

10th January 2018



You are summoned to attend a meeting of the PLANNING COMMITTEE to be held at 7:00pm in the Council Chamber at the address below on **Monday** 15th January 2018.

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

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

Town Clerk

Committee Members

Cllr Arnold – **Vice Chairman**

Cllr Busvine OBE

Cllr Canet

Cllr Chakowa

Cllr Clayton

Cllr Eyre

Cllr Hogarth

Cllr Mrs Parry

Cllr Parry

Cllr Parson

Cllr Piper - **Chairman**

Cllr Raikes

Cllr Schneider

Cllr Towell

Cllr Waite

Cllr Walshe

PUBLIC QUESTION TIME

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

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES

To approve and sign the minutes of the planning committee meeting held 18th December 2017.

5 PLANNING APPEALS

To receive and note the inspector has dismissed the following appeals:

- i. 2 Bottle Cottages.

6 PLANNING APPLICATIONS

(a) To receive and note comments which have been forwarded to Sevenoaks District Council under Chairman's Action since the last planning meeting.

(b) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

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

(c) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 10th January 2018

7 PRESS RELEASES

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

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 18th December 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Left 7:48pm	Cllr Schneider	Apologies
Cllr Eyre	Arrived 7:07pm	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Arrived 7:04pm	Cllr Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
4 Members of the public

PUBLIC QUESTION TIME

None

404 REQUESTS FOR DISPENSATIONS

No new requests for dispensations were received.

405 DECLARATIONS OF INTEREST

None

406 DECLARATIONS OF LOBBYING

Cllrs Piper, Mrs Parry, and Raikes declared they had been lobbied in respect of 11 Weald Road.

Cllrs Hogarth and Raikes declared they had been lobbied in respect of 2A Bradbourne Road.

407 MINUTES

(a) The Committee received and considered the minutes of the Planning Committee meeting held on the 4th December 2017, previously approved at Council.

RESOLVED: The minutes be signed.

408 PLANNING APPLICATIONS

(a) The Committee received and noted comments made under Chairman's Action on the 13th December 2017.

- (b) The meeting was adjourned to enable members of the public to speak on the following application for 3 minutes:
- a. 11 Weald Road - Against
 - b. 11 Weald Road - For

(c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 13th December 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

409 PRESS RELEASES

None

There being no further business the meeting was closed at 8:17pm

CHAIRMAN

Planning Applications Considered

Applications considered on 13-12-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02386/MMA	Mr M Holmes 15-12-2017	Cllr Busvine	Mrs Gregson 0780105519
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Park Property Group (Sevenoaks) Ltd		Ragstones	1 The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/17
<p>Minor material amendment to application SE/15/02253/FUL for the demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking to show modification of the north roof slope at third floor level to create an inverted terrace, frame less balustrade.</p> <p>SE/17/02386/MMA - Amended plan</p> <p>Amended plans received showing the proposed terrace further recessed into the approved roof form and additional plans showing the scope of view from the terrace.</p>				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03331/HOUSE	N Sargant 13-12-2017	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Peggs		South Park Cottage	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
<p>Erection of a rear conservatory, replace the flat roofs to the side extensions with a pitched roof with three roof lights, convert the garage to living accommodation and to convert the loft space to living accommodation with a dormer and two roof lights at the rear.</p> <p>SE/17/03331/HOUSE - Amended plan</p> <p>Amendments to western dormer; change from one large dormer to two.</p>				

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be adequate space for car parking in the forecourt of the property.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03661/FUL	Mr M Holmes 19-12-2017	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
<p>Sub division of plot, rebuilding of existing garage with additional volume to create a 3 bed detached dwelling with basement and 8 solar panels on roof.</p>				

//Chairman's Action//

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 13-12-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03663/HOUSE	H Pockett 18-12-2017	Cllr Parry	Mr John 01622 715599
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Middleton			1 Greenwood Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/17
The erection of a single storey rear extension with flat roof with skylight and Bifold doors to side.				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03671/HOUSE	H Pockett 18-12-2017	Cllr Schneider	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Clark			34 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/11/17
Demolition of existing extension and the erection of a single storey rear extension.				

//Chairman's Action/

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-12-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03068/HOUSE	N Armour 22-12-2017	Cllr Raikes	Mr Cartwright 079444793
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Gidley		Little Bradbourne	99A Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/17
<p>Demolition of existing garage and erection of a two storey front and side extension. New chimney, juliette balcony, new rooflights to existing single storey rear extension.</p> <p>SE/17/03068/HOUSE - Amended plan</p> <p>Following discussions with the Case Officer and having taken into consideration neighbour comments, the application was revised and resubmitted to the Council for consultation. The applicant has reduced the design of the development from a two storey extension to a single storey extension.</p> <p>Amended proposal description:</p> <p>Demolition of existing garage and erection of a single storey front and side extension. New rooflights to existing single storey rear extension.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there is sufficient off-road parking.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03230/HOUSE	H Pockett 20-12-2017	Cllr Piper	Knight 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
<p>Additional drive pavement cross over to form a carriage drive.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03347/HOUSE	N Sargant 22-12-2017	Cllr Piper	Mr Cowap 07850849032
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cowap		Chatsworth	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/12/17
<p>Erection of a two storey extension to the northern and southern elevations with new gable roofs on both new extensions and a gable roof over the existing southern part of the house. Erection of a rear single storey extension to the eastern elevation. New roof over the main house with ridge level being 1.5 m higher than the existing. Conversion of loft into a habitable space. All as planning permission SE/16/03891/HOUSE. Erection of an extra dormer on the front and rear elevation.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-12-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03348/HOUSE	Louise Cane 20-12-2017	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Anayi			11 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/17
Erection of a rear ground floor extension and rear first floor bedroom extension.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there will be no significant loss of amenity or light to neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03459/HOUSE	N Sargant 22-12-2017	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A McDowell		Ashgrove Cottage	Gracious Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/17
The erection of a new garage and store to replace existing dilapidated garage and store.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03491/LBCALT	Mr M Holmes 25-12-2017	Cllr Busvine	Miss C Proto 462100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/17
Refurbishment and extension of safety roof access system on south elevation and installation of new roof access system to west and north elevations.				

Sevenoaks Town Council recommended approval subject to the conservation officer is satisfied the impact is adequately managed, and the works will remain in keeping with the Grade I listed house.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03615/HOUSE	N Sargant 25-12-2017	Cllr Arnold	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Timperon		Woodhall	4 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/17
Proposed swimming pool extension and refurbishment of the existing dwelling including alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the amenity of neighbouring properties will not be compromised.

Planning Applications Considered

Applications considered on 18-12-17

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03649/FUL	Mr M Mirams 21-12-2017	Cllr Mrs Parry	Mr McCaffrey 01908 3052
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dallison Ltd		BPI Films	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
The redevelopment of the site to include four employment buildings for open B1(b), B1(c), B2 and B8 use. Associated parking and landscape planting.				

Sevenoaks Town Council recommended refusal as the Town Council is concerned about the onsite parking provision for employees and visitors, and the impact the increased vehicular movements will have on the amenities of neighbouring residential properties.

If the Planning Officer is minded to approve the scheme the Town Council requests that deliveries be restricted to 0700 - 1900 Monday to Friday, 0730 - 1730 Saturday, with no deliveries taking place on Sundays or Public Holidays. The Town Council also requested that a site specific s106 is requested for the provision of a pedestrian/cycle path running through the site North/South.

The Town Council would be more sympathetic to a scheme which shifted the main vehicular access from The Moor Road to the Vestry Road to the north of the site. This would ameliorate some of the detrimental impact on surrounding residential properties.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03696/ADV	N Sargent 21-12-2017	Cllr Hogarth	Mr Cogram 02087777700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Williams			2A Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Advert for 3 non-illuminated signs. (sic)				

Sevenoaks Town Council recommended refusal for the change of use, as it would be inappropriate for the area, due to existing volumes of traffic and parking, The proposal would have a detrimental impact on the viability of the hollybush shopping centre as it would further exacerbate the lack of parking in the area, resulting in significant congestion.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03697/FUL	N Sargent 21-12-2017	Cllr Hogarth	Mr Cogram 02087777700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Williams			2A Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Change of use from office (B1) to an Early Years Education Centre (D1).				

Sevenoaks Town Council recommended refusal for the change of use, as it would be inappropriate for the area, due to existing volumes of traffic and parking, The proposal would have a detrimental impact on the viability of the hollybush shopping centre as it would further exacerbate the lack of parking in the area, resulting in significant congestion.

Planning Applications Considered

Applications considered on 18-12-17

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03703/FUL	Mr M Holmes 25-12-2017	Cllr Raikes	Mr Murphie 02084871306
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Powell		The Castle	87 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/17
<p>Demolition of ground floor rear extension and erection of two storey extension to provide ground floor flat and first floor flat. Refurbishment and change of use of existing basement and ground floor A4 Public House to provide A3 restaurant/cafe area. Conversion of existing Manager's accommodation on first and second floors to provide two further flats.</p>				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the style of the extension does not detract from the locally listed building.

//informative: the Town Council requested that the planning officer estimates the demand on spaces from St James car park. The Town Council welcomes the retention of an A3 restaurant facility on the ground floor noting this is inline with its ambitions set out in the Northern Sevenoaks Masterplan, to promote lower St Johns as a neighbourhood / village centre//

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03720/LBCALT	Mr M Holmes 21-12-2017	Cllr Busvine	Miss C Proto 467152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
<p>Installation of 30 minute fire protection to the underside of the residential accommodation area (Archway/Stable Court Flat) which is jointly the ceiling of a storage room.</p>				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposed works will remain in keeping with the Grade I listed house.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03727/HOUSE	Louise Cane 25-12-2017	Cllr Clayton	Mr Connolly 0796780246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Johnstone			18 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/17
<p>Demolition of existing garage. Erection of single storey rear extension and a two storey side extension, new porch and loft conversion with dormer window.</p>				

Sevenoaks Town Council recommended refusal, unless:

-There is no detriment to the street scene due to loss of the symmetrical approach to extension which no. 20 has adopted

-There is no loss of privacy in gardens to the rear from the roof height dormer.

Planning Applications Considered

Applications considered on 18-12-17

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03747/HOUSE	Louise Cane 21-12-2017	Cllr Schneider	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Knowles			2 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Part demolition of garage; two storey rear/side extension and associated works.				

//Awaiting chairman's action//

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03803/HOUSE	H Pockett 28-12-2017	Cllr Raikes	Miss K Donovan 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Edwards			49 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/17
Proposal for external alteration and extension of existing building, including raising of the height to facilitate the use of the first floor area, removal of chimney and addition of rooflights. Alterations to front elevation to create new entrance and demolition of existing side extension. Associated landscaping alterations.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no unacceptable loss of amenity to neighbouring properties.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03806/FUL	S Cottingham 27-12-2017	Cllr Mrs Walshe	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Watson		Willowbank	12 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/17
Demolition of existing dwelling and construction of new dwelling.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there will be no detrimental impact on the residential amenities of neighbouring properties due to the increased bulk at the rear of the proposed property and the increased ridge height and length.

Planning Applications Considered

Applications considered on 18-12-17

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03806/FUL	S Cottingham 28-12-2017	Cllr Mrs Walshe	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Watson		Willowbank	12 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/12/17
<p>Demolition of existing dwelling and construction of new dwelling.</p> <p>SE/17/03806/FUL - Amended plan</p> <p>Amended plan received to address slight discrepancy with the first floor window positions between the elevation and street scene plans.</p>				

Sevenoaks Town Council recommended refusal due to the detrimental impact on the street scene, overdevelopment of the site, and the unneighbourly impact.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03839/FUL	Louise Cane 29-12-2017	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Best			4 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/12/17
<p>Demolition of existing single storey side extension and the erection of a 2 storey side extension to form 2 bed dwelling.</p>				

Sevenoaks Town Council recommended refusal due to the detrimental impact on the street scene, overdevelopment of the site, and the unneighbourly impact.

Appeal Decision

Site visit made on 29 November 2017

by Rory MacLeod BA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22nd December 2017

Appeal Ref: APP/G2245/W/17/3182230

2 Bottle Cottages, Bradbourne Vale Road, Sevenoaks TN13 3DF

- 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 M Palermo against the decision of Sevenoaks District Council.
 - The application Ref SE/17/01455/FUL, dated 5 May 2017, was refused by notice dated 12 July 2017.
 - The development proposed is the erection of 1no. detached two bedroom dwelling and associated works.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are (a) whether the proposal would constitute inappropriate development in the Green Belt, including the effect of the proposal on the openness of the Green Belt and (b) if it is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

Whether inappropriate development and effect on openness

3. The appeal relates to land at 2 Bottle Cottages, a small semi-detached dwelling on the northern side of Bradbourne Vale Road (the A.25). The garden is mainly to the side of the dwelling and includes a large double garage with a caravan and log store on higher ground beyond this. Land levels rise sharply towards the rear boundary where there is an access road. The road leads to a riding school and nature reserve to the rear of the site and has a junction with Bradbourne Vale Road just to the east of the site. There is residential development on the southern side of the road forming part of the built up area to Sevenoaks. The site and adjacent land on the northern side of Bradbourne Vale Road is within the Metropolitan Green Belt.
4. The proposal is to erect a two bedroom two storey detached dwelling in the eastern part of the garden. The curtilage would be split along the centre line of the double garage with the new dwelling benefitting from one parking space within the garage and another open space alongside.

5. The National Planning Policy Framework (The Framework) at paragraph 89 states that the construction of new buildings in the Green Belt should be regarded as inappropriate development unless it accords with exceptions listed under six bullet points. As a new residential building which is not a replacement building, only points (5) and (6) in relation to infilling could possibly apply.
6. The Council adopted in 2015 a Supplementary Planning Document (SPD) 'Development in the Green Belt' that defines limited infill development as "*the completion of an otherwise substantially built up frontage by the filling of a narrow gap normally capable of taking one or two dwellings only*". The SPD defines a substantially built up frontage as "*an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene*".
7. Bottle Cottages form a relatively isolated building on the northern side of the road. The building is not part of a substantially built up frontage and the proposal does not involve the filling of a small gap as defined in the SPD. Furthermore, the proposal cannot be regarded as '*limited infilling in villages*' (bullet point 5) as the site does not lie within a village but on the edge of the town of Sevenoaks.
8. Bullet point (6) relates to '*limited infilling of previously developed sites*'. The appellant's grounds of appeal statement comments that this exception does not apply as Annex 2 to the Framework excludes private residential gardens from the definition of previously developed land. But the appellant's final comments raise the possibility that residential land outside built up areas is considered previously developed land. Regardless of whether or not the site constitutes previously developed land, bullet point (6) requires the development to "*not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development*". It is therefore appropriate to examine the impact of the development on openness and the purposes of including land in the Green Belt.
9. The appellant points out that there are buildings on higher land to the rear of the site which can be seen from the appeal site frontage and so help to mitigate the impact of the proposal on the openness of the Green Belt. In relation to the access road to the rear of the site it is also pointed out that at times this serves high levels of traffic, also affecting openness to a degree, and that as the access road encloses the site into the wider urban area it forms a logical demarcation to the open land to the north.
10. Notwithstanding these points, the proposal would still result in a new building with a floor area of about 113 square metres spread over two floors with the upper floor set within the roof of the building. Whilst the dwelling could be described as modest in size and relatively low in profile, it would nonetheless result in additional floor area and mass within the Green Belt. The building would be higher than the double garage and set forward of this close to the front boundary. There is a line of conifer trees along the eastern boundary to the site but the building would still be a conspicuous feature when viewed from public land to the front and to the rear of the site. Having regard to all relevant circumstances, my findings are that the development would result in a loss of openness in the Green Belt.
11. The appellant has assessed the proposal against the purposes of the Green Belt set out at paragraph 80 of the Framework and points out that as the site is

presently garden land, the proposal would not result in encroachment into the countryside. Furthermore, in view of the buildings to the rear of the site and open space beyond this, that the proposal would not contribute to neighbouring towns merging into one another. However, notwithstanding the presence of other buildings on and set behind the north side of Bradbourne Vale Road, much of the road's frontage still presents an unbuilt and open frontage. As such, the proposal would not be compatible with the first listed purpose "to check the unrestricted sprawl of large built-up areas".

12. In these respects, my findings are that the proposal would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development at 2 Bottle Cottages. It would not therefore satisfy the terms of bullet point (6) in relation to the limited infilling of previously developed sites. The proposal would be contrary to paragraph 79 of the Framework which states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
13. The proposal thereby amounts to inappropriate development. Paragraph 87 of The Framework affirms that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. The proposal would also conflict with Policy L01 of the Sevenoaks Core Strategy (2011) (SCS) which focuses new development within the built confines of existing settlements and only encourages development within the Green Belt where this is compatible with policies for protecting the Green Belt.

Other considerations

14. The appellant points to several factors to support the case that very special circumstances exist. The Council commissioned ARUP to produce a Green Belt Assessment of the District which includes examination of land against the purposes of the Green Belt as set out in paragraph 80 of the Framework. The appeal site is within land parcel 58 and sub area RA-17. The appellant has quoted from the conclusions and recommendations of the Assessment (issued in January 2017) in relation to these land parcels: "*Parcel 58 meets the NPPF purposes moderately, but there is scope for subdivision; an identified area in the south at the edge of Sevenoaks RA-17 may score weakly and could be considered further*". It is possible that these findings may result in a future review of Green Belt boundaries in the vicinity of the appeal site. But there remain considerable uncertainties about the detail and timing of this. Meanwhile, the proposal still has to be examined in relation to present day national and local Green Belt policies. Notwithstanding the considered weaknesses of the land on the north side of Bradbourne Vale Road in relation to the Green Belt purposes, in view of these uncertainties, I can only ascribe moderate weight to the findings of the Assessment.
15. The Council has released its assessment for the Strategic Housing and Economic Land Availability Assessment (SHELAA). This identifies two parcels of land on the north side of Bradbourne Vale Road not far from the appeal site that have been identified as deliverable for housing. However, both are located within the Green Belt and the suitability of both sites for residential development includes the comment that this designation would need to change in order for them to be developed. Such a change could strengthen the residential character on the northern side of the road, but again there remain

uncertainties on the detail and timing of any changes to the Green Belt boundaries to enable this to occur. The SHELAA therefore only attracts moderate weight in favour of the proposal.

16. The appellant points out that the Council has not objected to the proposal in relation to its design or effect on the character and appearance of the area. Furthermore, that there would be no adverse impact on the living conditions of the occupiers of nearby properties. To my mind, these are neutral considerations as any proposal benefitting from a grant of planning permission would be expected to satisfy these objectives.
17. Finally, it is pointed out that the proposal would provide a small unit of accommodation in line with policy SP5 of the SCS. In Sevenoaks as in much of the south-east of England, there is a need for additional accommodation and the proposal would make a small contribution to meeting that need. I attach only limited weight to this consideration as it is for only one unit and as housing provision has to be subject to satisfying other policy considerations.

Conclusion

18. The proposed development would be inappropriate development in the Green Belt. In addition, there would be loss of openness in relation to the area and mass of the development, and conflict with the aim of Green Belt policy to prevent urban sprawl. Paragraph 88 of the Framework establishes that substantial weight should be given to any harm to the Green Belt. I have also found conflict with a relevant development plan policy.
19. On the other hand, I attach only moderate weight to the Green Belt Assessment's findings of some weaknesses in relation to the purposes of the Green Belt on the land parcel including the appeal site. I also attach moderate weight to the identification of possible housing sites close to the appeal site in the SHELAA in view of the uncertainties on these sites becoming available for development. The effect of the proposal on the character and appearance of the area and on the occupiers of nearby property are neutral considerations. The provision of one additional housing unit to meet housing need attracts only limited weight. These considerations do not clearly outweigh the totality of the harm arising from the development. Consequently, very special circumstances do not exist.
20. For the reasons set out above and having regard to all matters raised, my conclusion is that the appeal should be dismissed.

Rory MacLeod

INSPECTOR

Planning Applications Considered

Applications considered on 22-12-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03726/MMA	M Besant 01-01-2018	Cllr Piper	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr McMenemy		The Maples	130 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/17
Minor material amendment to application SE/15/02397/HOUSE for the Demolition of the existing double garage with replacement double garage to include living space and store to show amendments to window configuration, garage doors and exterior wall finish is to be ragstone.				

//Chairman's Action//

Sevenoaks Town Council recommended approval

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03747/HOUSE	Louise Cane 21-12-2017	Cllr Schneider	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Knowles			2 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/17
Part demolition of garage; two storey rear/side extension and associated works.				

//Chairman's Action//

Sevenoaks Town Council recommended approval

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03762/FUL	S Mitchell 01-01-2018	Cllr Raikes	J Moser 02392837149
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr S Irvine			39 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/17
Demolition of existing dwelling and erection of new dwelling house, with widened vehicular access.				

//Chairman's Action//

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 22-12-17

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03783/HOUSE	Louise Cane 01-01-2018	Cllr Arnold	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Eves		Aviemore	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/17
<p>Demolition of existing attached garages, rear and single storey extension and one chimney. Erection of a double storey side and rear extensions including roof lanterns, side and rear conservation rooflights. Proposed landscaping includes: reconfiguration of front driveway and rear patio, new swimming pool and garden room with patio/decking areas.</p>				

//Chairman's Action//

Sevenoaks Town Council recommended approval

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Planning Applications Considered

Applications considered on 2-1-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/02877/FUL	Mr M Holmes 04-01-2018	Cllr Raikes	Mrs Tasker 01689836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent House Partnership		The Moorings Hotel	97 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/17

Demolition of existing hotel buildings in order to facilitate erection of a four storey residential building comprising 8 x 2 bedroom apartments and 1 x 1 bedroom apartment, with 10 off street parking spaces and communal amenity space.

SE/17/02877/FUL - Amended plan

Amended plans received showing alterations to the building comprising a reduction in height and footprint.

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no unacceptable loss of amenity to neighbouring properties and subject to the arboricultural officer being satisfied that trees of importance will be protected.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03649/FUL	Mr M Mirams 08-01-2018	Cllr Mrs Parry	Mr McCaffrey 01908 3052
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dallison Ltd		BPI Films	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/17

The redevelopment of the site to include four employment buildings for open B1(b), B1(c), B2 and B8 use. Associated parking and landscape planting.

SE/17/03649/FUL - Amended plan

Revised plans providing updated elevations.

//Chairman's Action//

Sevenoaks Town Council recommended refusal as the Town Council is concerned about the onsite parking provision for employees and visitors, and the impact the increased vehicular movements will have on the amenities of neighbouring residential properties.

If the Planning Officer is minded to approve the scheme the Town Council requests that deliveries be restricted to 0700 - 1900 Monday to Friday, 0730 - 1730 Saturday, with no deliveries taking place on Sundays or Public Holidays. The Town Council also requested that a site specific s106 is requested for the provision of a pedestrian/cycle path running through the site North/South.

The Town Council would be more sympathetic to a scheme which shifted the main vehicular access from The Moor Road to the Vestry Road to the north of the site. This would ameliorate some of the detrimental impact on surrounding residential properties.

Planning Applications Considered

Applications considered on 2-1-18

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03684/FUL	Mr M Holmes 05-01-2018	Cllr Parson	Mr Pain 07506721412
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ali		The Outbuilding To The North	Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/17
Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one-bedroom dwelling.				

//Chairman's Action//

Sevenoaks Town Council recommended refusal due to the increased overcrowding in this key part of the conservation area, and overdevelopment of the site.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03686/FUL	S Mitchell 02-01-2018	Cllr Busvine	Mrs Lyubych 0207891720
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Edge			13A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/17
Demolition of existing bungalow and erection of a new dwelling.				

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the planned property would be in keeping with the local area, and confirmation from the planning officer that there will be no significant adverse impact on neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03697/FUL	N Sargant 08-01-2018	Cllr Hogarth	Mr Cogram 02087777700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Williams			2A Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/17

Change of use from office (B1) to an Early Years Education Centre (D1).

SE/17/03697/FUL - Amended plan

Amended ground floor plan to show parking spaces and additional information relating to the use of the premises.

//Chairman's Action//

Sevenoaks Town Council recommended refusal for the change of use, as it would be inappropriate for the area, due to existing volumes of traffic and parking, The proposal would have a detrimental impact on the viability of the hollybush shopping centre as it would further exacerbate the lack of parking in the area, resulting in significant congestion.

Planning Applications Considered

Applications considered on 2-1-18

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03797/FUL	M Besant 02-01-2018	Cllr Busvine	Ms McGeever 020365750
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CCH Build Solutions			31 Granville Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/17
Erection of a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.				

//Chairman's Action//

Sevenoaks Town Council recommended refusal on the following grounds:

1. The unacceptable impact on parking on the surrounding road network
2. Detrimental impact on the amenities of neighbouring properties
3. The development fails to preserve or enhance, and has a detrimental impact on, the character of the conservation area (The Conservation Area Management Plan makes explicit reference to the contribution of mature trees to the character of the area which would be lost as a result of this proposal)
4. Overdevelopment of site.
5. Poor quality design which does not attempt to fit within the high quality of the conservation area.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03804/HOUSE	N Sargant 04-01-2018	Cllr Parry	Mr A Jackson 851800
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Nel		Holly Bank	Fig Street	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/17
Demolition of single storey front extension and chimneys. Erection of a single storey rear extension, side extension with flue and a new porch. Raising the roof and alterations to fenestration.				

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to the removal of permitted development rights to protect the amenities of neighbouring properties.

Planning Applications Considered

Applications considered on 2-1-18

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03806/FUL	S Cottingham 05-01-2018	Cllr Mrs Walshe	Mr Ransley-Hoare 75333
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs P Watson	Willowbank	12 Serpentine Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/12/17	

Demolition of existing dwelling and construction of new dwelling.

SE/17/03806/FUL - Amended plan

Amended plan received to address slight discrepancy with the first floor window positions between the elevation and street scene plans.

SE/17/03806/FUL - Amended plan

Amended plan received which has moved the proposed house 0.75 metres forward towards the road and the front projection reduced by 0.25 metres.

//Chairman's Action//

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there will be no detrimental impact on the residential amenities of neighbouring properties due to the increased bulk at the rear of the proposed property and the increased ridge height and length.

Planning Applications Considered

Applications considered on 10-1-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03919/HOUSE	N Sargant 09-01-2018	Cllr Hogarth	Mr Simmons 01634 8477
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss J Tyrrell			14 Thicketts	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/17
Demolition of existing side garage. Erection of a two storey side extension and a rear single storey extension.				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

Planning Applications to be Considered

Planning Applications received to be considered on 15 January 2018

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03263/HOUSE	Louise Cane 29-01-2018	Cllr Canet	Mr Ochoa 02080684811
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Millar			30 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
Erection of a two-storey rear extension and internal alterations.				
19-12-2017: SDC Case Officer changed from N Armour to Louise Cane				
SE/17/03263/HOUSE - Amended plan				
Plans have been submitted for amendments to the proposed extension.				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03553/HOUSE	Louise Cane 18-01-2018	Cllr Towell	Mr Townrow 0784157892
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Das		Hillview	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Demolition of garage. Erection of side extension with rooflight.				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03680/FUL	M Besant 05-01-2018	Cllr Eyre	Mr Skeffington 07525002
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Lawrence		Cross Keys House	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/17
Erection of a single, two-storey, detached dwelling and detached garage. New access .				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03795/LBCALT	Louise Cane 18-01-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Weal		The Courtyard	1A Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Internal maintenance works and external including repainting gate and windows, new light installed to the garden wall.				

Planning Applications to be Considered

Planning Applications received to be considered on 15 January 2018

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03797/FUL	M Besant 18-01-2018	Cllr Busvine	Ms McGeever 020365750
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CCH Build Solutions			31 Granville Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
<p>Erection of a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.</p> <p>SE/17/03797/FUL - Amended plan</p> <p>A Construction Management Plan has been submitted.</p>				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03886/MMA	S Mitchell 18-01-2018	Cllr Piper (Chairman OOW)	Mr Hughes 01634 226560
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McCulloch Homes		Raleys	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
<p>Minor material amendment to SE/15/03187/FUL for demolition of existing leisure / recreational buildings and erection of 5 detached houses, associated detached garages and access drive to show amendments to: site levels reconciled; garages (doors, entrance door reconfigured, removal of solar panels), plot 3 garage- side door added; plots: (1, 4, 5) fenestration altered, entrance doors reconfigured ; (2,3) split floor levels and patio adjustments; fenestration to all plots.</p>				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03910/FUL	Mr M Holmes 18-01-2018	Cllr Mrs Parry	Mr Scully 01943 464152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Motor Fuel Group Ltd		Shell Select	128 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
<p>Extension to existing PFS building, render existing building colour RAL 7016. Provide food to go offering within building, new shop frontage, tablet sign, bollards, customer parking, flood lights, bin store, relocation of vents, 2No jet wash bays also form the application.</p>				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03925/HOUSE	Louise Cane 18-01-2018	Cllr Eyre	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs N Gregory			25 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
<p>Erection of a single storey rear extension with roof light over and a first floor extension with Juliet balcony above the existing single storey rear extension.</p>				

Planning Applications to be Considered

Planning Applications received to be considered on 15 January 2018

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03927/MMA	Mr M Mirams 19-01-2018	Cllr Busvine	Mr Mineham 01634 2265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McCulloch Homes		Car Park Rear Of	138-148 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Minor material amendment to application 14/00967/FUL for the erection of a mews of 4 two bed terrace houses with associated parking and access to show revisions to the layout and external materials.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03945/FUL	Louise Cane 18-01-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Griggs		Manley Westbrook LLP, The Stud	149A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Change of use for single storey building from Class D1 (tuition centre) to B1 (office).				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03953/HOUSE	Louise Cane 24-01-2018	Cllr Clayton	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Von Den Driesch			19 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/18
Removal and raising of roof to form first floor accommodation. Demolition of existing conservatory and garage. Erection of a single storey side extension and a front porch. New roof lights and alterations to fenestration.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03954/HOUSE	H Pockett 26-01-2018	Cllr Waite	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Paton			69 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/18
Demolition of conservatory. Erection of a single storey rear extension with rooflights.				

Planning Applications to be Considered

Planning Applications received to be considered on 15 January 2018

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03956/HOUSE	Louise Cane 18-01-2018	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr De Pascalis		The Old Coach House	10C The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
First floor extension.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03962/HOUSE	Holly Pockett 18-01-2018	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Evans			67 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Erection of a single storey rear extension extending the existing party wall.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03963/HOUSE	Holly Pockett 18-01-2018	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Southern			69 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/18
Erection of a single storey rear extension extending the party wall line.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03966/FUL	Mr M Holmes 25-01-2018	Cllr Busvine	National Trust 467152
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/18
Improvement of layout and surface treatment of the existing car park.				

Planning Applications to be Considered

Planning Applications received to be considered on 15 January 2018

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03981/FUL	Emma Gore 29-01-2018	Cllr Eyre	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
Extension and alteration of the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover from Burntwood Road.				

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/04040/CONVAR	N Sargant 26-01-2018	Cllr Eyre	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RGB Development			59 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/18
Variation of condition 2 and 3 of application reference SE/17/01577/HOUSE with amendment to vary the materials on the approved drawings.				

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/04053/HOUSE	Louise Cane 26-01-2018	Cllr Schneider	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o BHD Architects			84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
A redevelopment of the existing garage and studio. Addition of fenestration and roof terrace.				

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/04060/HOUSE	Holly Pockett 29-01-2018	Cllr Raikes	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kaiser		Firbank Cottage	6 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/18
Loft conversion, retaining the existing roof and adding rooflights.				