

4<sup>th</sup> April 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 9<sup>th</sup> April 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](http://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](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://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 26<sup>th</sup> March 2018.

5 CONSULTATION

To receive and consider MHCLG consultations:

- i. NPPF modifications
- ii. Planning Policy Guidance for viability
- iii. Housing delivery test management

Circulated previously alongside 26<sup>th</sup> March 2018 agenda.

6 PLANNING APPEALS

(a) To note the following appeal has been submitted:

- i. 118A London Road

(b) To note the following appeal has been withdrawn:

- i. 31 Granville Road

7 DEVELOPMENT CONTROL COMMITTEE

(a) To consider sending a representative to the Sevenoaks District Council Development Control meeting on the 12<sup>th</sup> April 2018 at 7pm to speak on the following application:

- i. St Johns Hill Car Park, St Johns Hill.

8 PLANNING APPLICATIONS

(a) To receive and note applications considered under Chairman's Action.

(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 4<sup>th</sup> April March 2018

9 PRESS RELEASES

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

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### Committee Members

Cllr Arnold – Vice Chairman in the Chair	Present	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Apologies
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Present
Cllr Hogarth	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:43pm	Cllr Walshe	Present

#### Also in attendance:

Town Clerk  
Assistant Town Clerk  
Nine Members of the public

#### PUBLIC QUESTION TIME

None

#### 549 REQUESTS FOR DISPENSATIONS

No requests for dispensations were received.

#### 550 DECLARATIONS OF INTEREST

Cllr Raikes declared a non-pecuniary interest in item [8] 166 High Street

#### 550 DECLARATIONS OF LOBBYING

All Councillors present declared they had been lobbied on application [8] 166 High Street

#### 551 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on the 12<sup>th</sup> March 2018.

**RESOLVED:** that minutes be approved and signed as an accurate record

#### 552 CONSULTATION

The Committee received and noted the following MHCLG consultations:

- i. NPPF modifications
- ii. Planning Policy Guidance for viability
- iii. Housing delivery test management

**RESOLVED:** That the item be deferred to a future committee meeting.

553 PLANNING APPLICATIONS

a) The Committee received and noted comments made under Chairman's Action.

b) The meeting was adjourned to enable members of the public to address the Committee:

i) Against [8] 166 High Street

ii) For [8] 166 High Street

c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 21<sup>st</sup> March 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

554 PRESS RELEASES

None

There being no further business the meeting was closed at 8:08pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 26-3-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00532/FUL	Mr M Holmes 03-04-2018	Cllr Piper (Chairman OOW)	Ms J Ross 02070892121
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
PegasusLife		Wilderness House	Wilderness Avenue	Seal & Weald
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/18
<p><b>Modifications to the Sylvan Heritage part of previous planning consent SE/17/01800/MMA granted in respect of the regeneration of Wilderness House and environs. The proposed works involve the construction of five buildings comprising 53 units of extra care accommodation for older people (sui generis use). Modifications to the previously permitted landscape strategy, the provision of 57 car parking space and the provision of five previously permitted storage structures to house plant, maintenance equipment, mobility scooters and cycles.</b></p> <p><b>(Adjoining parish consultation)</b></p>				

//Awaiting Comment//

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00577/HOUSE	Mr M Holmes 04-04-2018	Cllr Parson	Mr Pain 07506721412
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ali		The Old Bakehouse	Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/18
<p><b>Conversion of disused outbuildings (washroom and outdoor WC) and an enclosed courtyard into a one-bedroom annexe for The Old Bakehouse.</b></p>				

Sevenoaks Town Council recommended approval.

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00592/HOUSE	Holly Pockett 26-03-2018	Cllr Piper	A Scott 01233 733555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Thomas			18 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/18
<p><b>Demolition of retaining walls and chimney. Erection of a 2 storey side extension, replacement of porch roof and retaining wall. Landscaping works. Alterations to fenestration.</b></p>				

//Awaiting comment//

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00668/HOUSE	Louise Cane 21-03-2018	Cllr Parson	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Flawn			84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/18
<p><b>A redevelopment of the existing garage and studio above with Juliet balcony.</b></p>				

Sevenoaks Town Council recommended approval.

# Planning Applications Considered

Applications considered on 26-3-18

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00693/CONVAR</b>	Mr M Mirams 27-03-2018	Cllr Parry	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Gotts		The Pavilion	5 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/18
<b>Variation of condition 3 of application SE/14/00123/FUL for the erection of a single storey two bedroom dwelling with associated parking and vehicular access with amendment to vary the approved brick due to the availability of stock and quality.</b>				

**Sevenoaks Town Council recommended refusal as the proposed variation does not overcome its original objection to the proposals.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00694/HOUSE</b>	Sean Mitchell 29-03-2018	Cllr Arnold	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Rao		Little Wood	Woodland Rise	Wildernessse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/18
<b>Demolition of existing garages, front porch and single storey side extension. Extension to basement. Erection of two storey front and side extensions, single storey and part two storey side extensions, single storey rear to include terrace at first floor. Alteration to fenestration and new chimney. Erection of a double garage and associated landscaping.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- 1) The proposal represents overdevelopment of the site due to the bulk and scale**
- 2) The proposal fails to preserve or enhance the character of the conservation area**
- 3) Loss of amenity to neighbouring properties**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00701/HOUSE</b>	Louise Cane 03-04-2018	Cllr Parry	Mr Aldridge 02037718595
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Gal		Lyndhurst	4 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/18
<b>Demolition of a standalone double garage. Erection of a new double garage and connected ancillary annexe.</b>				

**Sevenoaks Town Council recommended approval subject to the building being enured to the main building**



# Planning Applications Considered

Applications considered on 26-3-18

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00704/FUL	Sean Mitchell 28-03-2018	Cllr Parson	Mr Hiscocks 0783481196
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Moskovenko		Site Of	166 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/18
<b>Temporary 3 year use as a car park.</b>				

**Sevenoaks Town Council unanimously recommended refusal on the following grounds:**

- 1) The proposal would have a detrimental impact on the privacy and amenity of neighbouring properties due to increased noise, light disturbance and overlooking.**
- 2) The proposal will have a detrimental impact on congestion, especially given the proximity to Pembroke Rd junction**
- 3) There is a lack of information contained within the papers to fully assess the impact on surrounding residential properties, nor are any mitigation measures proposed to reduce the proposal's impact.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00705/HOUSE	H Donnellan 30-03-2018	Cllr Raikes	Mr Maxwell 01613 42823
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Matthews			19 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
<b>Single storey infill rear extension and single storey rear extension with rooflight.</b>				

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

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00712/HOUSE	Louise Cane 30-03-2018	Cllr Hogarth	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wright			74 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
<b>Side (sic) storey side extension. Changes to the building finish and fenestration. New dormer windows. Demolition of chimney with roof extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00717/HOUSE	Holly Pockett 02-04-2018	Cllr Mrs Walshe	Mr Coleman 01892 53712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Manning			12 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
<b>Demolition of existing garage and conservatory. Erection of single storey side and rear extension with velux and lantern roof lights, construction of replacement porch.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-3-18

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00722/FUL	Sean Mitchell 02-04-2018	Cllr Towell	R Seymour 07984207786
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Brown			2 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
<b>Demolition of existing dwelling and integral garage. Erection of replacement dwelling with integral garage.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:**

- 1) There will be no overlooking**
- 2) The application is inline with pre application advice**
- 3) There is no development within 1m of the boundary line.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00772/HOUSE	H Donnellan 02-04-2018	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Aymerith			3 Ashley Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/03/18
<b>Demolition of carport, garage and stores and side canopy. Erection of a part single part two storey side extension with glazed roof panels to the rear and alterations to fenestration on front and rear elevations.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the 1st storey extension will not adversely impact or overlook the neighbouring properties.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00782/HOUSE	Holly Pockett 03-04-2018	Cllr Mrs Walshe	Mr Clark 07976916197
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Freedman		Cedar End	Cedar Terrace Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/03/18
<b>First floor front extension and remodelling of roof from pitched to hipped with front and rear dormer windows along with internal alterations. Weatherboard cladding to first floor, rear French doors to first floor with Juliet balconies and changes to fenestration and porch to the front.</b>				

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the new proposal is sympathetic to the character of the conservation area and the planning officer being satisfied that the Juliette balconies will not overlook neighbouring properties.**

# Planning Applications Considered

Applications considered on 26-3-18

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00784/HOUSE</b>	Holly Pockett 03-04-2018	Cllr Waite	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Milburn			42 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/18
<b>Demolition of rear conservatory. Erection of a single storey pitched roof extension with roof lights.</b>				

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00793/MMA</b>	Louise Cane 04-04-2018	Cllr Arnold	N Thompson 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Rose		Blackhall Barns	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/18
<b>Minor material amendment to 17/01231/HOUSE (Demolition of existing conservatory. Remodelling of existing house including erection of front and side extensions. Erection of a two storey rear extension and orangery. Raising of ridge height and alterations to fenestrations and new internal layout) to show alteration to front extension, amendment to south west elevation, modification to north east elevation, amendment to north west elevation and changes to fenestration and materials.</b>				

**Sevenoaks Town Council recommended approval.**

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Sevenoaks Town Council  
Town Council Offices  
Bradbourne Vale Road  
Sevenoaks  
Kent  
TN13 3QG



Direct Dial: 01732 227451  
Ask for: Mr Mark Mirams  
Your ref: SE/17/03297/CONVAR  
My ref:  
Date: 22nd March 2018

### Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

**Appeal by:** Mr Francois Alteirac  
**Site:** 118A London Road Sevenoaks KENT TN13 1BA  
**Nature:** Removal of condition 2 (use restrictions) of 17/01508/FUL to change of use of the premises from retail use to office use within Use Class B1(a).  
**Appeal Ref:** APP/G2245/W/18/3197155  
**SDC Ref:** SE/17/03297/CONVAR  
**Appeal Start Date:** 21st March 2018

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal to vary conditions for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, 3/N Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/18/3197155, to arrive by 25th April 2018.

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)

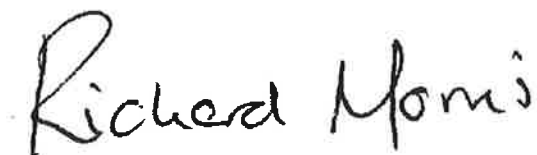
Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at:  
<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at:  
<https://acp.planninginspectorate.gov.uk>

Yours faithfully,

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

**Richard Morris**  
**Chief Planning Officer**

RECEIVED  
23 MAR 2018  
BY: \_\_\_\_\_

Sevenoaks Town Council  
Town Council Offices  
Bradbourne Vale Road  
Sevenoaks  
Kent  
TN13 3QG

Direct Dial: 01732 227406  
Ask for: Mr M Holmes  
Your ref:  
My ref: SE/17/01108/FUL  
Date: 21st March 2018

**Town and Country Planning Act 1990 - Appeal Under Section 78**

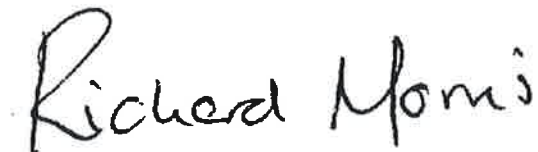
Dear Sir/Madam,

**Appeal by:** CCH Build Solutions  
**Site:** 31 Granville Road Sevenoaks Kent TN13 1EZ  
**Nature:** Erection of a 10 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit and two visitor spaces) to the rear of the existing property at 31 Granville Road.  
**Appeal Ref:** APP/G2245/W/17/3182377  
**SDC Ref:** SE/17/01108/FUL  
**Appeal Start Date:** 2nd February 2018

I refer to my recent letter, advising you that an appeal has been lodged by CCH Build Solutions. I now write to advise you that the Informal Hearing has been withdrawn.

Therefore the appeal due to be heard at The Conference Room - SDC, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on the 25th April 2018 will no longer take place.

Yours faithfully,



**Richard Morris**  
Chief Planning Officer

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Mr M Holmes  
Email: SouthParishComments@sevenoaks.gov.uk  
My Ref: 17/04027/FUL  
Your Ref: MISS JULIET HEAP  
Date: 3 April 2018

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** St Johns Hill Car Park St Johns Hill Sevenoaks KENT TN13 3PE

**Development:** Proposed change of use of the existing car park to a vehicle rental business (sui generis) including erection of small office and the provision of a car valet area.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **12 April 2018** at 7.00 pm.

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

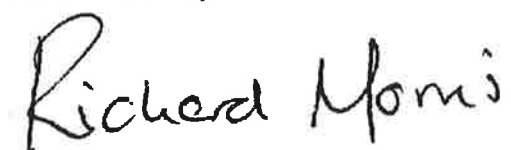
Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team By the end of the day BEFORE the meeting date (email: [DC.Committee@sevenoaks.gov.uk](mailto:DC.Committee@sevenoaks.gov.uk)). This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

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 in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. You can view and download a copy of the report 5 working days before the Committee Date, via our website, [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

Yours faithfully

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

**Richard Morris**  
Chief Planning Officer

# Planning Applications Considered

Applications considered on 4-4-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/00806/HOUSE</b>	Louise Cane 10-04-2018	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Farinloye			103 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/18
<b>Erection of a two storey side extension. Erection of a single storey front extension to incorporate a front porch with pitched roof.</b>				

**//Chairmans Action//**  
**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no risk of a terracing effect between this and no 101 Hillingdon Avenue.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/17/03425/FUL</b>	S Mitchell 05-04-2018	Cllr Raikes	Mr James 004420740380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Regal Care Homes Ltd		Alpine Residential Home	10 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/18

**Demolition of the existing 24 person care home and the erection of 16 care flats together with associated communal facilities, matters of access and car parking on this site.**

**SE/17/03425/FUL - Amended plan**

**Revised off-street parking layout to include ambulance parking bay.**

**SE/17/03425/FUL - Amended plan**

**Revised elevations/use of external materials and planning statement.**

**//Chairmans Action//**  
**Sevenoaks Town Council recommended refusal on the following grounds:**  
**The proposal would be out of keeping with neighbouring properties and excessively bulky resulting in the development being injurious to the street scene**  
**Overdevelopment of the site**  
**Proposals are contrary to guidance set out in the residential area character assessment SPD**  
**Under provision of car parking spaces in a particularly congested area of Town, especially during the morning and evening school run.**

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# Planning Applications to be Considered

Planning Applications received to be considered on 09 April 2018

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00061/FUL	Mr M Mirams 11-04-2018	Cllr Raikes	N Thompson 01689 8363 24
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Barratt			129 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/18
<b>Erection of a two storey side and rear extension and conversion of roof to provide 3no apartments and associated works.</b>				
<b>18/00061/FUL - Amended plan</b>				
<b>Revised plans reducing size of rear extension to address objections received.</b>				

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00704/FUL	Sean Mitchell 24-04-2018	Cllr Parson	Mr Hiscocks 0783481196 6
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Moskovenko		Site Of	166 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<b>Temporary 3 year use as a car park.</b>				
<b>18/00704/FUL - Amended plan</b>				
<b>Amended plans received.</b>				

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00732/HOUSE	H Donnellan 17-04-2018	Cllr Eyre	Mrs Austin 07866962268
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van der Merwe			30 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/18
<b>Demolition of existing garage, conservatory, cupboard on ground floor and en-suite to first floor to facilitate the erection of a two storey rear and side extension, alteration to fenestration and the erection of a new garage.</b>				

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00843/HOUSE	H Donnellan 16-04-2018	Cllr Parson	N/A

# Planning Applications to be Considered

Planning Applications received to be considered on 09 April 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Maddison		6 St Botolphs Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			27/03/18
<b>The construction of a new vehicle crossover.</b>			

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00847/HOUSE	H Donnellan 16-04-2018	Cllr Canet	Mr Ellis 07939129938
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Rodger		254 Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/03/18	
<b>The erection of a two storey side and rear extensions, conversion of loft space into habitable room with rooflights and detached garage.</b>				

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00851/HOUSE	H Donnellan 16-04-2018	Cllr Eyre	Mr D Dennis 240140
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Murfet		69 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/03/18	
<b>Demolition porch between garage and house and existing side extension. Erection of a single storey ground floor extension at rear with roof lights; erection of a two storey extension at front and side.</b>				

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00868/LBCALT	Sean Mitchell 12-04-2018	Cllr Clayton	MKA Architects 850995
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Oliver (Portman Dental Care)		6 Dartford Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/03/18	
<b>Demolition of existing garage and erection of a single storey extension to form a new decontamination room, office and practice manager's office.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 April 2018

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00871/HOUSE	H Donnellan 12-04-2018	Cllr Parson	Mr Ransley-Hoare753333
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Strivens			13A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/18
<b>Installation of a new window to the rear elevation and new roof light.</b>				

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00873/HOUSE	H Donnellan 13-04-2018	Cllr Parson	Mr Ransley-Hoare753333
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Strivens			13A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/18
<b>Erection of a conservatory to the rear.</b>				

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00896/ADV	H Donnellan 13-04-2018	Cllr Schneider	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Darke			16 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/18
<b>3 fascia signs of Brushed Steel Fretwork (laser) cut letters to be fixed on studs to masonry brickwork in 3 locations.</b>				

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00918/FUL	Sean Mitchell 17-04-2018	Cllr Clayton	Mr Hadley 01689 836334
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Ltd			43 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/18
<b>Demolition of existing garage and single storey lean/to side extension to facilitate the introduction of two bedroom linked two storey dwelling to north of 43 Wickenden Road with associated parking, bin and cycle storage, private rear garden and associated landscaping.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 April 2018

**Erection of single storey 3 metre rear extension to serve existing dwelling at No. 43.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00961/HOUSE	Louise Cane 17-04-2018	Cllr Canet	Mr Ochoa 02033189283
<i>Case Officer</i>				
<i>Web link</i>				
<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>
				28/03/18
<b>Proposed first floor rear extension and all associated works</b>				

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03966/FUL	Mr M Holmes 24-04-2018	Cllr Parson	National Trust 467152
<i>Case Officer</i>				
<i>Web link</i>				
<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>
				04/04/18
<b>Improvement of layout and surface treatment of the existing car park.</b>				
<b>SE/17/03966/FUL - Amended Plan</b>				
<b>Amended plan.</b>				