

18th 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 23rd 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 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 receive and sign the minutes of the planning committee meeting held 9th April 2018 previously approved at Council.

5 PLANNING APPEALS

To note the inspector has allowed the following appeal:

- 17/3189529 - Summerhill, Seal Hollow Road

6 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 18th April March 2018

7 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 9th April 2018 at 7:00pm

Present:

Committee Members

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

Also in attendance:

Assistant Town Clerk

One member of the public

PUBLIC QUESTION TIME

None

1 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations were received.

2 **DECLARATIONS OF INTEREST**

None

3 **DECLARATIONS OF LOBBYING**

All Councillors declared they had been lobbied on 43 Wickenden Road.

4 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 26th March 2018.

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

5 **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 delegated authority be given to the Clerk and the Chairman to formulate a response based on comments made at the meeting.

6 PLANNING APPEALS

(a) The Committee received and noted the submission of the following appeal:
118A London Road

(b) The Committee received and noted the withdrawal of the following appeal:
31 Granville Road

7 DEVELOPMENT CONTROL COMMITTEE

The Committee received and noted the following item would be considered at the Development Control meeting on the 12th April 2018:

St Johns Car Park, St Johns Hill

RESOLVED: That Cllr Schneider attend as the Town Council's representative.

8 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 - 43 Wickenden Road

c) The meeting was reconvened and the Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 4th April 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

9 PRESS RELEASES

None

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

CHAIRMAN

Planning Applications Considered

Applications considered on 9-4-18

1	<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
<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
<p>Erection of a two storey side and rear extension and conversion of roof to provide 3no apartments and associated works.</p> <p>18/00061/FUL - Amended plan</p> <p>Revised plans reducing size of rear extension to address objections received.</p>				

Sevenoaks Town Council recommended approval.

2	<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
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Moskovento		Site Of	166 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<p>Temporary 3 year use as a car park.</p> <p>18/00704/FUL - Amended plan</p> <p>Amended plans received.</p>				

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) Mitigation measures proposed to reduce the proposal's impact are insufficient**

//Informative: The Town Council may be more sympathetic to a proposal in which the site was accessed via the Sevenoaks District Council owned Suffolk Way car park, to reduce the impact on congestion. //

3	<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>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
<p>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.</p>				

Sevenoaks Town Council recommended approval subject to the bathroom and toilet windows being fixed shut and obscured glazed to the maximum level.

Planning Applications Considered

Applications considered on 9-4-18

4	<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
<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
The construction of a new vehicle crossover.				

Sevenoaks Town Council recommended approval subject to Kent County Council being satisfied that the safety of highway/pavement is not adversely impacted.

5	<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>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
The erection of a two storey side and rear extensions, conversion of loft space into habitable room with rooflights and detached garage.				

Sevenoaks Town Council recommended approval.

6	<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>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
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.				

Sevenoaks Town Council recommended approval.

7	<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>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Oliver (Portman Dental Ca			6 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/18
Demolition of existing garage and erection of a single storey extension to form a new decontamination room, office and practice manager's office.				

Sevenoaks Town Council recommended approval provided the planning officer is satisfied that the impact on 19 Vine Court road is minimal.

Planning Applications Considered

Applications considered on 9-4-18

8	<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>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
Installation of a new window to the rear elevation and new roof light.				

Sevenoaks Town Council recommended approval.

9	<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>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
Erection of a conservatory to the rear.				

Sevenoaks Town Council recommended approval.

10	<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>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
3 fascia signs of Brushed Steel Fretwork (laser) cut letters to be fixed on studs to masonry brickwork in 3 locations.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-4-18

11	<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>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
<p>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. Erection of single storey 3 metre rear extension to serve existing dwelling at No. 43.</p>				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

- the proposed new building would be at least 1.4 metres above the neighbour at no 45, to the north, with its side windows and main entrance overlooking main living room windows, creating overlooking, overshadowing and loss of privacy
- the main entry to the new building would be on the boundary, with its overhanging porch extending almost to the boundary, and creating loss of amenity and privacy
- because of the difference in levels, attempts to screen the boundary would lead to loss of light for no 45
- the entire front garden of both 43 and the new dwelling would be paved over over for parking, which is detrimental to the RCA identifying enclosed front gardens as an important feature of the area

The Town Council also notes that the plot has been used for feeding and nesting by bats, built up by the previous occupant, and draws the District council's attention to the conservation issues.

The Town Council also notes that in addition to the new dwelling, there is a proposal shown on the plan to extend no 43 back into the garden, which may be attempted as permitted development.

In the context of such a major extension of the built mass, the overall plan should be considered under the planning process.

12	<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>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
<p>Proposed first floor rear extension and all associated works</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-4-18

13	<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>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
<p>Improvement of layout and surface treatment of the existing car park.</p> <p>SE/17/03966/FUL - Amended Plan</p> <p>Amended plan.</p>				

Sevenoaks Town Council recommended approval subject to:

- 1) the applicant submitting a transport and management plan as part of the application which demonstrates how the additional traffic flows will be managed.**
- 2) A proportionate increase in the number of disabled spaces.**

The Town Council is concerned at the impact this increased parking will have on traffic flows on the narrow roads at the upper end of the high street. The Town Council notes that if approval is forthcoming the applicant must accept that no further expansion or intensification of the current parking area would be permissible due to the significant impact on the setting of the Grade I listed Knole House, the impact on wildlife within the park, and the limited access off the High Street. The Town Council would encourage consideration of alternative ingress/egress or parking arrangements which allow visitors to access the park and house without further exacerbating issues associated with the current parking arrangements.

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Appeal Decision

Site visit made on 13 March 2018

by AJ Steen BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 April 2018

Appeal Ref: APP/G2245/W/17/3189529
Summerhill, Seal Hollow Road, Sevenoaks TN13 3SH

- 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 Adeleye, Brentfield Homes Limited against the decision of Sevenoaks District Council.
 - The application Ref SE/17/00330/FUL, dated 2 February 2017, was refused by notice dated 17 November 2017.
 - The development proposed is demolition and construction of a replacement dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for demolition and construction of a replacement dwelling at Summerhill, Seal Hollow Road, Sevenoaks TN13 3SH in accordance with the terms of the application, Ref SE/17/00330/FUL, dated 2 February 2017, subject to the conditions in a schedule at the end of the decision.

Preliminary Matter

2. Following my site visit the occupier of a neighbouring house requested that I re-visit to view the site from the neighbouring properties at Dawning House and Levenhurst. I did that the following week and have taken what I saw into account in coming to my decision.

Main Issues

3. The main issues are:
 - the effect of the proposed replacement dwelling on the living conditions of neighbouring occupiers of Dawning House and Levenhurst with particular regard to outlook; and
 - the effect of the proposed replacement dwelling on the character and appearance of the surrounding area.

Reasons

Living conditions

4. The replacement dwelling would be located higher on the slope of the land than the neighbouring Dawning House and Levenhurst. It would be a very substantial building located a short distance from the boundary with those neighbouring houses and at an angle, the closest part of the dwelling would

have lower eaves than the main part of the dwelling with a hipped roof above. A fir hedge has been planted on the boundary that will grow and help disguise the building in views from those neighbouring dwellings.

5. The replacement dwelling would be clearly visible from the gardens and rooms at the rear of Dawning House and Levenhurst, significantly more so than the existing, more modest, house at Summerhill. Nevertheless, the combination of the gap from the proposed dwelling to the boundary with intervening planting and the reduced height and angle of the proposed building closest to the boundary mean that it would not be overbearing on the living conditions of occupiers of those houses.
6. For these reasons, I conclude that the proposed development would not result in unacceptable harm to the living conditions of occupiers of Dawning House and Levenhurst by reason of outlook. As such, it would not conflict with Policy EN2 of the Sevenoaks Allocations and Development Management Plan (ADMP) that seeks to protect the living conditions of occupiers of neighbouring houses to development, including in relation to visual intrusion.

Character and appearance

7. Seal Hollow Road in the vicinity of Summerhill is a residential street comprising substantial houses set within large gardens and mature trees along the road frontage. The neighbouring Hill House and Salterns are semi-detached dwellings in a large building set back from the road and surrounded by more modern houses. Summerhill is also set back from the road and shares its access with Salterns and two new houses, Dawning House and Levenhurst, located between it and Seal Hollow Road. The land rises up from the road, such that Summerhill is located some distance above the road and those new properties.
8. The replacement dwelling would be significantly larger and taller than the existing dwelling, but of traditional design that reflects the character and appearance of surrounding houses. It would be located to the rear of other development and mature trees such that it would not be easily visible other than from surrounding dwellings. The proposed building would be smaller than that of the neighbouring Hill House and Salterns and the size of the plot would reflect the varied size of surrounding plots. The ratio of the plot to the size of the dwelling would also reflect the variety of ratios to other neighbouring properties, including Sealcot and Oakridge.
9. For these reasons, I conclude that the replacement dwelling would not harm the character and appearance of the surrounding area. As such, the development would not conflict with Policy SP1 of the Sevenoaks District Core Strategy (CS) and Policy EN1 of the ADMP that seek a high quality of design that responds to the distinctive character of the area, including the scale, height and site coverage.

Other matters

10. The layout of the proposed dwelling would result in the front elevation being at an acute angle to the neighbouring dwelling, Levenhurst, the closest proposed first floor windows to serve a bathroom with bay windows serving bedrooms further from the boundary. The existing dwelling is at a slightly less acute angle, but set further back within the site with a bedroom window on the front

elevation at first floor, closest to the boundary with Levenhurst. The front elevation of the proposed dwelling would be visible from Levenhurst. However, the revised positioning and angle of the proposed windows means that overlooking would be reduced from the existing situation. Consequently, the proposed development would not materially affect the privacy of occupiers of Levenhurst.

11. The proposed dwelling would face toward the side elevation of Salterns. Although at a different angle and slightly closer, this reflects the existing situation. Whilst there would be more windows in this larger dwelling, it would not result in an unacceptable increase in overlooking toward Salterns and the privacy of occupiers of Salterns would not be unacceptably affected by the proposed development.
12. The proposed dwelling would be accessed via a long drive with limited accessibility by larger vehicles, including emergency vehicles. The existing dilapidated garage would be retained. However, these factors are no different from the existing situation with the present dwelling so would not affect my conclusions on the main issues. Neighbours raise concern regarding a future application for a garage, but there are no proposals before me and any future proposal would need to be assessed on its individual merits. I note that significant amounts of vegetation may have been removed, particularly alongside the access drive and pedestrian access. However, there is potential for new landscaping to be provided alongside the access and further details and implementation of this can be required by a landscaping condition.
13. I note reference to previous planning permissions for the development of this site, but I need to consider the proposed development on its individual merits. I understand that the access route may be owned by a neighbouring occupier. Ownership matters are a private matter between the relevant parties and not within my jurisdiction.

Conditions

14. To meet legislative requirements, a condition shall be imposed to address the period for commencement. I shall also impose conditions for the following reasons. I have imposed a condition specifying the relevant drawings as this provides certainty. Conditions are necessary restricting windows in the flank elevations to those shown in the drawings and that they would be non-opening below 1.7m above floor level and obscure glazed in order to protect the privacy of occupiers of neighbouring dwellings to either side of the site and ensure they are not overlooked.
15. A condition is necessary for details of levels of the proposed dwelling to protect the outlook of occupiers of neighbouring dwellings. A condition is necessary for details of materials to be submitted and approved prior to development commencing to ensure that they would maintain the character and appearance of the area. Approval, implementation and retention of landscaping works, including relating to boundary hedges and trees to be retained, are necessary prior to development commencing in order to ensure the development would reflect the character and appearance of the area. A condition is necessary to protect the trees in and around the site during the course of development in order to protect the character and appearance of the area.

16. A condition requiring details and implementation of foul and surface water drainage systems is necessary in order to reduce the impact of the development on flooding and manage run-off flow rates. A condition is necessary to provide, prior to development commencing, a construction method statement to ensure the development works take place without undue disturbance to neighbouring occupiers and to maintain highway safety.
17. In some cases I have amended the wording of conditions suggested by the Council in the interests of clarity. I have not included a condition removing permitted development rights as I do not consider it to be necessary. Such rights should be removed only in instances of specific and precise justification. I find no exceptional circumstances in this case such as to warrant the wholesale removal of these rights.

Conclusion

18. For the above reasons and taking into account all other matters raised I conclude that the replacement dwelling would comply with the development plan and the appeal should succeed.

AJ Steen

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 4658-PD3-02 Revision C, 4658-PD3-03 Revision D, 4658-PD3-01 Revision H.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed on the flank elevations.
- 4) The first floor flank windows in the east and west elevations of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.
- 5) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.
- 6) No development shall take place until details of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved details.

- 7) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
- 8) Details of soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate.
- 9) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 10) No development shall be carried out on the land until a method statement has been submitted and approved in writing by the local planning authority providing details of the work process and for the protection of the TPO tree adjacent to the boundary of the site. The method statement shall include a plan detailing where site facilities are to be located and materials are to be stored, a tree pruning plan if any pruning is proposed and a plan showing the utility routes for the new dwelling. The erection of the dwelling hereby approved shall be carried out in accordance with the approved method statement.
- 11) The dwelling hereby permitted shall not be occupied until works for the disposal of foul and surface water have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.
- 12) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) wheel washing facilities;
 - v) traffic management.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

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Planning Applications to be Considered

Planning Applications received to be considered on 23 April 2018

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00694/HOUSE	Sean Mitchell 03-05-2018	Cllr Hogarth (OOW)	Mr Goodhew 779580
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Rao		Little Wood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/18
<p>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.</p> <p>18/00694/HOUSE - Amended plan</p> <p>Amended plans and heritage statement received.</p>				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00766/FUL	Louise Cane 24-04-2018	Cllr Parry	Ms Nevison 07960780276
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kippington Roads (Sevenoaks) Ltd		Brackenhurst	144 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<p>Installation of a 3.5M tall iron lamppost fitted with a black CCTV camera inside the lantern.</p>				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00817/FUL	Louise Cane 24-04-2018	Cllr Towell	Mr Jackson 01249 47989
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Whitaker			33 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
<p>Demolition of 2 bedroom bungalow and erection of a 3 bedroom dwelling, widening of drive with dropped kerb and new front garden wall.</p>				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00867/FUL	Sean Mitchell 03-05-2018	Cllr Clayton	MKA Architects 850995

Planning Applications to be Considered

Planning Applications received to be considered on 23 April 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Oliver (Portman Dental Care)		6 Dartford Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			13/04/18
Demolition of existing garage and erection of a single storey extension to form a new decontamination room, office and practice manager's office.			
18/00867/FUL - Amended plan			
Additional information - tree survey report.			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00867/FUL	Sean Mitchell 26-04-2018	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 Oliver (Portman Dental Care)		6 Dartford Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/04/18	
Demolition of existing garage and erection of a single storey extension to form a new decontamination room, office and practice manager's office.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00916/HOUSE	Mr M Holmes 25-04-2018	Cllr Hogarth (OOW)	Mr Ball 01892 231172
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Chris Vanns	Whyteladies	Wilderness Avenue	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/04/18	
Demolition of garages, porch and outbuildings. Erection of a part single and two storey side extension to the East with dormers to the front and side. Erection of a new retaining wall to the North. Widening parking area.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00917/LBCALT	Mr M Holmes 25-04-2018	Cllr Hogarth (OOW)	Mr Ball 01892 231172

Planning Applications to be Considered

Planning Applications received to be considered on 23 April 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns	Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			05/04/18
Demolition of garages, porch and outbuildings. Erection of a part single and two storey side extension to the East with dormers to the front and side. Erection of a new retaining wall to the North. Widening parking area.			

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00964/FUL	Louise Cane 26-04-2018	Cllr Eyre	Mr B Best 455029
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Wallis		79 Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/04/18	
Demolition of existing dwelling and the erection of a replacement detached dwelling with integral garage.				

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00977/ADV	Mr M Mirams 24-04-2018	Cllr Parson	Mr Tanner 01590 689609
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr B Kelly (Oliver Bonas Ltd)		107 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/04/18	
1No. New Externally Illuminated Fascia Sign & 1No. Non Illuminated Projecting Sign.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00981/HOUSE	Holly Pockett 30-04-2018	Cllr Eyre	Mr Lanham 01892 78518
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs P Van de Putte	The Haven	33A Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/04/18	
Extensions to side and rear. Double garage with basement				

Planning Applications to be Considered

Planning Applications received to be considered on 23 April 2018

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00983/CONVAR	Mr M Holmes 24-04-2018	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>
Mr D Brunner		Fego	8 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/04/18
Variation of condition 10 of application SE/06/00709/FUL to development of 2 no. retail units with storage/retail over, office suite, new cafe/bar and ancillary accommodation with amendment to increase the opening hours up to 2:00AM Wednesday to Saturday no Change Sunday to Tuesday.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01007/FUL	Sean Mitchell 30-04-2018	Cllr Eyre	Open Architecture 77958
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bourne		Land Rear Of	82 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/18
Demolition of existing summer house. Erection of contemporary 4 bed detached house with work to existing side access track.				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01020/FUL	Sean Mitchell 07-05-2018	Cllr Busvine	Mr Terry 02086655252
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Patel		J H Lorimer	78-78A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/18
Roof extension providing 1no. 1 bedroom flat, 4no. 2 bedroom flats, creation of a residential entrance, a new staircase, a lift shaft and a bin store within the existing retail unit; reorganisation of retail unit.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01033/HOUSE	Naiomi Sargant 01-05-2018	Cllr Hogarth (OOW)	Mr Bellamy 01233 81214
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Lynch		High Chart	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/04/18
Re-alignment of existing retaining wall for a single storey extension to conservatory.				

Planning Applications to be Considered

Planning Applications received to be considered on 23 April 2018

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01038/MMA	Sean Mitchell 03-05-2018	Cllr Hogarth (OOW)	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>
Mr & Mrs K Bailey		Brackens	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/18
Minor material amendment to 17/01145/MMA relating to the erection of the detached dwelling plus garaging. Proposed amendment consists of alternative siting of garage building to the side of new dwelling.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01040/ADV	H Donnellan 30-04-2018	Cllr Busvine	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Be Living		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/18
The retention of 2 non-illuminated totem signs and 6 planter signs behind the hedge/planter at Tubs Hill House, London Road, Sevenoaks (identified as type A & D on application drawings) 17/01071/ADV of appeal reference APP/G2245/H/3180879 .				

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01070/FUL	H Donnellan 01-05-2018	Cllr Schneider	Mr Scott 02392697193
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
DVSA		Driving Standards Agency	45 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/18
Proposed replacement of 2 No. windows (W1 and W2) on the ground floor and 8 No. windows (W7, W8, W9, W10, W11, W12, W13, and W14) on the first floor.				