stats arrive that will give a clue.

One issue that google street view highlights in daytime, is the amount of "A" boards on the footway close to the belisha beacon post, please see attached screenshot from July 2018.

I haven't drive by in the day, only late at night recently, so I don't know if this is still going on, but if you look back at the last 5 photos in google street view from the last 3 and a bit years, everyone has at least one A board in view.

There is the issue of them being a trip hazard, and the issue of it being illegal to advertise on the highway, plus the adverts being a distraction to drivers when approaching a junction and a ped xing, plus one of the issues mentioned is children crossing unaided, so I'm concerned given their shorter height that the A boards could obscure a large part of a child waiting behind the boards for drivers travelling up hill.

Just a thought, but I wonder if one of the day light issues to be considered is the removal of the A boards, if business in the area are still putting them out. Though I guess this would be extremely unpopular with the businesses that feel the need to advertise on the main road.

Regards

[Stephen Holmwood](#)
[Sevenoaks and Tunbridge Wells Lighting Engineer](#)

Stephen Holmwood | Sevenoaks and Tunbridge Wells Lighting Engineer
| Highways, Transportation and Waste | Kent County Council | Ashford Highway Depot, Javelin way, Henwood Industrial Estate, Ashford, TN24 8AD | Mobile: 07967039542

(Please see overleaf for photograph attached to this email).

Photograph attached to Stephen Holmwood's email of 04-02-2019:



From: Stephen Holmwood
Sent: 05 February 2019 16:02
To: Margaret Crabtree; Mike Payton; Susanna Miles
Subject: RE: Zebra Crossing: Pedestrian Safety Issue

Dear Cllr Crabtree

Under the highway code, no pedestrian should step onto a zebra crossing until all approaching vehicles have come to a halt.

It should always be remembered that drivers DO NOT have to stop at a Zebra Crossing.

We do get enquiries, when crossings are reported as dangerous and when the enquiry is investigated, the reason it has been reported as dangerous, is because a car failed to stop for a pedestrian waiting to cross, and they believe drivers have to stop, which is not the case.

As part of the LED conversion, all the lighting is being designed, and conflict areas such as Zebra Crossing are taken into account.

I have discussed the possibility of additional lighting at this crossing with my manager, and as a result I shall be asking the design engineer to model the lighting levels at the crossing to check if the levels are up to the advised standard, and if not to suggest possible solutions.

This could be as simply as remote adjustments to the output levels of adjacent lanterns, to installing an extra street light.

The crash data requested by Mike, show there have been no accidents at this crossing in the last three years, and Geoff has kindly searched back to 1980 and found only 4 incidents in the last 38 years, and no accidents since December 2007, over 18 years ago.

Over that 38 years, the street lighting adjacent to the crossing has changed from Low Pressure Sodium, to High Pressure Sodium and is now LED. With every change of light source, there have been improvements in colour rendering, and with the white light of LED's, the colour rendering is as good as it gets, with the full range of colours visible under white light, as opposed to the eye just seeing greys under the Low Pressure Sodium of the 70's and 80's.

So the lighting at the crossing is the best it has ever been, though as mentioned the design engineer will be modelling the lighting to if there are any improvements to be made.

Regards

Stephen Holmwood

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Planning Applications Considered

Applications considered on 25-1-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03458/HOUSE	Emma Gore 8/1/19	Chakowa	n/a
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Knape	Lahaina	Linden Chase	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/12/18	
Proposed new detached double garage. Conversion of existing garage into habitable space. New render to the main dwelling.				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-2-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00041/HOUSE	Rebecca Fellows 08-02-2019	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bradshaw			53 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/19
Timber built garden shed with a dual pitched roof with clay plain tiles.				

//Chairman's Action//

Sevenoaks Town Council recommended approval, provided the building is enured to the main property.

Planning Applications to be Considered

Planning Applications received to be considered on 11 February 2019

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03684/HOUSE	Emma Gore 22-02-2019	Cllr Waite	Sevenoaks Plans 240140
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/19
First floor rear and side extension, proposed new rear dormer in the loft; proposed new roof at side. Alterations to fenestration rooflights and solar panels. New internal layout at ground floor. 18/03684/HOUSE - Amended plan Alterations to the proposed roof, rear dormer and extensions.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PIYSN7BKFJM00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03801/FUL	Sean Mitchell 21-02-2019	Cllr Schneider	Dr Wickham 456888
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Holland/Portsmore/Hoad			9 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/19
Demolition of existing building, erection of mixed use scheme 9 flats and office. Widening hardstanding.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJMVCBBKMKZ00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/03836/FUL	Alexis Stanyer 18-02-2019	Cllr Piper (Chairman OOW)	Mrs Richardson 01892 509280
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakumawicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/19
Modifications to roof structure to facilitate two storey side and rear extension including loft conversion with skylights. Conversion of garage into habitable space. Alterations to fenestration. Associated landscaping works. Amended Plan (Information Only) received from SDC 04-01-2019: Follwing the assessment of the documentation, it was concluded that the proposed development should be progressed under householder procedure instead of FUL application, thus the suffix of the application was altered from FUL to HOUSE. 18/03836/HOUSE - Amended plan Amended Application Form, Planning Statement and Statement of Community Involvement received on 21-01-2019. The suffix has been changed back from HOUSE to FUL.				

Planning Applications to be Considered

Planning Applications received to be considered on 11 February 2019

The proposal description has been amended to:

Remodelling of existing dwelling, raising of roof height and erection of two storey side and rear extension.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJQKOMBKLM100>

4	Plan Number	Planning officer	Town Councillor	Agent
	18/03853/HOUSE	Emma Gore 15-02-2019	Cllr Eyre	Mr Jenner 01892 852424

Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Pettett	Solefields Lodge North	Solefields Road	Kippington	
Town	County	Post Code	Application date	
			28/01/19	

Single storey rear extension and new detached cart lodge style garage. New front porch and verandah.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJW4OUBKN1U00>

5	Plan Number	Planning officer	Town Councillor	Agent
	18/03953/HOUSE	Rebecca Fellows 22-02-2019	Cllr Piper	Mrs Austin 07866 962268

Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Sharma		7 Brattle Wood	Kippington	
Town	County	Post Code	Application date	
			04/02/19	

Demolition and erection of new detached dwelling with integral garage and reconfiguration of rear garden in stepped terraces.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PKM1ZMBKLV00>

6	Plan Number	Planning officer	Town Councillor	Agent
	19/00011/HOUSE	Holly Pockett 14-02-2019	Cllr Eyre	Mrs Austin 07866 962268

Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Gada		46 Brattle Wood	Kippington	
Town	County	Post Code	Application date	
			29/01/19	

Demolition of existing porch. New porch with bedroom extension above. Bedroom extension above existing garage. Rear bedroom extension. Rear deck extension. Alterations to fenestration.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PKROM6BKFMN00>

7	Plan Number	Planning officer	Town Councillor	Agent
	19/00086/HOUSE	Emma Gore 15-02-2019	Cllr Parson	Mr Simmons 07760 495115

Planning Applications to be Considered

Planning Applications received to be considered on 11 February 2019

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Plowman	Belmont	The Vine	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			28/01/19
Demolition of existing garage structure and metal framed glazed car port to side and rear of property, erection of Garden Room attached partially to house. 19/00086/HOUSE - Amended plan The proposal has been amended: Removal of the 3M fence on the South elevation boundary. 19/00086/HOUSE - Amended plan Revisions to the garden room to reduce footprint and height.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PL6FCKBKJLD00		

8	Plan Number	Planning officer	Town Councillor	Agent
	19/00121/HOUSE	Emma Gore 21-02-2019	Cllr Eyre	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr R Donald			13 White Hart Wood	Kippington
Town		County	Post Code	Application date
				01/02/19
Demolition of existing outbuilding. Erection of a single storey rear extension with rooflights and rear first floor gable extension. Replacement of roof on existing single storey rear extension to side and rear. Alterations to fenestration consisting of timber cladding to new extension, introduction of sliding doors (east elevation) and alterations to existing windows (north elevations).				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PLFJ16BK0RX00			

9	Plan Number	Planning officer	Town Councillor	Agent
	19/00122/FUL	Mr M Mirams 25-02-2019	Cllr Piper (Chairman OOW)	Mr O'Brien 01482 815310
Case Officer				
Applicant		House Name	Road	Locality
Sevenoaks Town Council		Sevenoaks Day Nursery	Otford Road	Northern
Town		County	Post Code	Application date
				05/02/19
Installation of new modular nursery building.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PLFONVBKLZK00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/00158/HOUSE	Alexis Stanyer 20-02-2019	Cllr Waite	Mr Trifiletti 01892 537124

Planning Applications to be Considered

Planning Applications received to be considered on 11 February 2019

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lowrie		2A Hillside Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			01/02/19
Conversion of existing garage/utility into habitable space with roof extension. Alterations to fenestration, decking and ballastrade.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PLOXZMBKGOH00		