

2<sup>nd</sup> January 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 8<sup>th</sup> January 2024**.

**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 will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/FTNmrHm3D6A> 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 of meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning Committee when making its recommendations, please [click here](#).

**Town Clerk**

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

### **Committee Members**

Cllr Ancrum  
Cllr Layne  
Cllr Camp – **Chair**  
Cllr Dr Canet  
Cllr Clayton  
Cllr Daniell  
Cllr Dr Dixon  
Cllr Granville

Cllr Gustard  
Cllr Michaelides  
Cllr O'Hara  
Cllr Shea - Mayor  
Cllr Skinner OBE  
Cllr Varley – **Vice Chair**  
Cllr Willis  
Cllr Wightman

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)



**Town Clerk**

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.

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 (Pages 5-15)

To receive and agree the Minutes from the Planning Committee Meeting held on 18<sup>th</sup> December 2023.

5 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 17-18)

a) To receive notice that the below application is due to be discussed by the Development Management Committee on 4<sup>th</sup> January 2024. This was previously allocated to Cllr Daniell, and a subsequent amended version to Cllr Varley.

- **23/02344/FUL – Chance Cottage, 104 Oakhill Road**

INFORMATIVE:

On 11<sup>th</sup> September 2023, Sevenoaks Town Council recommended refusal on three grounds. On 20<sup>th</sup> November 2023, the Town Council reiterated the previous recommendation with three additional requests added via Informative.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ8JGSBKGTFO0>

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c) To receive notice that Cllr Daniell was registered to speak against the application on behalf of Sevenoaks Town Council. This was approved by the Chair and Town Clerk via Chair's Action, under delegated authority as per STC Planning Committee Policy PC6, adopted by the Committee on 27<sup>th</sup> June 2022.

6 APPEALS (Pages 19-23)

a) To receive notice that the following appeal was allowed and planning permission GRANTED by the Planning Inspector on 18<sup>th</sup> December 2023.

**APP/G2245/W/23/3322158: 23/00237/FUL – Sevenoaks Open Air School, Oakhill Road**

7 TEMPORARY ROAD CLOSURES – A225 TONBRIDGE ROAD BETWEEN KNOLE LANE AND SHENDEN WAY

a) To receive notice that the above stretch of road will be closed from 30<sup>th</sup> January 2024 for 5 nights between the hours of 9pm and 6am.

b) To note that the diversion route will be via A225 Tonbridge Road, A225 Riverhill, Morleys Roundabout, A21 Sevenoaks Bypass, A25 Westerham Road, A25 Worships Hill, A224 Amherst Hill, London Road, A225 High Street and vice versa.

8 STREET NAME AND NUMBERING – NEW ADDRESSES FOR DEVELOPMENT SITE (Pages 25-30)

To receive notice of the creation of six new addresses relating to the following development site, with details and plans attached:

- **43 - 45 High Street, Sevenoaks**

9 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN 2040 REGULATION 18 PART 2 CONSULTATION (Pages 31-48)

a) To receive reminder that the District Council's Local Plan 2040 Regulation 18 Part 2 consultation launched on 23<sup>rd</sup> November 2023, closing on 11<sup>th</sup> January 2024.

b) To receive copy of a draft response as prepared by the Working Group comprising Cllr Wightman, Cllr Gustard, Cllr Dr Canet and Cllr Shea, with additional comments from Cllr Clayton.

c) To discuss and agree an official response, to be submitted on behalf of the Town Council prior to the comment deadline.

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10 PUBLIC CONSULTATION ON KCC'S DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY (Pages 49-55)

a) To receive reminder that KCC have launched a public consultation on its draft new Local Flood Risk Management Strategy, which will cover a 10 year period including 5 year review.

b) To note that the draft strategy, as well as opportunity to respond to the consultation is available via the following link:

<https://letstalk.kent.gov.uk/local-flood-risk>

c) To receive copy of a draft response for the Town Council, prepared using Cllr Granville's feedback – as received by the Committee on 18<sup>th</sup> December 2023, as well as additional comments made throughout the Item's discussion.

d) To discuss and agree an official response, to be submitted on behalf of the Town Council, prior to the comment deadline of 30<sup>th</sup> January 2024.

10 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 57-59)

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 1<sup>st</sup> January 2024.

11 PLANNING APPLICATIONS (Pages 61-63)

a) 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. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).**

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 1<sup>st</sup> January 2024.

12 PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

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email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 18<sup>th</sup> December 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://www.youtube.com/watch?v=-UUAjzhufZ8>

**Present:**

**Committee Members**

Cllr Ancrum	<b>Present</b>	Cllr Gustard	<b>Apologies</b>
Cllr Layne	<b>Apologies</b>	Cllr Michaelides	<b>Present</b>
Cllr Camp – Chair	<b>Present</b>	Cllr O’Hara	<b>Present</b>
Cllr Dr Canet	<b>Present</b>	Cllr Shea – Mayor	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Skinner OBE	<b>Apologies</b>
Cllr Daniell	<b>Apologies</b>	Cllr Varley – Vice Chair	<b>Present</b>
Cllr Dr Dixon	<b>Present</b>	Cllr Willis	<b>Apologies</b>
Cllr Granville	<b>Present</b>	Cllr Wightman	<b>Apologies</b>

**Also in attendance:**

Town Clerk

Planning Committee Clerk

1 Member of the Public

**PUBLIC QUESTION TIME**

None.

570 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

571 **DECLARATIONS OF INTEREST**

None.

572 **DECLARATIONS OF LOBBYING**

None.

573 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 6<sup>th</sup> November 2023.

**It was RESOLVED** that the minutes be approved.

b) The Committee received and noted the Minutes from the STNP Monitoring and Implementation Working Group held on 4<sup>th</sup> December 2023.

574 **APPLICATIONS RECEIVED BETWEEN 12<sup>TH</sup> DECEMBER – 15<sup>TH</sup> DECEMBER 2023**

Councillors noted that all planning applications received during the above period would be processed under Chair’s Action due to the Christmas Closure period. Applications

would be allocated to Ward Cllrs, with their comments to be approved by the Chair and Town Clerk under executive powers and forwarded to the District Council, as per Standing Order 15.b.xvi.

575 APPEALS

a) The Committee received notice that the following appeal had been submitted:

- **APP/G2245/W/23/3328339: 23/01585/FUL – Site Formerly Known as Sevenoaks Open Air School, Oakhill Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This was not considered necessary.

c) Cllr Varley reported that another Appeal for the same location had been allowed by the Planning Inspector on 18<sup>th</sup> December 2023, for the planning application referenced 23/00237/FUL.

576 TEMPORARY ROAD CLOSED – VARIOUS ROADS

The Committee received and noted a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up to date information.

577 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN 2040 REGULATION 18 PART 2 CONSULTATION

a) The Committee received reminder that Sevenoaks District Council (SDC) is consulting on Part 2 of its Local Plan 2040 Regulation 18. This will close on 11<sup>th</sup> January 2024.

b) It was noted that the Working Group, which was created on 20<sup>th</sup> November 2023, would present its draft response to the survey on 8<sup>th</sup> January 2024, when a response is to be agreed.

c) Cllr Granville noted that she found the preliminary draft circulated separately to Cllrs prior to the meeting to be very thorough and thanked the Working Group for their time and hard work.

d) It was noted that Cllrs wishing to submit comments to be considered by the Working Group may do so via the Planning Committee Clerk, however these must be submitted by 22<sup>nd</sup> December 2023 in order to ensure inclusion in the final draft to be circulated as part of the Agenda on 2<sup>nd</sup> January 2024.

578 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON INTENTION TO FREEZE LOCAL PARKING CHARGES FOR 2024

a) The Committee received notice that SDC is consulting on its proposals to freeze car parking charges and introduce Sunday charges to all Council-run car parks and on-street parking from 1<sup>st</sup> April 2024.

b) The following key topics were discussed:

- Cllr Shea noted that the team “freeze” was misleading, as the charges will be increasing by a seventh due to charges being introduced for Sundays.
- The Town Clerk reported that various local retailers had contacted the Town Council to relate their concerns about losing vital trade on Sundays, which form a significant portion of their trade.
- Community activities will also be affected by the Sunday charges, for instance church visitors, those attending care-homes or family visits.
- The idea of differential charging during market opening hours or the first hour of parking was supported by Town Councillors, but noted to have been dismissed by the District Council – although operative by Sevenoaks District Council in its other car parks within the District.
- Cllrs agreed that Sevenoaks Town car parking charges are a deterrent to shoppers, especially as Bluewater has free car parking and more choice.
- Observation was made that Westerham’s on-street parking, run by the District Council, is significantly cheaper than that in Sevenoaks. Cllrs questioned why Sevenoaks residents are supplementing a higher portion of parking charges.

c) It was **RESOLVED** that STC register the above concerns with the District Council in response to the consultation, with emphasis on the existing deterrent that car parking charges have on local shoppers, and the effect that exacerbating this will have on retailers and market holders.

579 PUBLIC CONSULTATION ON KCC’S DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY

a) The Committee received reminder that KCC has launched a public consultation on its draft new Local Flood Risk Management Strategy.

b) The following key topics were discussed:

- The floodmaps used as an evidence base for the Strategy document are out of date, so any resulting policies may be based on out of date information
- Cllrs requested that up to date information be included, especially with reference to recent flooding in Mill Lane and Northern Sevenoaks. Reports of overflowing sinks and bathtubs had been received by Cllrs within the last week in these areas, with Thames Water having visited Mill Lane to investigate the issue.
- Cllrs noted that flooding issues are not limited to rivers bursting banks, as many recent floods have been caused by groundwater and overflowing storm and sewage drains, which will flood the Darent if not addressed.
- Cllrs requested that KCC and Thames Water be invited to meet with the Town Council to discuss and map the key issues relating to flooding.

c) Cllrs noted that Cllr Granville had forwarded a copy of her personal response to members prior to the Committee meeting, and it was **RESOLVED** that a draft Town Council response be prepared, building on Cllr Granville’s comments with the above additions. This to be approved by the next Planning Committee on 8<sup>th</sup> January 2024.

580 FAMILY HUB AND COMMISSIONED YOUTH DECISION BY KENT COUNTY COUNCIL

The Committee received and noted correspondence from KCC, outlining the changes to how and where they will deliver community services across Kent, including a list of all buildings due to be closed and those to be retained across Kent as part of KCC’s decision to reduce their community building estate.

581 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC’s Planning Committee, received during the two weeks ending 11<sup>th</sup> December 2023.

582 PLANNING APPLICATIONS

(a) Minute Item 583.b. as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement:

[Plan no. 19] 23/03428/HOUSE – 9 Crownfields (Against)

[Plan no. 19] 23/03428/HOUSE – 9 Crownfields (For) *Statement read aloud by the Chair on behalf of the Agent*

(c) The Committee considered planning applications received during the two weeks ending 11<sup>th</sup> December 023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

583 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued, announcing the Town Council’s request to meet with KCC Officers with regards to recent local flooding issues.

There being no further business the Chair closed the meeting at 8:34pm.

Signed .....

Chair

Dated .....



# Planning Applications Considered

Applications considered on 18-12-23

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02754/FUL	Abbey Aslett 29/12/2023	Cllr Shea	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Shayler			30 Swanzy Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/23

## 23/02754/FUL - Amended plan

**Demolition of existing garage and conservatory and the erection of an attached new dwelling.**

**A summary of the main changes are set out below:**

**Preliminary Ecological Appraisal has been provided.**

### *Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the parking arrangements and that there will be no loss of amenity to neighbours.**

### **Informative:**

**Parking at this location is under high pressure, with an average of two vehicles per building, in addition to there being no turning head at the end of the road.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03072/LBCALT	Stephanie Payne 19/12/2023	Cllr Granville	Claire Lutzow Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Stevens		Lynch House	21 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/23

## 23/03072/LBCALT - Amended plan

**Replacement of 2 attic windows. Removal of external timber pelmet. Remove hung tiles from south east elevation and replace.**

**A summary of the main changes are set out below:**

**The description has been updated to reflect additional work (removal/replacement of tiles) and additional information has been provided regarding this work. Additional window details requested by conservation have been provided also.**

### *Comment*

**Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with all aspects of this proposal.**

# Planning Applications Considered

Applications considered on 18-12-23

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03077/FUL	Christopher Park 20/12/2023	Cllr Granville	DLBP Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		Weald Heights	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/23
<b>Extension of the existing garden patio with associated landscaping, boundary treatment and associated works.</b>				

*Comment*

Sevenoaks Town Council recommended approval, provided the proposals fulfil the Sevenoaks Town Neighbourhood Plan Policy (STNP) L1, which requires 10% Biodiversity Gain, and provided that the resin bonded surface and concrete slab paving are conditioned as porous, as per STNP Policy L1.

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03090/HOUSE	Stephanie Payne 29/12/2023	Cllr Gustard	Paper Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
A & L Cox		Hardres Lodge	56 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/23

**23/03090/HOUSE - Amended plan**

rear extension to garage with associated works. First floor conversion to garage. Loft conversion to main dwelling. Re roofing of house and garage. Dormers. Half-timbering to rear elevation. Rooflights.

A summary of the main changes are set out below:  
An arboricultural method statement has been provided in response to tree officer comments.

*Comment*

Proposed from the Chair with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, subject to the Tree Officer being satisfied with the Arboricultural method statement submitted.

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03114/FUL	Anna Horn 21/12/2023	Cllr Camp	Mr Abraham Laker
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			7 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/23

**Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works.**

A summary of the main changes since invalidation are set out below:  
The Site Location and Block plan the redline are not consistent. The Site Location plan redline would also need to include the new proposed access to the public highway. Certificate B would need to be completed and served on KCC Highways.

*Comment*

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the amendments set out.

# Planning Applications Considered

Applications considered on 18-12-23

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03188/HOUSE	Christopher Park 20/12/2023	Cllr Wightman	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Arnold Kirkland Properties Ltd		Lantau	Seal Hollow Road	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/23

## 23/03188/HOUSE - Amended plan

Part single, part double storey front, side and rear extension, a first floor extension, a loft conversion, and a new porch alongside internal alterations and façade updates, new swimming pool and pool house with associated landscape. New rooflights and two new Juliet balconies.

A summary of the main changes are set out below:

The proposed detached garage has been removed, with the existing integral garage now being retained and the proposed cinema room being relocated into the loft space.

### Comment

Proposed from the Chair with Cllr Wightman's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that:

- The proposals are not overdevelopment in respect to the western boundary
- The proposed materials and finished are compatible with neighbouring properties
- There will be no loss of light to neighbouring properties from the added depth of the house.

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03232/HOUSE	Stephanie Payne 19/12/2023	Cllr Ancrum	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Ramsay			10 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/23

## Installation of Samsung Air Source Heat Pump on Front Elevation, with timber covering.

### Comment

Sevenoaks Town Council recommended approval.

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03252/HOUSE	Samantha Yates 20/12/2023	Cllr Daniell	Larkin & Pollington Desig
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs I Li			51 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/23

## New Front Porch with amendments to canopy. Alterations to fenestration.

### Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials to be used and that they and the designs will be in keeping.

# Planning Applications Considered

Applications considered on 18-12-23

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03280/HOUSE	Christopher Park 20/12/2023	Cllr Varley	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs R Nair			2 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/23
<b>Front extension with rooflights. Demolition of existing garage to be replaced with new basement room with new garage above. New garden access ramp to rear garden.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03293/HOUSE	Samuel Odell 20/12/2023	Cllr Michaelides	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Russell		3 Knole Paddock	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/23
<b>Proposed side dormer.</b>				

*Comment*

**Sevenoaks Town Council recommended provided that the Planning Officer is satisfied that there is not an unacceptable level of overlooking and loss of privacy for neighbouring properties.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03296/FUL	Samantha Yates 21/12/2023	Cllr Michaelides	Progetto Design LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Khan			37 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/23
<b>Change of use to a taxi office.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, providing the signage is considered appropriate for the Conservation Area.**

**Informative: The Town Council expressed concerns that the proposed use will encourage more static car parking than this area is capable of accommodating.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03303/HOUSE	Stephanie Payne 19/12/2023	Cllr O'Hara	Building Drawings
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Heald			17 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/23
<b>Demolish garage. Erection of a ground floor rear extension, two storey side extension and porch.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied.**

# Planning Applications Considered

Applications considered on 18-12-23

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03339/HOUSE	Summer Aucoin 27/12/2023	Cllr Daniell	Kentec Draughting Serv
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K Pappa		Oakley	19 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/23
<b>Proposed single storey rear garden room extension, replacement entrance porch and veranda, painting of the exterior of the dwelling house and proposed outbuilding.</b>				

## Comment

**Proposed from the Chair with Cllr Daniell's apologies:**

**Sevenoaks Town Council recommended approval, with request that notice be given to the recommendation made in the Tree Survey, for hard surfaces to be permeable.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03353/HOUSE	Samuel Odell 19/12/2023	Cllr Dr Dixon	Building Drawings
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wilkinson			55 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/23
<b>Ground floor rear extension with rooflight to replace existing conservatory.</b>				

## Comment

**Sevenoaks Town Council recommended refusal, on the grounds of loss of amenity, deleterious alteration to the street scene, and the potential setting of a precedent for further impingement on the passageway by others.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03369/LBCALT	Samuel Odell 20/12/2023	Cllr Clayton	Glyn Doughty Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Wang			4 Quaker Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/23
<b>Removal of small section of non-loadbearing wall.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03381/HOUSE	Stephanie Payne 22/12/2023	Cllr Dr Canet	Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
N Quinton			6 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/23
<b>Vehicular access.</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to the surfaces being made water permeable.**

# Planning Applications Considered

Applications considered on 18-12-23

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03384/HOUSE	Samuel Odell 27/12/2023	Cllr Clayton	Glyn Doughty Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Wang			4 Quaker Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/23
<b>Conversion of existing detached garage to habitable room and store, to include new rendered elevations, new openings to rear elevation, roof alterations with solar panels and open Pergola.</b>				

## Comment

Sevenoaks Town Council recommended approval, subject to improvements to the garage door as recommended by the Conservation Officer, so that the development improves the setting of the main Baillie Scott house.

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03412/CONVAR	Samantha Yates 28/12/2023	Cllr Granville	BETRA
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Surucu		Ephesus	57-59 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/23
<b>Variation of condition 5 (opening times) of SE/97/2051 Change of use from shop to restaurant within Class A3 of the Town &amp; Country Planning (Use Classes) Order 1987 To extend the hours, with the amendment text to read: The opening hours of the restaurant shall be restricted to 8.30am to midnight Monday to Wednesday and 8.30am to 00:30 following morning on Thursday to Saturday, 12.00 noon to midnight on Sundays and Public Holidays.</b>				

## Comment

Sevenoaks Town Council recommended refusal, with reference to the expert statement from the Environmental Protection Officer.

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03428/HOUSE	Abbey Aslett 29/12/2023	Cllr Camp (as Chair)	Blackburn Architects Limit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Melia			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/23
<b>Garage conversion to create habitable accommodation. Single storey entrance porch with flat rooflights and associated internal alterations. Proposed double garage and associated landscaping.</b>				

## Comment

Sevenoaks Town Council recommended refusal, on the grounds of loss of amenity to neighbours on Crownfields and The Dene, risk of overlooking, and lack of information on environmental impact.

# Planning Applications Considered

Applications considered on 18-12-23

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03453/FUL	Abbey Aslett 05/01/2024	Cllr Granville	Howard Sharp & Partners
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/23
<b>Conversion of the rear part of commercial unit into a flat. Alteration to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds that it considers the size, arrangement and access as unsatisfactory for the accommodation, in addition to considering that these render the commercial space on the ground floor unviable for its use.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03454/LBCALT	Abbey Aslett 05/01/2024	Cllr Granville	Howard Sharp & Partners
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/23
<b>Conversion of the rear part of commercial unit into a flat.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds that it considers the size, arrangement and access as unsatisfactory for the accommodation, in addition to considering that these render the commercial space on the ground floor unviable for its use.**

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Anna Horn  
Email: dmcommittee@sevenoaks.gov.uk  
My Ref: 23/02344/FUL  
Your Ref:  
Date: 19 December 2023

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** Chance Cottage 104 Oakhill Road Sevenoaks Kent TN13 1NU

**Development:** Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **4 January 2024** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzjZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzjZk6Zqn6g)

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](http://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 Customer Solutions Team on 01732 227000, 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.

Please be advised 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 5pm the day BEFORE the meeting date (email: [dmcommittee@sevenoaks.gov.uk](mailto:dmcommittee@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.

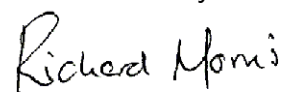
Please note that written information is not permitted to be used as a “visual aid”.

Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk).

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris  
Deputy Chief Executive  
Chief Officer - Planning & Regulatory Services

## Appeal Decision

Site visit made on 26 October 2023

**by R Lawrence MRTPI, BSc (Hons), PGDip (TP)**

**an Inspector appointed by the Secretary of State**

**Decision date: 18<sup>th</sup> December 2023**

---

**Appeal Ref: APP/G2245/W/23/3322158**

**Site formerly known as Sevenoaks Open Air School, Oakhill Road, Sevenoaks, Kent TN13 1NT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Luca De Pascallis against the decision of Sevenoaks District Council.
  - The application Ref 23/00237/FUL, dated 27 January 2023, was refused by notice dated 9 May 2023.
  - The development proposed is the knock down of existing open air school building and garage and construction of one single storey dwelling.
- 

### Decision

1. The appeal is allowed and planning permission is granted for the knock down of existing open air school building and garage and construction of one single storey dwelling at Site formerly known as Sevenoaks Open Air School, Oakhill Road, Sevenoaks, Kent TN13 1NT in accordance with the terms of the application, Ref 23/00237/FUL, dated 27 January 2023, subject to the conditions in the attached schedule.

### Main Issue

2. The main issue is:
  - the effect of the proposed development on the character and appearance of the area, with particular regard to whether the character or appearance of the Kippington and Oakhill Road Conservation Area would be preserved or enhanced.

### Reasons

3. The appeal site is located within the Sevenoaks Kippington and Oakhill Road Conservation Area (KCA). Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
4. The significance of the KCA is contributed to by the many important houses within it, its impressive topography and attractive scenery which provide a strong sense of enclosure. This sense of enclosure, which roadside trees also contribute to, is particularly prevalent on the upper stretch of Oakhill Road, close to the appeal site. The appeal site is a narrow plot within a number of disused school buildings within it.

5. The proposed dwelling would cover a high proportion of the site, built form would extend up to the side boundaries for the majority of the length of the site. The siting and depth of the dwelling would also see built form in much closer proximity to the road than the neighbouring properties. However, the site is unique in terms of its modest size, its narrow width and the former school buildings. The proposed dwelling would be in keeping with the residential character of the road. It is noted that the existing front building on the site also sits in close proximity to the road. As such, the proposed dwelling which would also be single storey in form, would be comparable in this respect.
6. Neighbouring buildings, on the same side of the road, are generally set further back within the site, although there is variety in terms of the degree of set back. The proposed dwelling would be a of a very different scale to its neighbours, being single storey in form and significantly narrower, compared with the substantial two storey buildings elsewhere. Given the modest height and width of the dwelling, together with the existing built form on site, the dwelling would appear in keeping with its surroundings. It would remain a unique building within the street scene, however, this is no different to the existing position.
7. It is noted that existing trees along the site's boundaries, adjacent to the frontage, would be retained. There would not be space within the site for any other significant areas of soft landscaping, outdoor amenity space would be limited to a courtyard area within the centre of the site. Nonetheless, this reflects the unique size and shape of the appeal site and would be comparable to the existing position, with the existing site occupied by the former school buildings and associated external school space. Some vegetation and tree clearance would be required within the central parts of the site, however, this soft landscaping is of a modest scale and does not contribute to the attractive landscaping which characterises the area. The proposed green roof would complement the attractive soft landscaping within the wider street scene.
8. Having regard to the above factors, the proposal represents an appropriate solution to a unique site. The site would continue to contribute to the sense of enclosure within the road, which is a key part of the character of the Conservation Area.
9. Drawing all of the above together, I consider that the proposal would be in keeping with the local area and the character and appearance of the KCA would be preserved. The proposal would therefore accord with Policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan 2015. These policies, taken together and insofar as relevant, require development to be of a high-quality design which respects the character and topography of the site and which would conserve or enhance the character and appearance of any heritage asset.

### **Other Matters**

10. I have taken into account representations from third parties about ecology, the residential amenity of future occupiers and the privacy of neighbouring occupiers, as well as matters relating to character and appearance which are addressed above. There is no substantive evidence to indicate any material harm in terms of ecology, the design of the dwelling, including through the use of a green roof, would provide sufficient opportunity to protect and enhance ecological interests on the site.

11. In terms of the amenities for future occupiers, the amenity space would be modest. However, there is nothing before me to indicate that the size of space provided would conflict with any requirements set out in the development plan. Rather I note that the modest spaces available would be sufficient for activities such as hanging out washing and sitting out. As such, there is no justification to depart from the Council's position, who found the proposed amenity space acceptable.
12. The siting of windows on the dwelling would be primarily rear/front facing, with limited side windows proposed. Given this, together with the form of the dwelling primarily being single storey, together with the location of the site in a residential area, I find that the proposal would preserve the privacy, and the amenities more generally, of neighbouring occupiers.

### **Conditions**

13. The Council has suggested a number of conditions in the event of my allowing the appeal, I have considered these in accordance with the Planning Practice Guidance and the National Planning Policy Framework. I have edited some of the suggested conditions for clarity and enforceability.
14. A plan numbers condition together with a condition to limit the timeframe for implementation are required in the interests of certainty. The plan numbers condition would also provide sufficient control over the proposed materials, which are clearly labelled on the submitted plans. As such a separate condition in respect of materials is not necessary.
15. A landscaping scheme is required in order to ensure the development reflects the attractive verdant character of the area. However, I find that the details pursuant to this condition are not required prior to the commencement of development, rather prior to the first occupation would be more appropriate.
16. A condition removing all permitted development rights has been suggested. Paragraph 54 of the National Planning Policy Framework states that planning conditions should not be used to restrict national PD rights unless there is clear justification to do so. In this case, where the scope for further development on the site would be significantly restricted by the size and shape of the site, there does not appear to be such justification.

### **Conclusion**

17. For the reasons given above, I conclude that the appeal should be allowed subject to conditions.

*R Lawrence*

INSPECTOR

### **Schedule of conditions**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 8153-PD2-02 and 8153-PD2-03.
- 3) No development shall commence until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, in accordance with British Standard 5837:2012: Trees in Relation to Construction (or later revision), and full details of the screw piles for the foundations, has been submitted to and approved in writing by the Local Planning Authority. The protected fencing shall be erected in accordance with the approved details prior to the commencement of development and thereafter maintained for the duration of the construction period and until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4) No development shall take place until the implementation of a watching brief to be undertaken by an archaeologist has been secured, submitted to and approved in writing by the Local Planning Authority. The details shall ensure that the excavation is observed, and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.
- 5) Prior to first use of the proposed development, details of an electrical vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the charging point and a site plan indicating its proposed positioning on the site. The development shall be carried out in accordance with the approved details, implemented on site prior to the first occupation of the proposed development and retained thereafter.
- 6) The parking spaces indicated on plan number 8153-PD2-02 shall be implemented on the application site prior to the first use of the proposed development and retained on site thereafter.
- 7) The development hereby approved shall not be first occupied until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include a schedule of landscape maintenance for a minimum period of 5 years. Any trees or plants, which, within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

The approved soft landscaping works shall be carried out in accordance with the approved details and in the first planting and seeding seasons following the first occupation of the development or the completion of the development, whichever is the sooner.

All approved hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of the development or the completion of the development, whichever is the sooner.

**END OF SCHEDULE**

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Sevenoaks Town Council

Tel No: 01732 227328  
Ask for: Street Naming & Numbering  
Email: [street.naming@sevenoaks.gov.uk](mailto:street.naming@sevenoaks.gov.uk)  
My Ref: 23/00168/NEWDEV  
Date: 14th December 2023

Dear Sir/Madam

**STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847**

**Site: 43 - 45 High Street Sevenoaks Kent TN13 1JF**

**Conversion of former commercial units into six self-contained flats.**

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

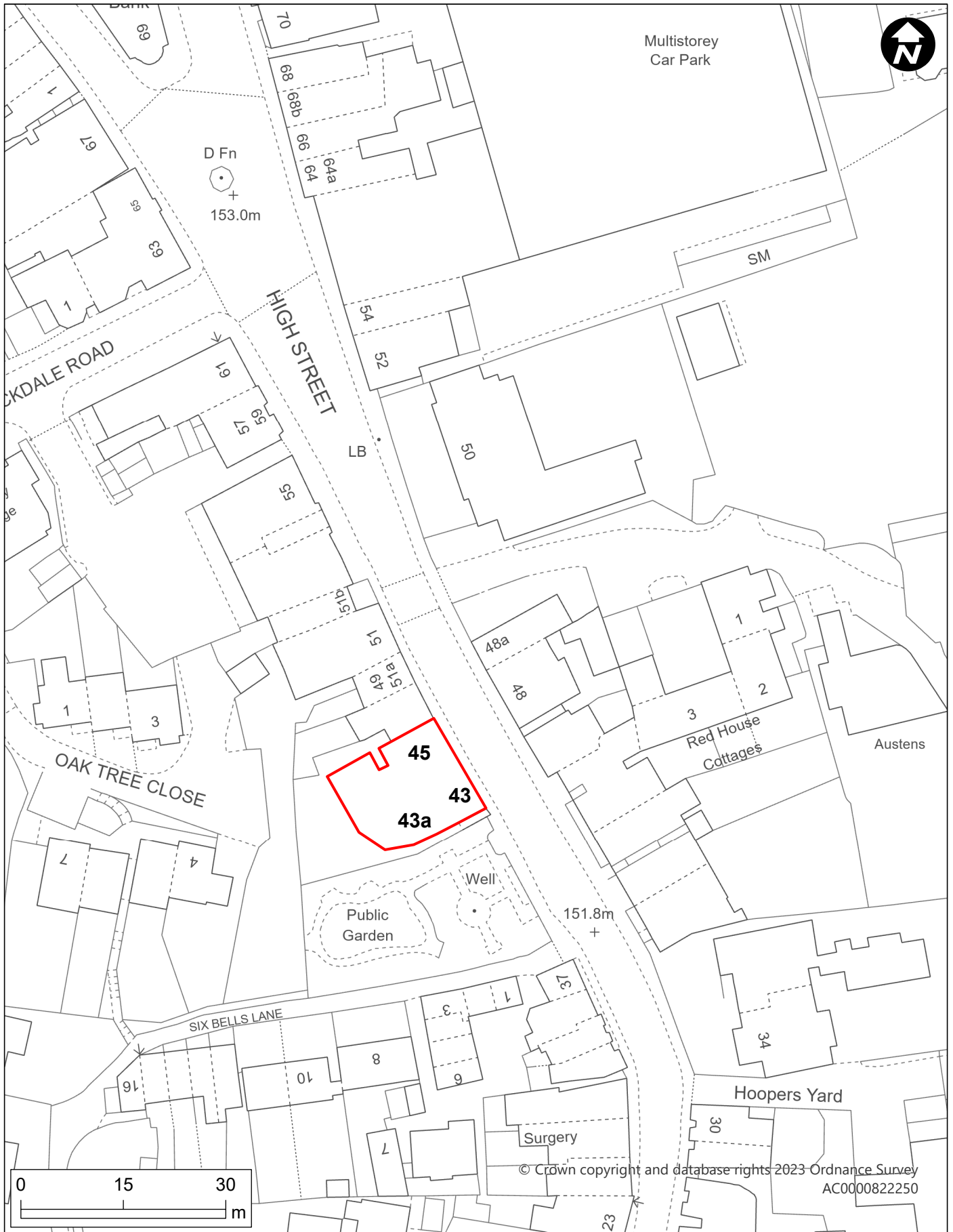
**Street Naming & Numbering Officer**

Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HC  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

**INVESTORS IN PEOPLE®**  
We invest in people Platinum

Site: 43 - 45 High Street Sevenoaks Kent TN13 1JF

Plot	New Address
Plot 1, 43 - 45	43 High Street Sevenoaks Kent TN13 1JF
Plot 2, 43 - 45	Flat 1 43A High Street Sevenoaks Kent TN13 1JF
Plot 3, 43 - 45	Flat 2 43A High Street Sevenoaks Kent TN13 1JF
Plot 4, 43 - 45	Flat 1 45 High Street Sevenoaks Kent TN13 1JF
Plot 5, 43 - 45	Flat 2 45 High Street Sevenoaks Kent TN13 1JF
Plot 6, 43 - 45	Flat 3 45 High Street Sevenoaks Kent TN13 1JF



43, 43A, 45 High Street

Scale: 1:750 @ A4  
Date: December 2023

**Roof**

Roof Structures which comprise clay plain tile, natural slate pitched roofs and lead flat roof areas are to remain unaltered.

Roof Structures and roof coverings present in fair serviceable condition and will require no alteration or repair.

**External Elevations**

External elevations which comprise rendered and clay tile hanging will require nominal alteration involving the blocking up of three doorways at ground floor level.

**Fenestration**

All Existing window joinery is to be retained and overhauled or refurbished in matching materials to match existing profiles.

Shop windows to front are to be retained and internal Secondary Double Glazing and Sliding Shutters to be provided

Opaque Privacy Film is to be Provided to Shop Front Windows up to a height of 1800mm above pavement level.

**Internal Joinery**

Internal Door Joinery is to be scheduled/recorded and retained if deemed to be historic fabric.

Internal structural Joinery is to be scheduled/recorded and to be retained or replaced in matching oak or similar materials if found to be rotten and defective.

**Internal Partitions**

Internal partitions have been significantly altered in more recent times to provide a variety of different offices throughout the building.

The proposal has been specifically designed to minimize further alteration and to retain existing layouts as far as is practicable.

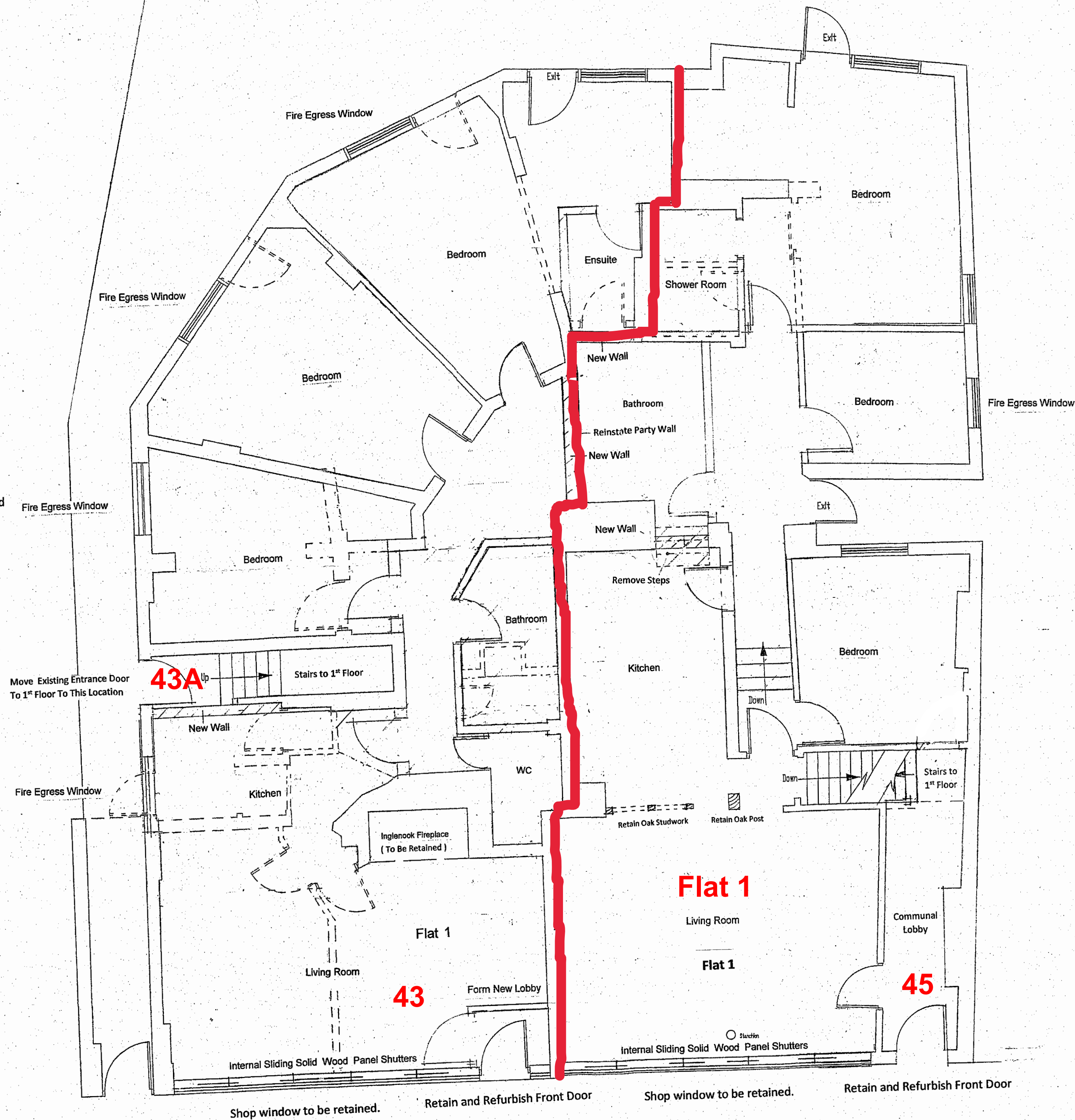
**Sound Proofing & Fire Protection**

Floor, wall and ceiling sound proofing and fire protection systems are to be installed as agreed between the Local Authority Listed Building and Building Control Officer.

**Air Quality Management**

NUAIRE ECO2 – Air Quality Management System. Following consultation with Air Quality Consultant It has been agreed to provide sealed windows to front façade of building and draw air from rear of building, distributing air via low profile ducting within existing floor and wall structures keeping disturbance to existing fabric to a minimum.

Dotted Lines Denote Modern Walls To Be Removed



43 High Street – Ground Floor Plan - Proposed

45 High Street – Ground Floor Plan - Proposed

NOTE:  
All dimensions must be checked on site and not sealed from this drawing.

A	Date	Revisions

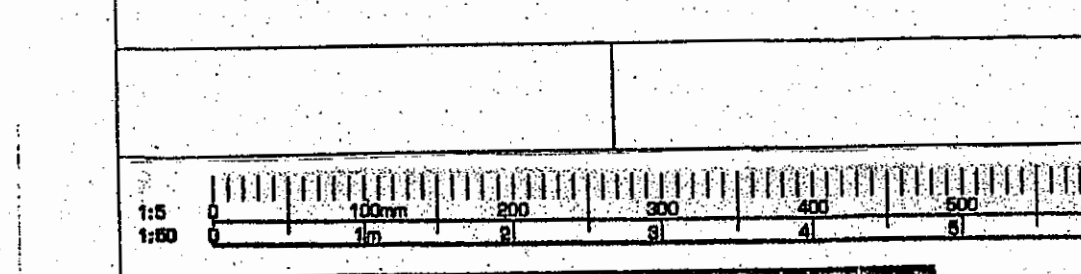
© copyright  
  
Sonnex Surveying Ltd  
33 High Street  
Sevenoaks  
Kent  
TN13 1JD

Client  
Kingshatch Investments Ltd

Job Title  
43-45 High Street  
Sevenoaks  
Kent  
TN13 1JF

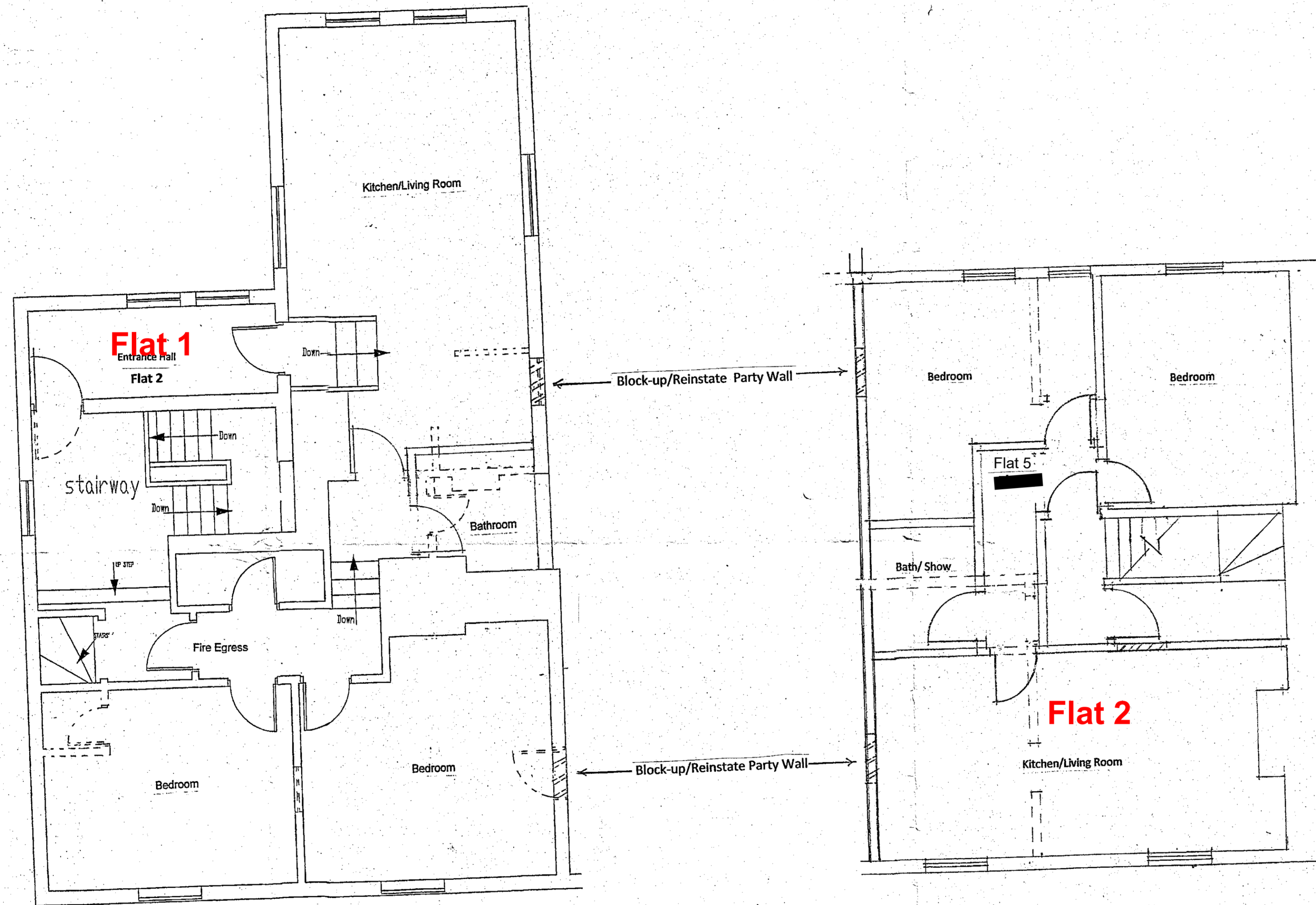
Drawing Title  
**Ground Floor Plan-Proposed**  
SEVENOAKS DISTRICT COUNCIL  
REC'D 28 OCT 2019  
COMMUNITY & PLANNING SERVICES

Scale  
Scale 1:50



Drg No.  
SS/201473/4

Street Naming and Numbering December 2023 (2300168NEWDEV)



**43A**  
43 High Street - First Floor Plan - Proposed

**45**  
45 High Street - First Floor Plan - Proposed

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

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Sevenoaks  
Kent  
TN13 1JD

Client  
**Kingshatch Investments Ltd**

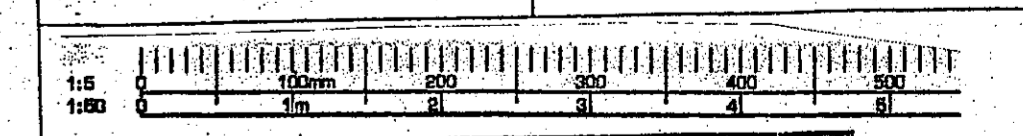
Job Title  
  
43-45 High Street  
Sevenoaks  
Kent  
TN13 1JF

Drawing Title  
**First Floor Plan-Proposed**

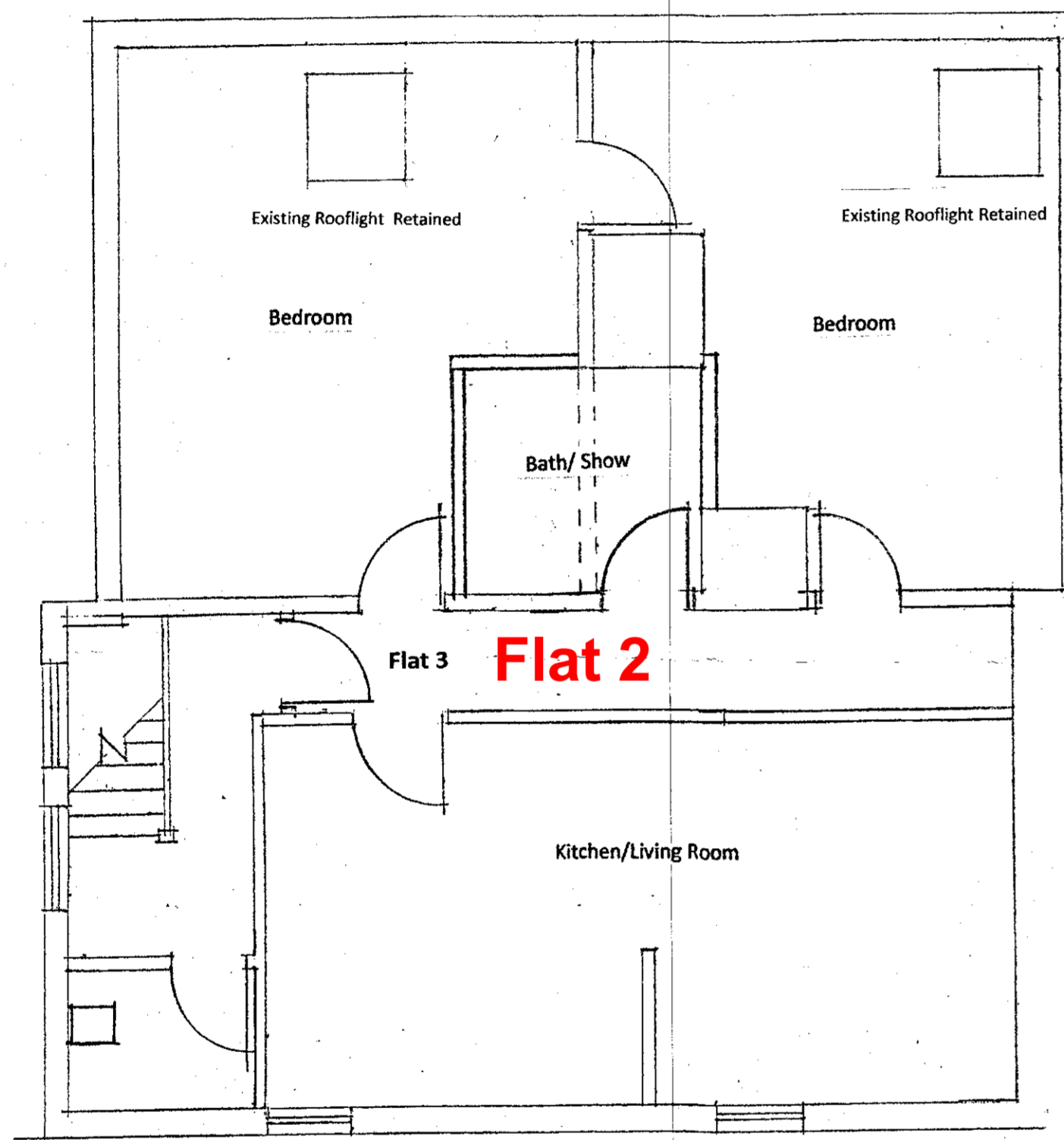
Flat 2

SEVENOAKS DISTRICT COUNCIL
REC'D 28 OCT 2019
COMMUNITY & PLANNING SERVICES

Scale  
**Scale 1:50**

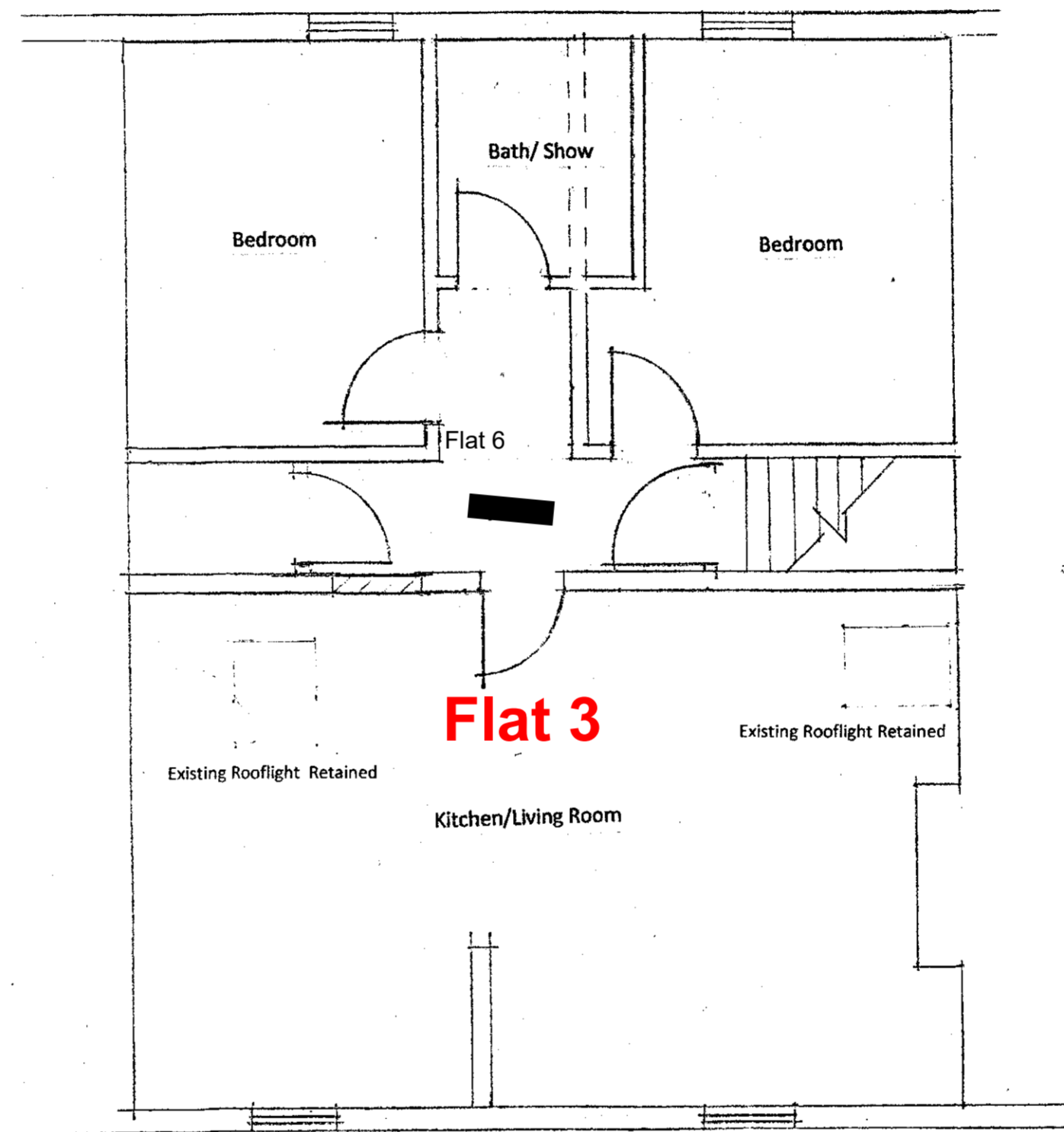


Drg No.  
**SS/201473/5**



**43A**

43 High Street - Second Floor Plan - Proposed



**45**

45 High Street - Second Floor Plan - Proposed

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

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Sonnex Surveying Ltd

33 High Street  
Sevenoaks  
Kent  
TN13 1JD

Client

Kingshatch Investments Ltd

Job Title

43-45 High Street  
Sevenoaks  
Kent  
TN13 1JF

Drawing Title

**Second Floor Plan-Proposed**

Flat 3

SEVENOAKS DISTRICT COUNCIL  
REC'D 07 FEB 2020  
COMMUNITY & PLANNING SERVICES

Scale

Scale 1:50



Drg No.

SS/201473/9

## Development Strategy Questions



**Baseline:** Sites which were found to be suitable for development including sites within settlements and in the Green Belt on the edge of the eight higher-tier settlements (Sevenoaks, Swanley, Edenbridge, Westerham, New Ash Green, Offord, Hartley and West Kingsdown), which have the services, facilities and connections, to promote a sustainable pattern of development. (does not meet need).

**Option 1:** Baseline sites PLUS Multiple Sites on the edge of higher tier settlements (Sevenoaks, Westerham and West Kingsdown) which are located in both the Green Belt and AONB. (approximately meets need).

**Option 2:** Baseline sites PLUS Stand-alone Settlement in a single location (Pedham Place) (meets need).

**Option 3:** Baseline sites PLUS Combined AONB/GB sites on the edge of higher tier settlements (Sevenoaks, Westerham and West Kingsdown) plus stand-alone settlement. (exceeds need).

**Which is your preferred option?**

- Option 1
- Option 2
- Option 3
- None of the above

**Please explain your answer**

Option 2 is preferred for the following reasons:

- It allows for strategic development for the District to meet housing need with thoughts to infrastructure and sustainable transport - in order to provide more of the right houses in the right place, to meet the real needs of residents
- Gives opportunity for more diverse sustainable communities
- It meets the housing need numbers - which is important to ensure that the plan doesn't fail.

**Are you aware of any additional sites in existing settlements which we have not yet considered?**

- Yes
- No

« First

Save and come back later...

Continue >



## Site or Policy

Would you like to respond to a Site or Policy?

- Site (map version)
- Site (text version)
- Policy

« First

Save and come back later...

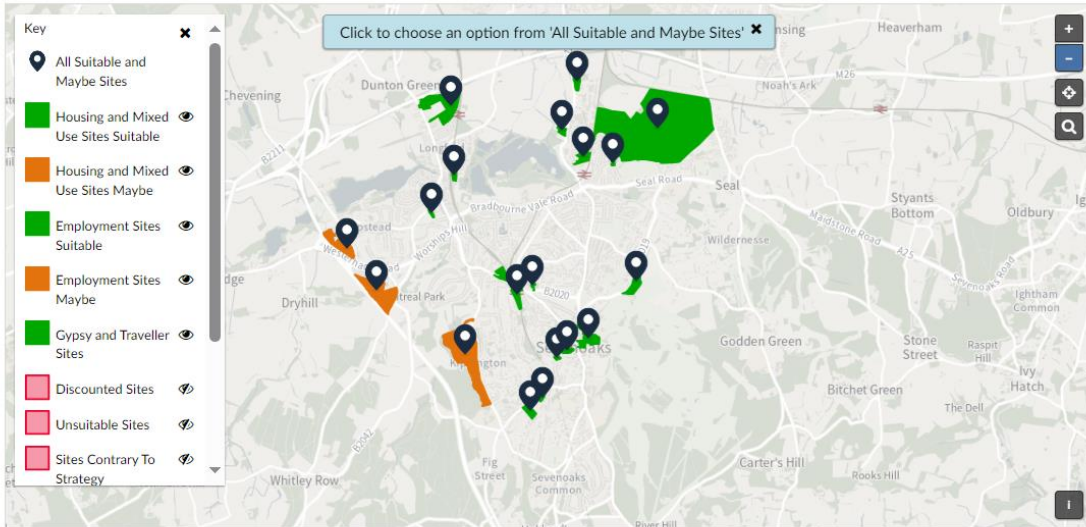
Continue >

## Map of all the sites submitted

Select a site by clicking on the icon in the middle of the site and press continue to comment. (You can return to this page to comment on multiple sites)

(If the site you would like to comment on is red it has been discounted/not suitable or deemed contrary to strategy)

[Go to the Text Version](#)



« First

Save and come back later...

Continue >

## Sevenoaks Sites

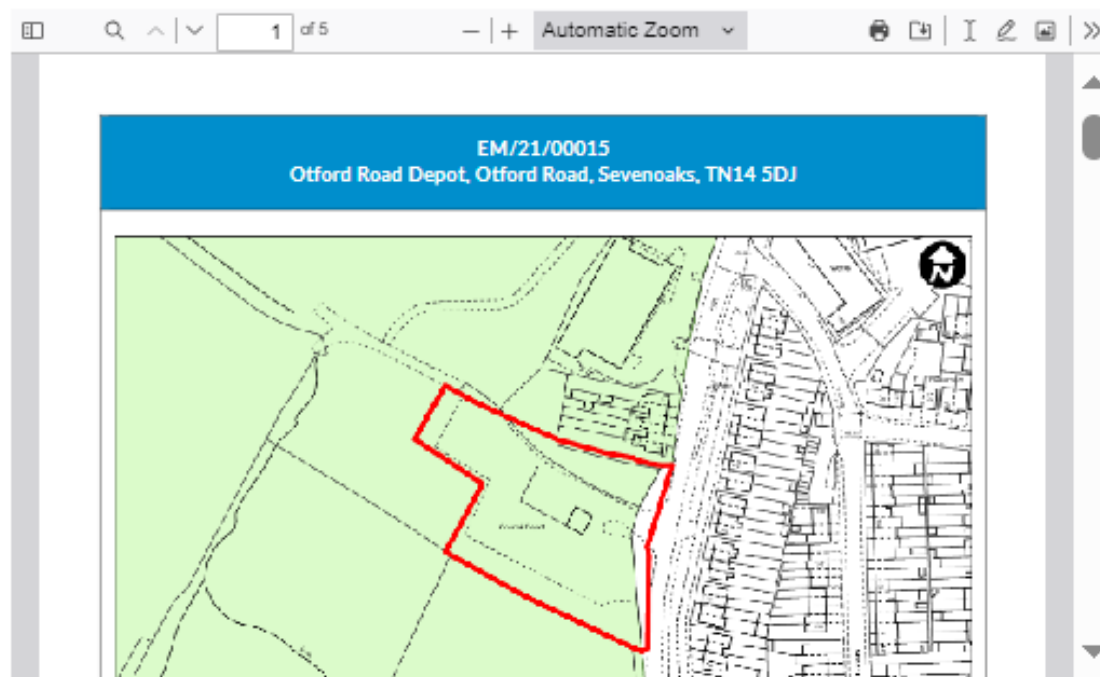
(you do not have to respond to all the sites and you can return to this page to respond to further sites)

### Which site would you like to comment on?

- EM1 - Land at Bartram Farm
- EM3 - Otford Road Depot, Otford Road
- HO1 - Pintetops, 5 Crownfields
- HO2 - Abacus Furniture, Greatness Lane
- HO3 - Land rear of Bowerwood House, 15 St Botolphs Road
- HO4 - 42-44, Bullfinch Lane
- HO5 - Land at Cramptons Road
- MX1 - Sevenoaks Station and Car Park, Morewood Close
- MX2 - Land East of High Street
- HO6 - School House, Oak Lane & Hoggarden Lane
- HO7 - Johnsons, Oak Lane & Hoggarden Lane
- MX3 - South Park
- HO8 - Pounsley House, Pounsley Road
- HO9 - Land adjacent to Seal Hollow Road
- HO10 - Land east of London Road, Dunton Green
- MX4 - Sevenoaks Quarry
- HO28 - Land between Back Lane and the A21 (Option 1)
- HO29 - Brittain's Lane (Option 1)
- HO30 - Land at Moat Farm, off Homedean Road (Option 1)

## EM3 - Otford Road Depot, Otford Road, Sevenoaks

If you have supporting documents please upload them on the further comments page.



What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

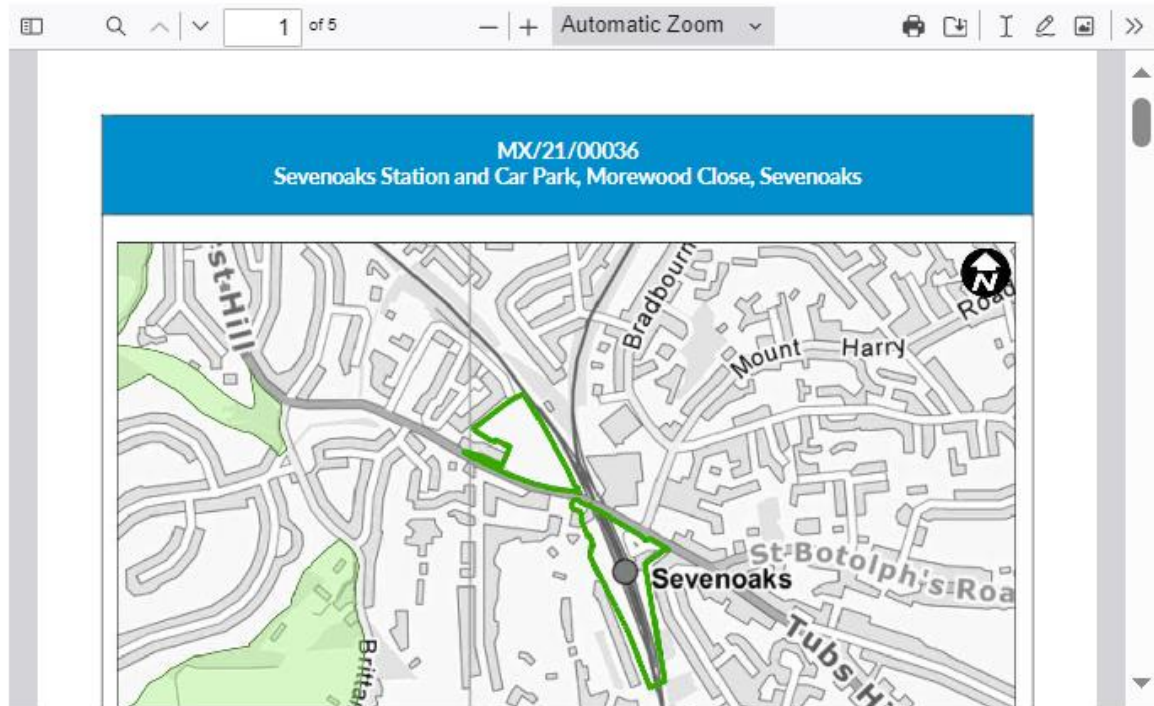
Do you have any further comments?

Sevenoaks Town Council notes that this has been earmarked for employment and agrees that it shouldn't be housing, however there is potential here for recreational/sports facilities. The site has power as a gateway to Dunton Green, and if residents could drive and cycle through the site to a path through the field, this would also help to get pedestrian access to the nature reserve, which should have a second access site.

# MX1 - Sevenoaks Station and Car Park, Morewood Close, Sevenoaks

Sevenoaks Town Council Planning Committee Agenda 08-01-2024

If you have supporting documents please upload them on the further comments page.



## What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Do you have any further comments?

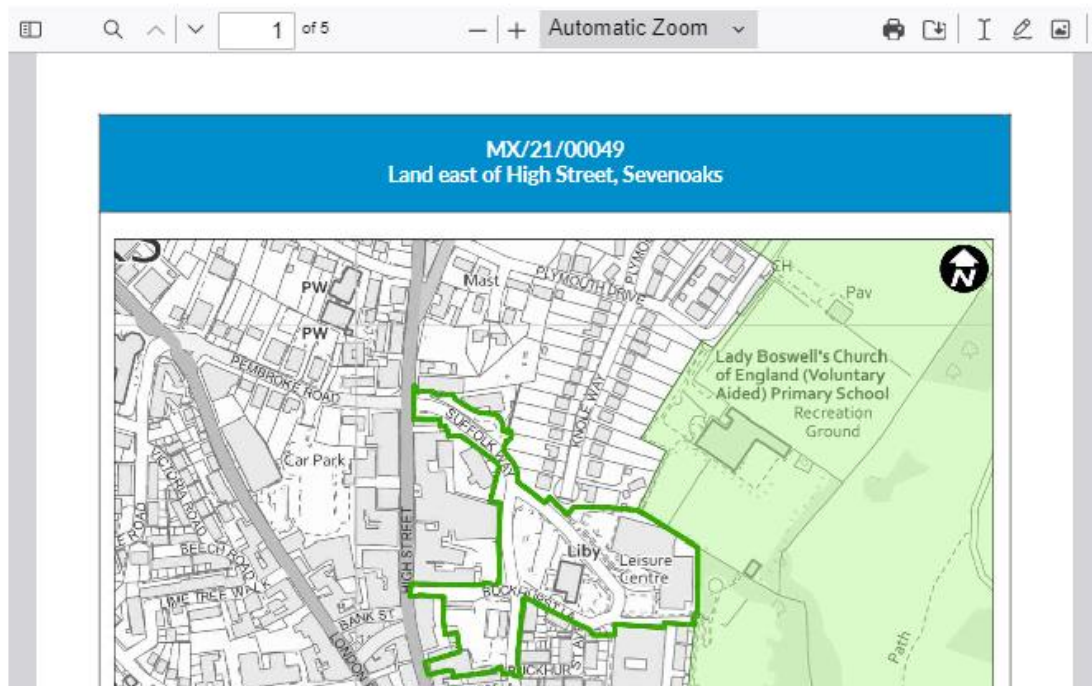
Sevenoaks Town Council agrees that this is the right area to be developing, as it is underused and underutilised. This is also supported by the Sevenoaks Town Neighbourhood Plan (STNP), and would be a welcomed improvement to the Town. The whole road layout needs reconfiguring with pedestrians in mind, as per the STNP. Potential for an underpass or a bridge to the BT Building. STC would want to be included

in the plans - via Design Review Panel as per the STNP. This could also be informed by the Masterplan which the Town Council has committed to pursuing, both for Town Centre and for St Johns area.

The Town Council wished to enquire why there is no reference made in the plan to an integrated transport hub, and requested that this be added as otherwise, it is a significant missed opportunity. The only reference to other transport modes apart rail is car parking, with no mention for walking, cycling or properly integrated buses. The statement for this site makes no reference to sustainable development, or to sustainable transport.

## MX2 - Land East of High Street, Sevenoaks

If you have supporting documents please upload them on the further comments page.



### What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

STC welcomes the site's inclusion, as this is a great opportunity for the Town Council and District Council to work together. The site needs to be opened up to Knole Park to link it to the Town.

The Town Council emphasised however, that it considers the retention of leisure uses in the Town Centre to be vital, and should be considered as part of a strategy for an attractive Town Centre. It would therefore be reluctant to see the swimming pool and gym lost as part of any redevelopment. Capacity for an Arts Quarter, as recognised in the Sevenoaks Town Neighbourhood Plan, is already under a disadvantage due to the potential loss of Library space which is expected to facilitate the transfer of some KCC children's services to the Library.

## HO6 - School House, Oak Lane & Hopgarden Lane, Sevenoaks

If you have supporting documents please upload them on the further comments page.

### What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

Sevenoaks Town Council does not have objections to HO6 or HO7, however would like to know the intentions for the site.

## HO7 - Johnsons, Oak Lane & Hopgarden Lane, Sevenoaks

If you have supporting documents please upload them on the further comments page.

### What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

Sevenoaks Town Council does not have objections to HO6 or HO7, however would like to know the intentions for the site.



## MX3 - South Park, Sevenoaks

If you have supporting documents please upload them on the further comments page.

Automatic Zoom

### What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

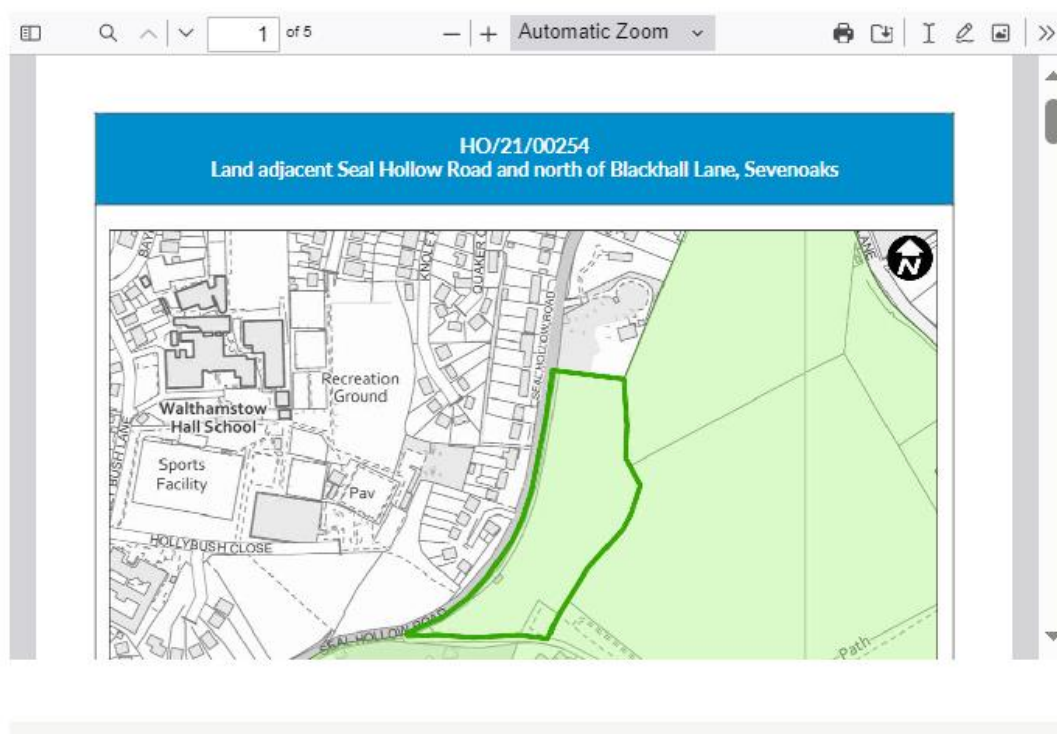
The Town Council welcomes this, however is surprised that is it only proposed for 100. It has a lot of potential, and redevelopment is welcomed in order to allow better use of the site.

The Town Council suggested that SDC consider its own assets that are adjacent, and look at the site as a whole to improve quality of experience and multi-use of the site. This location is identified in the STNP as part of a Cultural Quarter and cohesive redevelopment, and further detail could be provided via the Town Council's Sevenoaks Town Masterplan if detail could be provided to its consultants about what might come forwards. Potentials include art gallery, art, college, tertiary education, a new, larger purpose built theatre



## HO9 - Land adjacent to Seal Hollow Road, Sevenoaks

If you have supporting documents please upload them on the further comments page.



### What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

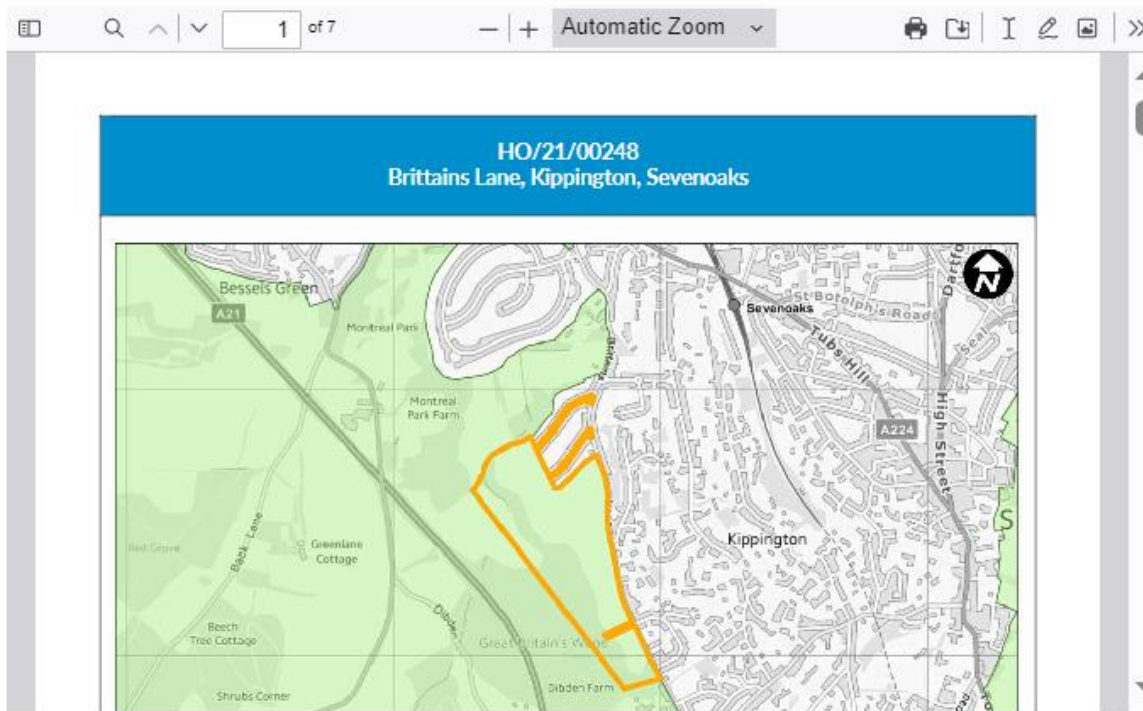
### Do you have any further comments?

The Town Council would like to see this used as a redefined sports area. The Bowles club needs redeveloping and needs to be included in discussions for this site.

This is a controversial site for local residents. It is steeply sloping and narrow, and won't be easy to access directly off Seal Hollow Road without creating additional traffic hazards. In addition, any development would need to be well down from the site, in order to avoid damage to the adjoining Area of Outstanding Natural Beauty, and Site of Special Scientific Interest.

## HO29 - Brittain's Lane, Sevenoaks (Option 1)

If you have supporting documents please upload them on the further comments page.



### What are your thoughts on this site?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Do you have any further comments?

This site is one of four which, when looked at alone, are strongly performing Green Belt land. When grouped together however, the impact of their release to the Green Belt is categorised as lower.

As this site has been categorised as high performing, the Town Council does not consider it appropriate and can't support the release of well-used Green Belt to increase the size of the Town - especially as there are already existing urban sites providing around 2000 new homes, plus existing planning permissions.

There are also issues to this at a higher level, whereby there are also already a lot of brownfield sites, and the pressure on the Town just from the Tier 1 sites is a 25% increase in the Town's population.

## Comment on Omitted Sites or Continue with the survey

Do you want to comment on a site that has been discounted/not suitable or deemed contrary to strategy?

- Yes - I would like to comment on a omitted site
- No - I want to comment on a proposed site
- Comment on a Policy
- I want to finish the survey

« First

Save and come back later...

Continue »

### Omitted Sites

When submitting a response for an omitted site, please include the site reference and address of the site that you are referring to.

If you would like to respond to more than three omitted sites then please submit another response to the consultation.

Please let us know which site you are commenting on and your thoughts.

Please upload any files you may want to submit regarding this site

Please make sure your file is under 25MB

No file chosen

Please make sure your file is under 25MB

Chapter 3: Employment and Economy

## Policy SEV1 - Sevenoaks Town Centre

[▶ Policy SEV1 - Sevenoaks Town Centre](#)

### What are your thoughts on this Policy?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

The Town Council is pleased to see the Local Plan incorporating the Sevenoaks Town Neighbourhood Plan and supporting the economic wellbeing of the town. It would point out however, that the guidance on 13 key sites is only a small aspect of the STNP, which also focused on widening the leisure centre and developing a Cultural Quarter. Also important is the need to strengthen connections to Knole Park, and delivery of retail outside of the traditional Town Centre. There is nothing currently in the Local Plan about development of the Northern Quarter in terms of Town Centres, despite the fact that the radical expansion of Northern Sevenoaks is acknowledged. Sevenoaks Quarry site will deliver a whole new neighbourhood throughout the life of the Local Plan, and a Policy is needed to ensure the delivery of local retail outside of the traditional Town Centre to accommodate these new residents. The Town Council would like to see a pharmacy, post office, corner shop and a coffee shop.

There are also existing secondary shopping areas which are important - for example Hollybush Lane shops, which should not be overlooked by a focus being put only on high street and town centre.

As previously mentioned, the Town Council will be undertaking a Masterplan for Sevenoaks Town and St Johns, which could help feed into this.

Chapter 9: Infrastructure and Community

## Policy SL1 - Sports and Leisure Facilities

► [Policy SL1 - Sports and Leisure Facilities](#)

### What are your thoughts on this Policy

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

All Sevenoaks Sports Clubs and facilities are at capacity, with rising interest in female sports having doubled the need.

Pedlam Place is a good location, but out of the way for local Sevenoaks Town residents. Sevenoaks Quarry would be an ideal location, with potential also for other community uses like sports and meeting places.

The land above the Bowles Centre, Hollybush site, has potential for sports use and is currently un-used and highly underutilised.

Large green spaces for Cricket and Football are needed, and the Town Council proposed potential for a paddle court next to Conways in Otford; Page 246 outlines projected growth for playing pitches, but doesn't propose where to do it.

With regards to Leisure Centre provision: the Town Council agreed that there should be one, although this doesn't necessarily have to be the existing one. It should be accessible to everyone with potential for a pay as you go basis.

Swimming lessons are an important provision, as many people only have their local leisure centres for learning this important skill. Leisure facilities should be retained and protected, with continuity for community facilities being important.

Chapter 9: Infrastructure and Community

## Policy COM1 - Retention of Community Uses

▶ [Policy COM1 - Retention of Community Uses](#)

### What are your thoughts on this Policy

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

The Town Council placed the protection of Abacus Furniture as a high priority, as it is a very valuable service which should be retained. A new location must be found for this service, should the site be redeveloped for affordable housing.

Chapter 10: Transport

## Policy T2 - Sustainable Movement

► [Policy T2 - Sustainable Movement](#)

### What are your thoughts on this Policy

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

There is no provision for buses or trams or any other shared public transport. Infrastructure for public transport provision should be integrated in development approvals.

There should also be a policy on improving the environment for active travel, via 20mph, shared use of roads, and protection of pedestrians.

Markets could benefit from improved public transport, as they used to depend on active bus services for higher footfall.

Chapter 10: Transport

## Policy T3 - Vehicle Parking

▶ [Policy T3 - Vehicle Parking](#)

### What are your thoughts on this Policy

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

### Do you have any further comments?

The Town Council enquired whether houses could be built on top of 1-2 multi-storey car parks as a strategic way of providing car parking.  
The sustainable movement strategy will be valuable to encouraging people not to need cars, however there is currently nothing on bike schemes.  
The District Council must reduce its dependence on car parking income to fund its services, as this scheme does not support local businesses and is a deterrent to visitors.





Your responses are listed below.

**Please tell us in what capacity you are completing this questionnaire: Please select the option from the list below that most closely represents how you will be responding to this consultation.**

Sevenoaks Town Council

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**Please tell us the first five characters of your postcode:  
If you are responding on behalf of an organisation, please use your organisation's postcode. We use this to help us to analyse our data. It will not be used to identify who you are**

TN13 3QG

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**How did you find out about this consultation?**

From my Parish / Town / Borough / District Council

---

**To what extent do you agree or disagree that the draft Kent Local Flood Risk Management Strategy 2024-2034 (Local Strategy) clearly sets out our strategy for local flood risk management in Kent?**

Tend to agree

---

**Please tell us the reason for you answer.**

Maps and tables based on old data and will need to be revised, particularly where sites are under consideration for planning.

---

**Section 4 of the local strategy (pages 8-9) sets out four objectives for local flood risk management.**

- **Objective 1: Understanding Flood Risk**
- **Objective 2: Reduce the Risk of Flooding**
- **Objective 3: Resilient Planning**
- **Objective 4: Resilient Communities**

**The following questions ask for your feedback on each objective, the actions we will undertake to achieve these and the activities that will be used to measure them.**

**Objective 1: Understanding Flood Risk - Risk Management Authorities in Kent have a clear understanding of local flood risk mechanisms including risks resulting from climate change, and will share these with partners to create an evidence base for flood risk and climate adaptation.**

**To what extent do you agree or disagree with Objective 1 as set out in the draft Local Strategy?**

Strongly agree

---

**To what extent do you agree or disagree with the actions set out in the 'To achieve this we will...' section for Objective 1?**

Please select one option for each action / row.

<b>Improve communication and data sharing between risk management authorities following flood events</b>	Strongly agree
<b>Continue to undertake Section 19 investigations of significant floods in Kent</b>	Strongly agree
<b>Support the next round of water company Drainage and Wastewater Management Plans</b>	Strongly agree
<b>Maintain the asset register and work with partners to understand opportunities to improve it</b>	Strongly agree
<b>Include climate change assessments in flood risk investigations</b>	Strongly agree

---

**Appendix 1 (pages 18 – 19) sets out the activities for each objective that will be measured using the metrics conveyed in both Table A1-1 and Table A1-2.**

**The identified activities for Objective 1 are:**

- **Section 19 reports published**
- **Flood risk studies**
- **Asset register**
- **Work to improve communication following a flood event**
- **Work to improve the flood asset register**

**To what extent do you agree or disagree with how we will measure the activities we will undertake to achieve the delivery of Objective 1?**

Strongly agree

**If you would like to provide comments on Objective 1, including any of the actions and/or activities we will undertake to achieve this objective, please tell us in the box below.**

**If you have any suggestions on other actions, activities or metrics you would like us to report on annually, please include these in your answer.**

**If your suggestion relates to a specific activity or metric, please provide details.**

Up to date mapping of increased flood risk and actual incidents should be included. Sevenoaks Town Council has extended an invitation to KCC and Thames Water to meet and discuss/map key flooding issues in Sevenoaks. Town Councillors have received multiple reports of overflowing sinks and bathtubs and overflowing sewage in Mill Lane in December 2023 and is deeply concerned as to the reoccurring nature of this.

Investigating flooding issued not just from rivers bursting banks, but from groundwater and overflowing storm and sewage drains – which will flood the Darent if not addressed.

---

**Objective 2: Reduce the Risk of Flooding - To protect the people and businesses of Kent from flooding through the delivery of flood risk management projects and programmes using new or innovative techniques where appropriate.**

**To what extent do you agree or disagree with Objective 2 as set out in the draft Local Strategy?**

Strongly agree

---

**To what extent do you agree or disagree with the actions set out in the 'To achieve this we will...' section for Objective 2?**

**Please select one option for each action / row.**

<b>Deliver more schemes to reduce the risk of local flooding</b>	Strongly agree
<b>Work with partners to co-deliver schemes</b>	Strongly agree
<b>Support Southern Water's Clean Rivers and Seas Taskforce</b>	Strongly agree
<b>Ensure multiple benefits are included in flood risk management schemes</b>	Strongly agree
<b>Continue to provide advice on land drainage and riparian responsibilities</b>	Strongly agree

---

**Appendix 1 (pages 18 – 19) sets out the activities for each objective that will be measured using the metrics conveyed in both Table A1-1 and Table A1-2.**

**The identified activities for Objective 2 are:**

- Flood risk management schemes delivered
- Schemes delivered as part of the Clean Rivers and Seas Taskforce
- Land drainage advice
- Multiple benefits delivered through flood risk management schemes

**To what extent do you agree or disagree with how we will measure the activities we will undertake to achieve the delivery of Objective 2?**

Strongly agree

---

**Objective 3: Resilient Planning - Development and infrastructure delivery in Kent takes an active role in flood risk management, taking opportunities to manage on-site and off-site flood risk.**

**To what extent do you agree or disagree with Objective 3 as set out in the draft Local Strategy?**

Strongly agree

---

**To what extent do you agree or disagree with the actions set out in the 'To achieve this we will...' section for Objective 3?**

Please select one option for each action / row.

Continue to encourage and support planning applications to appropriately consider the delivery of Sustainable Drainage Systems and reduce flood risk where possible	Strongly agree
Implement Schedule 3 of the Flood and Water Management Act 2010	Strongly agree
Work with local planning authorities to ensure local flood risk is considered in local plan making and opportunities to proactively reduce flood risk are included	Strongly agree

---

**Appendix 1 (pages 18 – 19) sets out the activities for each objective that will be measured using the metrics conveyed in both Table A1-1 and Table A1-2.**

**The identified activities for Objective 3 are:**

- Planning application consultations
- Progress on implementing Schedule 3

- **Additional local flood risk management benefits achieved through the local plan making process**

**To what extent do you agree or disagree with how we will measure the activities we will undertake to achieve the delivery of Objective 3?**

Strongly agree

---

**If you would like to provide comments on Objective 3, including any of the actions and/or activities we will undertake to achieve this objective, please tell us in the box below.**

**If you have any suggestions on other actions, activities or metrics you would like us to report on annually, please include these in your answer.**

**If your suggestion relates to a specific activity or metric, please provide details.**

Flood map for surface water - this does not appear to cover areas we know in Sevenoaks which are often flooded – in particular Mill Lane and Northern Sevenoaks. Will this be updated? Kent Highways maintenance plan will be improved by more detailed information, as any resulting policies would otherwise be based on out of date information. As mentioned above, Sevenoaks Town Council has extended an invitation to KCC and Thames Water to meet and discuss/map key flooding issues in Sevenoaks. Town Councillors have received multiple reports of overflowing sinks and bathtubs and overflowing sewage in Mill Lane in December 2023 and is deeply concerned as to the reoccurring nature of this.

---

**Objective 4: Resilient Communities - Residents and businesses of Kent are able to better prepare, understand and manage their own flood risk as appropriate, by having access to relevant flood risk information and support from risk management authorities. Communities and individuals are empowered to act to protect themselves from flooding through individual efforts, partnerships and joint working.**

**To what extent do you agree or disagree with Objective 4 as set out in the draft Local Strategy?**

Strongly agree

---

**To what extent do you agree or disagree with the actions set out in the 'To achieve this we will...' section for Objective 4?**

**Please select one option for each action / row.**

<b>Improve communities' access to appropriate data and information to understand flood risk in their area</b>	Strongly agree
<b>Support communities to establish and maintain Flood Action Groups</b>	Strongly agree
<b>Continue to promote the voluntary role of flood warden within flood risk communities, in partnership with the Environment Agency</b>	Strongly agree
<b>Encourage communities to prepare local flood plans</b>	Strongly agree

---

**Appendix 1 (pages 18 – 19) sets out the activities for each objective that will be measured using the metrics conveyed in both Table A1-1 and Table A1-2.**

**The identified activities for Objective 4 are:**

- **Flood Action Groups**
- **Flood wardens**
- **Work to improve communities' access to flood risk data and information**

**To what extent do you agree or disagree with how we will measure the activities we will undertake to achieve the delivery of Objective 4?**

Strongly agree

---

**If you would like to provide comments on Objective 4, including any of the actions and/or activities we will undertake to achieve this objective, please tell us in the box below.**

**If you have any suggestions on other actions, activities or metrics you would like us to report on annually, please include these in your answer.**

**If your suggestion relates to a specific activity or metric, please provide details.**

How will this information be disseminated to Communities?

---

**Section 5.2 of the draft Local Strategy (pages 12 - 14) sets out the challenges that we have identified for delivering local flood risk management in Kent.**

**To what extent do you agree or disagree that the draft Local Strategy has identified the right challenges to delivering local flood risk management in Kent?**

Tend to agree

---

**If you would like to make a comment about the challenges or if you would like to suggest any other challenges to delivering local flood risk management in Kent, please provide details in the box below.**

**If your comment / suggestion relates to a specific challenge, please make this clear in your answer.**

As part of local planning applications referred to Sevenoaks Town Council we would be interested in most instances in a flood risk assessment before determination

---

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **12<sup>th</sup> December 2023 to 1<sup>st</sup> January 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027). Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/03045/HOUSE	13 Lambarde Drive – Northern	<b>Cllr O’Hara</b>	<b>6<sup>th</sup> November 2023:</b> STC recommended approval, 2 conditions.	13 <sup>th</sup> December 2023: SDC Granted, 3 conditions.
23/01447/FUL	153 High Street – Town	<b>Cllr Michaelides</b>	<b>3<sup>rd</sup> July 2023:</b> STC recommended approval, 2 conditions. <b>6<sup>th</sup> November 2023:</b> STC recommended approval, 1 condition.	14 <sup>th</sup> December 2023: SDC Granted, 2 conditions.
23/02770/HOUSE	10 Six Bells Lane – Town	<b>Cllr Granville</b>	<b>9<sup>th</sup> October 2023:</b> STC recommended approval, 1 condition. <b>4<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	18 <sup>th</sup> December 2023: SDC Granted, 3 conditions.
23/02771/LBCALT	10 Six Bells Lane – Town	<b>Cllr Granville</b>	<b>9<sup>th</sup> October 2023:</b> STC recommended approval, 1 condition. <b>4<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	18 <sup>th</sup> December 2023: SDC Granted, 4 conditions.
23/02782/HOUSE	13 Wickenden Road – Eastern	<b>Cllr Clayton</b>	<b>9<sup>th</sup> October 2023:</b> STC recommended approval, 2 conditions.	14 <sup>th</sup> December 2023: SDC Granted, 2 conditions.

23/02802/HOUSE	Melrose House, 101 Oakhill Road – Kippington	<b>Cllr Gustard</b>	<b>9<sup>th</sup> October 2023:</b> STC recommended approval, 1 condition.	15 <sup>th</sup> December 2023: SDC Granted, 3 conditions.
23/02805/HOUSE	12 Greatness Road – Northern	<b>Cllr O’Hara</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval, 1 condition.	28 <sup>th</sup> December 2023: SDC Granted, 2 conditions.
23/02951/HOUSE	39 Grove Road – Northern	<b>Cllr O’Hara</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	2 <sup>nd</sup> January 2024: SDC Granted, 3 conditions.
23/02975/HOUSE	2 St Georges Road – St Johns	<b>Cllr Dr Dixon</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval.	19 <sup>th</sup> December 2023: SDC Granted, 3 conditions.
23/03047/HOUSE	35 Wickenden Road – Eastern	<b>Cllr Clayton</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval, 2 conditions.	19 <sup>th</sup> December 2023: SDC Granted, 4 conditions.
23/03072/LBCALT	Lynch House, 21 Clarendon House – Town	<b>Cllr Granville</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval, 1 condition. <b>18<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	20 <sup>th</sup> December 2023: SDC Granted, 4 conditions.
23/03101/CONVAR	Land Rear of 12 Burntwood Road – Kippington	<b>Cllr Varley</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval.	15 <sup>th</sup> December 2023: SDC Granted, 10 conditions.
23/03126/FUL	Private Car Park, ECA Court, 24-26 South Park – Town	<b>Cllr Granville</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval.	18 <sup>th</sup> December 2023: SDC Granted, 3 conditions.
23/03130/MMA	39 Bosville Drive – Northern	<b>Cllr Dr Canet</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval.	18 <sup>th</sup> December 2023: SDC Granted, 1 condition.
23/03188/HOUSE	Lantau, Seal Hollow Road – Wildernesse	<b>Cllr Wightman</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended refusal, 1 ground, 2 information requests. <b>18<sup>th</sup> December 2023:</b> STC recommended approval, 3 conditions.	21 <sup>st</sup> December 2023: SDC Granted, 4 conditions.

23/03211/HOUSE	30 Kippington Road – Kippington	<b>Cllr Gustard</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval.	28 <sup>th</sup> December 2023: SDC Granted, 3 conditions.
23/03221/HOUSE	19 The Drive – Town	<b>Cllr Granville</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended refusal unless, <b>1 condition</b> <b>(regarding confirmation of</b> <b>no overshadowing to No. 21)</b>	29 <sup>th</sup> December 2023: SDC Granted, 4 conditions. <b>45-degree light test</b> <b>passed.</b>

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# Planning Applications to be Considered

Planning Applications received to be considered on 08 January 2024

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03070/FUL	Abbey Aslett 15/01/2024	Cllr Michaelides	Ibbet Mosely
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S & Mrs J Martin & Aornford			43B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/23
<b>23/03070/FUL - REVALIDATED plan</b>				
<b>Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.</b>				
<b>A summary of the main changes are set out below: Existing and Proposed plans updated.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S2U4Q5BKJDQ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S2U4Q5BKJDQ00</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/HOUSE	Christopher Park 13/01/2024	Cllr Layne	Designhomeplan Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/23
<b>Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4Y4XYBKKIR00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4Y4XYBKKIR00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03490/FUL	Stephanie Payne 14/01/2024	Cllr Dr Dixon	Maple Planning & Development Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Enderby		Land South of	47 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/23
<b>Proposed erection of a two bedroom, detached house.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4Y4ZUBKKIZ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4Y4ZUBKKIZ00</a>			

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03500/CONVAR	Abbey Aslett 12/01/2024	Cllr Clayton	Level Architecture

# Planning Applications to be Considered

Planning Applications received to be considered on 08 January 2024

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lyndhurst Homes Ltd	Flats 1 & 2	43 Bethel Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			19/12/23
<b>Removal of condition 6 (fenestration) of 23/02672/FUL for Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New dormer, side staircase removed for building cost and for improved thermal performance.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4ZZGXBKKK200">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4ZZGXBKKK200</a>		

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03515/HOUSE	Summer Aucoin 15/01/2024	Cllr Dr Dixon	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Tema	Royston	27 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/12/23	
<b>Demolition of existing lean-to. Erection of single storey rear extension with associated works. Landscaping with associated works.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JFWBKKKY00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JFWBKKKY00</a>			

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03519/HOUSE	Christopher Park 19/01/2024	Cllr Varley	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Heron		5 Redlands Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/12/23	
<b>Demolition of existing conservatory and part garage, and removal of chimney; erection of part single, part two storey side and rear extensions; roof alterations, rooflights, solar panels, air source heat pump and alterations to fenestration, landscaping and boundary fence.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JLVBKKL600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JLVBKKL600</a>			

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03542/HOUSE	Abbey Aslett 13/01/2024	Cllr Dr Canet	Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Bennett		63 Bosville Drive	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/12/23	
<b>Create additional storey on existing bungalow with rooflights. Ground floor Juliette balcony. Removal of chimney stack. Alterations to fenestration.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S57E81BKMK00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S57E81BKMK00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 08 January 2024

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>23/03609/CONVAR</b>	Samantha Yates 20/01/2024	Cllr Daniell	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mrs L Crockford		Ground & First Floor Flats, Sc		73 Solefields Road
Kippington				
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/12/23	
<b>Removal of condition 2 (occupation of accommodation) for 89/02141/FUL for erection of Headmasters house and subsidiary staff accommodation.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5K3N8BK0UL00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5K3N8BK0UL00</a>			