

1st October 2019



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

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

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

Town Clerk

Committee Members

Cllr Bonin
Cllr Busvine OBE
Cllr Camp – **Chairman**
Cllr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter
Cllr Hogarth

Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry
Cllr Parry
Cllr Piper – **Vice Chairman**
Cllr Raikes
Cllr Shea
Cllr Waite

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 on 23rd September 2019.

5 PLANNING APPEALS

(a) To receive notice of the submission of the following appeal:

APP/G2245/D/19/3235455: 19/00853/HOUSE – 61 The Moor Road

Sevenoaks Town Council recommended approval for this application at Planning Committee on 23rd April 2019.

(b) To note that the following appeal has been allowed and partial costs awarded:

APP/G2245/W/19/3231676: 18/03443/FUL – Site Of 166 High Street

i. To note that Sevenoaks Town Council recommended refusal for this application under Chairman's Action on 27th November 2018, on the following grounds:

- *The proposal would have a detrimental impact on the privacy and amenity of neighbouring properties, due to increased noise, light disturbance and overlooking.*
- *The proposal would have a detrimental impact on congestion, especially given the proximity to Pembroke Road junction.*

ii. To receive and note the following associated documents:

- a. Email dated 25th September 2019 from Sean Mitchell, Principal Planning Officer at Sevenoaks District Council.
- b. Appeal Decision Notice
- c. Costs Decision Notice

6 INVITATION TO DISCOVER GATWICK 2019/20

(a) To receive and note a further invitation from Community Engagement at Gatwick Airport to "behind the scenes" events, on the following dates:

- Tuesday 22nd October 2019
- Thursday 28th November 2019

(b) To note that Gatwick are currently holding three places for Sevenoaks Town Councillors as requested earlier in the year, with the following being given priority [Minute no. 98].

- Cllr Camp
- Cllr Parry
- Cllr Mrs Parry

(c) To nominate a maximum of three Members to attend.

7 PLANNING APPLICATIONS

(a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

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

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

(c) The meeting will be reconvened to consider planning applications received during the two weeks ending 1st October 2019.

8 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 23rd September 2019 at 7.04pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Apologies	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present - Arrived 7.55pm
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Apologies	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Present - Arrived 7.13pm	Cllr Waite	Present - Arrived 7.25pm

Also in attendance:

Deputy Town Clerk
 Planning Assistant
 1 Member of the Public

PUBLIC QUESTION TIME

None

287 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

288 **DECLARATIONS OF INTEREST**

Councillor Raikes declared a non-pecuniary interest in the following application:

[Plan no. 2] 19/02271/HOUSE: Jacaranda, 25A Woodside Road

289 **DECLARATIONS OF LOBBYING**

Councillor Bonin declared that he been lobbied on the following application:

[Plan. No. 5] 19/02503/ADV: The Former Mulberry Day Therapy Centre, Emily Jackson Close

290 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 9th September 2019.

RESOLVED: That the minutes be approved and signed.

291 **SEVENOAKS DISTRICT LOCAL PLAN: INFRASTRUCTURE DELIVERY PLAN (IDP) MARCH 2019**

The Committee received Sevenoaks Town Council's comments on the (previously distributed) March 2019 edition of the District Council's Infrastructure Delivery Plan (IDP).

It was noted that the table of comments identified discrepancies between the content of the IDP and the aims and policies of Sevenoaks Town Council's draft Neighbourhood Development Plan (NDP).

Concern was expressed that the IDP focused too narrowly on "hard" infrastructure, such as highways and transport and lacked detail on "soft" infrastructure, such as community facilities and Blue Green Infrastructure. It was reported that Sevenoaks Town Council was adopting a strong stance in favour of expanding the scope of the IDP, given that it would form part of the consideration for future Community Infrastructure Levy (CIL) funding bids.

The Chairman therefore invited further comment and debate from members. The following issues were raised on the points contained in the table of comments:

Point 1: Consultation

It was noted that the Town Council had only been made aware of the IDP relatively recently and that town and parish councils were yet to be formally consulted on the document.

Point 2: Provision for Education

Given the additional provision necessitated by the building of up to 1,287 new dwellings, members emphasised the need for primary school places within walking distance, negating the need to travel by car or public transport. It was recognised that not all of these would necessarily be located within the proposed Tarmac Site, given that it is situated on the edge of the Parish.

The Committee was disappointed to note that the IDP fails to suggest a remedy for inadequate secondary school capacity, in particular for boys. It was also observed that it was unsustainable for around 1,000 pupils to continue to travel to Tonbridge and beyond.

With regards to Further Education, it was anticipated that provision might be established within the proposed Cultural Quarter for Sevenoaks.

Point 3: Cycle Routes

There was a consensus among members that the cycle and pedestrian route linking the Vestry Estate with Dunton Green (put forward by the Northern Sevenoaks Masterplan) should also be included in the IDP.

In addition, it was agreed that that the overall network of walking and cycling routes needed comprehensive revision to improve connectivity. To this effect, the Committee regretted the continued lack of alternative points of access to the Wildlife Reserve.

Point 4: Youth Services Facilities

The Committee expressed disappointment at the lack of commitment from Kent County Council to Youth Services in the Town, noting that resources were being concentrated mainly in other areas of the District.

It was hoped that new facilities would be provided in the North (as well as the centre) of the town, given projected housing development in that area.

Point 5: Blue Green Infrastructure

Members agreed that additional allotment provision for Bradbourne Vale Road should be included, provided there was no detrimental effect on the facilities of Bradbourne Riding Centre.

The following concerns were also raised:

Rail Capacity

It was suggested that the building of up to 1,287 new dwellings would increase the number of people commuting to London by around 800. However, the IDP makes no provision for this, despite the information being available in the Kent Route Study.

It was hoped that improvements to Bat and Ball Station and improved connections to London Victoria via Otford would help spread the capacity away from Sevenoaks mainline.

However, it was recognised that, even with improved public transport and cycling/walking routes, there would still be a need for increased commuter parking.

GP Provision

The need for additional GP practices was emphasised.

Access to the Tarmac Site

Given that Bat and Ball Junction is already severely over-congested, concerns were raised regarding the fact that there is currently only one route of access to the Tarmac Site. It was agreed that a Transport Review was essential to enable the development to be delivered on time.

292 YEARS ONE AND TWO FORWARD PLANNED WORKS PROGRAMME (2019/20 – 2020/21)

- (a) The Committee received and noted the email received from Technical Support Officer Abbie Mitchell at Kent Highways (5th September 2019) regarding the Forward Planned Works Programme for 2019/20 and 2020/21.
- (b) The Committee received and noted a copy of the August 2019 issue of the Programme, which includes details for Sevenoaks District on pages 41-45 (pages 53-57 of the agenda). Members observed that the Town seemed poorly represented, compared to other areas of the County.

It was resolved that Sevenoaks Town Council would respond to Kent Highways, expressing its disappointment and to suggest that the following roads be put forward for repair:

- Bayham Road
- Eardley Road
- Quakers' Hall Lane
- Wickenden Road (which notably forms part of the cycle route to both The Trinity School and Weald Of Kent Grammar Annexe).

The Committee also noted that Kent Highways offers a facility for reporting faults, via its website:

<https://webapps.kent.gov.uk/KCC.KHSFaultsGIS.Web.Sites.Public/ReportAFault.aspx>

Informative: Sevenoaks Town Council would welcome any further suggestions of roads requiring repair from members the public.

293 PLANNING APPLICATIONS

- a) The meeting was adjourned to enable a member of the public to speak on the following application at the discretion of the Chairman:

[Plan. No. 5] 19/02503/ADV: The Former Mulberry Day Therapy Centre, Emily Jackson Close
(AGAINST)

- b) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 17th September 2019. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

294 PRESS RELEASES

None.

Finished: 8.15pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 23-9-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01668/HOUSE	Holly Pockett 01-10-2019	Cllr Hogarth	Mr S Harding 222240
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Vickery		Lundy	23 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/19
Construction of a rear terrace that will be more than 300mm above the external ground level.				
Amended plan (for information only) received from SDC on 09-09-2019:				
Additional plans to show existing terrace layout.				
19/01668/HOUSE - Amended plan				
Amended plans to show the terrace being reduced in size from 6 metres to 4 metres.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02271/HOUSE	Ray Hill 30-09-2019	Cllr Hogarth	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Beck		Jacaranda	25A Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Internal garage alteration, demolition of existing shed, new rear shed and alteration to roof and fenestration.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02490/HOUSE	S Simmons 25-09-2019	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heath			8 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/19
Demolition of garage, rear bay window and chimney, erection of a two storey extension, single storey ground floor extension at rear with roof-lights, two storey extension at front, new open porch at front, roof alterations and widening of existing vehicle access.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-9-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02491/HOUSE	Rebecca Fellows 26-09-2019	Cllr Dr Canet	Mrs Welding 01942 7227
<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>
				09/09/19
Loft conversion with a rear dormer, roof lights to the front elevation and new chimney.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02503/ADV	S Simmons 27-09-2019	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Richardson		The Former Mulberry Day Ther	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Advertisement signage x 4.				

Sevenoaks Town Council recommended refusal, on the grounds that the scale of the signage at the entrance to Emily Jackson Close would have a detrimental impact on the character of the Conservation Area and would be intrusive to neighbouring properties, adversely affecting their amenity.

The Town Council also expressed concern about the proposed lighting and the negative impact this would have on the amenity of surrounding properties and the light pollution it would create.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02505/CONVAR	Alexis Stanyer 24-09-2019	Cllr Granville-Baxter	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Gray			9 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/19
Variation of condition 2 of 18/01505/HOUSE to erect a two storey side and rear extension, single storey rear extension with roof lights, a front porch and alterations to the elevational finishes to all elevations with amendment materials and drawings.				

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the amended materials on the elevational finishes are in keeping with guidance contained in the Residential Character Area Assessment SPD.

Informative: Sevenoaks Town Council would prefer the rendering to be light in colour, preferably white, and remain so in perpetuity.

Planning Applications Considered

Applications considered on 23-9-19

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02517/HOUSE	R Fellows 27-09-2019	Cllr Eyre	Mr Montgomerie 0782469 7004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A McLennan		Terracotta	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Proposed single storey rear extension to existing dwelling house.				

Comment not yet received from Councillor. Awaiting Chairman's Action.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02523/HOUSE	S Simmons 26-09-2019	Cllr Shea	Mr Mills 07525 863029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Hurrell			62 Greatness Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Construction of a new full width single storey rear extension with rooflights.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no loss of light to the adjoining property and the flat roof being composed of sustainable, well-insulated materials.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02535/HOUSE	Rebecca Fellows 26-09-2019	Cllr Eyre	Mr Woodhams 07763 463 754
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Shaffie		Colne House	89 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Proposed new roof over garage with new dormer windows and annexe.				

Comments not yet received from Councillor. Awaiting Chairman's Action.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02543/HOUSE	Holly Pockett 27-09-2019	Cllr Clayton	Mr Sarkis 01689 876156
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Bennett			52 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Front porch.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-9-19

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02547/MMA	Mr M Mirams 30-09-2019	Cllr Michaelides	Mrs Todman 01225 8274
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Pettyfer		Lancaster Motors	92 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Minor material amendment to 18/03327/FUL				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02548/HOUSE	R Fellows 01-10-2019	Cllr Clayton	Mr S Wilson 01622 29631
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Smethurst			36 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/09/19
Proposed two storey side extension.				

Sevenoaks Town Council notes that this extension respects the rooflines of the area (as recommended in the Residential Character Area Assessment) and is set back slightly to maintain the character of the street scene. It does not overlook neighbouring properties. Sevenoaks Town Council therefore recommends approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02595/HOUSE	S Simmons 04-10-2019	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Raman & Ms Varma			42 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/09/19
Double storey side and single storey rear extensions. New porch roof.				

Sevenoaks Town Council recommended approval.

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

Direct Dial: 01732 22
Ask for: Alexis Stanyer
Your ref:
My ref: SE/19/00853/HOUSE
Date: 25th September 2019

**Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A
Householder Application**

Dear Sir/Madam,

Appeal by: Mr & Mrs Silcox
Site: 61 The Moor Road Sevenoaks KENT TN14 5ED
Nature: Proposed demolition of existing rear extension at ground floor;
proposed new rear extension at ground floor with rooflight;
proposed first floor rear extension; proposed garage
conversion and rear ground floor extension with rooflight.
Appeal Ref: APP/G2245/D/19/3235455
SDC Ref: SE/19/00853/HOUSE
Appeal Start Date: 23rd September 2019

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

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this Appeal is proceeding under the **Householder Appeals Service** there is no opportunity for you to submit comments. However, 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 withdraw any representations you made on the application, 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, 3G Hawk, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/D/19/3235455, to arrive within 4 weeks of the start date. Any representations submitted after the deadline will not normally be considered and will be returned.

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, online at <https://acp.planninginspectorate.gov.uk>.

A Procedural Guidance on Planning Appeals is available free of charge through the Council's Website or on the Planning Portal.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online on the Councils website or on the Planning Inspectorate's website at: <https://acp.planninginspectorate.gov.uk>.

From: Appeals <Appeals@sevenoaks.gov.uk>

Sent: 25 September 2019 12:14

To: Appeals <Appeals@sevenoaks.gov.uk>

Subject: APPEAL: ALLOWED - PARISH: SEVENOAKS TOWN COUNCIL - SITE AT: 166 High Street, Sevenoaks Kent TN13 1XE

Importance: High

APPEAL ALLOWED & PARTIAL COSTS AWARDED

Please see attached Appeal Decision regarding the above site.

This application, which sought for the temporary change of use of vacant land to a temporary 'day-time' car park for three years. This was a DC Committee decision whereby the officers recommendation to approve was overturned, as the Committee had grave concerns on highway safety/congestion grounds, due to the proximity of the site to the nearby traffic light operated crossroads of Pembroke Road and London Road and near to the Y junction of Seal Hollow Road/Dartford Road. It is worth noting that KCC Highways did not object to the proposal.

The proposal was refused for the following ground:

“The use of the land for a temporary long stay car park would be contrary to the provisions of the National Planning Policy Framework, policy SP2 of the Sevenoaks Core Strategy and Policies SC1 and T1 of the Sevenoaks Allocations and Development Management Plan as the proposal would encourage the use of the private motor car to the detriment of more sustainable means of transport. Furthermore no overriding need for the development has been given and nor has sufficient evidence been submitted to demonstrate that there is demand or a shortfall of existing car parking provision within Sevenoaks town centre area. The resultant impact of the development would create hazardous highway conditions and traffic congestion, which would result in harm to highway safety contrary to policies EN1 and T1 of the Sevenoaks Allocations and Development Management Plan.”

The Inspector concluded that the 'mean-while' use of the site is acceptable and that the NPPF encourages it. The scheme would address a shortfall in long-stay parking and would not result in significant over-provision. The Inspector also concluded that... 'car parks do not, of themselves, generate trips, but provide for demand from vehicle trips generated by other uses.' Therefore vehicles using the car park would be those already on the network. (*Replication of KCC Highways consultation comments*). The Inspector further noted that any additional traffic flow would be small and unlikely to cause significant additional congestion and to some degree, the development would support public transport users by providing long term car parking to rail commuters and any residual impacts upon the road network, AQMA would not be severe.

Any impact upon neighbouring amenity on properties surrounding the site can be mitigated and in any event, it is expected that some degree of disturbance is expected within an urban areas. All other issues relating to anti-social behaviour, noise and surface water drainage could be mitigated by condition.

The Inspector allowed the temporary use concluding that it was in a suitable location for use and any impact identified can be mitigated by condition. The proposal accords to Development Plan policies.

PARTIAL AWARD OF COSTS ALLOWED

The partial award of costs has been awarded to the Appellant as the highway safety/congestion issues raised in our reason for refusal could not be substantiated by evidence. The Inspector concluded that the appellant prepared evidence on these matters and incurred unnecessary expense. *(It is worth noting that as KCC Highways did not object to the scheme and that we could not secure transport consultants that could assist in the defence of our decision).*

Regards

Sean Mitchell

Principal Planning Officer

Sevenoaks District Council | Argyle Road | Sevenoaks | Kent | TN13 1HG

Tel: 01732 227349

Fax: 01732 227017

Email: sean.mitchell@sevenoaks.gov.uk



Appeal Decision

Site visit made on 3 September 2019

by I A Dyer BSc (Eng) MIHT

an Inspector appointed by the Secretary of State

Decision date: 24 September 2019

Appeal Ref: APP/G2245/W/19/3231676

Site Of 166 High Street Sevenoaks TN13 1XE

- 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 The High Street Partnership against the decision of Sevenoaks District Council.
 - The application Ref 18/03443/FUL, dated 5 November 2018, was refused by notice dated 4 April 2019.
 - The development proposed is temporary 3 year use as a day time car park.
-

Decision

1. The appeal is allowed and planning permission is granted for the temporary 3 year use as a day time car park at Site Of 166 High Street Sevenoaks TN13 1XE in accordance with the terms of the application Ref 18/03443/FUL, dated 5 November 2018 and the plans submitted with it, subject to the attached schedule of conditions.

Application for costs

2. An application for costs was made by The High Street Partnership against Sevenoaks District Council. This application is the subject of a separate Decision.

Main Issues

3. The main issue is whether the site is a suitable location for a temporary long stay car park, having regard to sustainability, accessibility and highway safety

Reasons

4. The appeal site is located to the east side of Sevenoaks High Street. To the south of the street frontage is a signal controlled junction, whilst to the north the street forks to form a "Y"-shaped junction with Seal Hollow Road. The site has two existing vehicular accesses, both giving onto the high street. The boundary of the site to the street is formed by a hoarding and the other boundaries are a mixture of walls and fences. To the north and east of the site lie residential uses, and the ground levels to the east are significantly lower than those within the appeal site.
5. The site is currently vacant. The buildings associated with the former use have been demolished. Both of the main parties are agreed that the site is in need of comprehensive redevelopment and Policy EMP1 of the Sevenoaks District

Council Local Plan Allocations and Development Management Plan 2015 (the ADMP) supports business uses in the area.

6. The proposal would allow the use of the land as a car park for a period of three years. The National Planning Practice Guidance (NPPG) provides some support for such proposals as a 'meanwhile use' prior to any longer term regeneration plans coming forward or more generally to encourage empty property to be brought back into use.
7. There is dispute between the parties regarding need for additional car parking provision within the town and whether the proposal will encourage increased car use by commuters. Both the appellant and Council have carried out car parking reviews for Sevenoaks and these conclude that, notwithstanding the recent development of a new town centre car park, there is an ongoing demand for car parking in the town centre, particularly for long stay car parking. On the basis of this evidence I am satisfied that the proposal would provide additional parking to address this shortfall, and that the scale of the proposal would not result in significant over-provision.
8. A more recent survey of parking availability that has been provided by the Council for the recently opened Sevenoaks Town long-stay car park shows parking space availability within that site. However, this car park is located further from the railway station than the appeal site and the assessment only relates to a single car park. I am therefore not convinced that this survey provides a comprehensive overall picture of car parking use in the town.
9. Car parks do not, of themselves, generate trips, but provide for demand from vehicle trips generated by other uses. The development would not include any additional primary generators of traffic trips. Therefore I have no reason, on the basis of the evidence before me, to conclude other than that the vast majority of vehicles accessing the proposed car park would be vehicles that are already on the network.
10. However, the private motor vehicle is a less sustainable form of transport and the National Planning Policy Framework (the Framework) promotes sustainable transport, requiring that "appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location". Further, it requires that development should facilitate access to high quality public transport and provide appropriate facilities that encourage public transport use. Policy T1 requires that developments provide mitigation for any adverse travel impacts.
11. The site is within walking distance of Sevenoaks Railway Station, and the appellant's car parking assessment demonstrates that this operates at a high proportion of occupancy. It is likely that the appeal scheme will contribute towards addressing this demand, either by direct use by rail users, or transference of long-stay parking demand from other car parks within the town.
12. Whilst additional car parking provision could encourage an increase in modal share I have little substantive evidence before me that the additional parking capacity provided by the proposal would result in a significant level of modal transference. Any additional traffic flow resultant from the proposal would therefore be small and unlikely to cause significant additional congestion on the network. The residual cumulative impacts on the road network in terms of

- congestion would, therefore, not be severe, whilst the development would, to a degree provide supporting infrastructure for public transport users.
13. Concerns have been raised by the Council and others in regard to right turning vehicles obstructing traffic flow close to the signal controlled junction and the impact that this would have on congestion.
 14. The proposed development includes works within the public highway, including the provision of "Keep Clear" markings at the car park entrance and exit. There is dispute between the parties regarding the effectiveness of such markings. However, such markings are widely used in such circumstances, with positive effect. I have little substantive evidence before me to demonstrate that the provision of the marking to safeguard the right turn would not be effective in this case, or result in significant additional delay to queueing southbound traffic. On the basis of the evidence before me, the proposed mitigation works are appropriate to the scale and impact of the development.
 15. I therefore find that the residual cumulative impacts on the road network in terms of congestion, including air pollution, would not be severe, whilst the development would, to a degree, provide supporting infrastructure for public transport users.
 16. In regard to the safety of users of the public highway, concerns have been raised in relation to the use of the access, both for drivers and pedestrians. The layout of the junction to the north is unusual, being a "Y" shaped priority junction, rather than the more usual "T". However, during my site visit, albeit that this provides only a snapshot in time, I did not notice any drivers experiencing difficulty in using the junction in its current form. Further, I have little evidence before me that the junction layout, in its current form has an exceptional accident history.
 17. Vehicles would access the site at the existing northern access point across a lane of traffic from an existing right turn lane. Egress from the car park would be from the existing southern access. During periods of congestion, overall vehicle speeds in the vicinity would be expected to be low. Although right turning vehicles accessing and egressing the car park would be doing so at locations where traffic is diverging into two separate lanes, the provision of "Keep Clear" markings would help to clarify this layout for drivers and provide gaps for vehicles accessing and egressing the car park to make their manoeuvre during periods of congestion. On the basis of the evidence before me I consider that, subject to inclusion of a condition governing the operation of the car park to ensure use in accordance with the proposed access arrangements, including internal traffic management, these access arrangements would be acceptable.
 18. There is specific concern that the footway fronting the site is used by many pedestrians, including school children and other vulnerable users. However, the accesses are existing and are of a form and layout that are common in urban areas and similar to other accesses that pedestrians would encounter on a day-to-day basis. There is limited evidence to suggest, that the use of the two accesses as proposed would result in an unacceptable risk to pedestrians.
 19. There is concern from the Ward Councillor and others that no mitigation works have been required to the signal controlled junction of Pembroke Road/Suffolk Way/ High Street, in a similar way to the Council's long stay car park.

However, I have little substantive evidence before me that identifies a significant impact resultant from the proposal upon that junction that would require any mitigation.

20. It has been questioned whether the proposed car park should be within the variable message signage system within Sevenoaks that indicates car parking availability for specific car parks. I have no substantive evidence before me that such measures are necessary in planning terms for the proposal to proceed.
21. For the reasons set out above, I conclude that the site is a suitable location for a temporary long stay car park, having regard to sustainability, accessibility and highway safety. The development would therefore accord with policy SP2 of the Sevenoaks District Council Local Development Framework Core Strategy 2011, and Policies EN1, SC1 and T1 of the ADMP and the aims of Chapter 9 of the Framework, which, amongst other things, seek to support sustainable development and provide improvements to enhance the convenience of public and community transport, provide appropriate mitigation for adverse travel impacts of development and achieve safe and suitable access to the site for all users.

Other Matters

22. The appellant has brought to my attention that the issues of congestion and highway safety were not specifically mentioned in the case of a previous application for a similar development, Council Ref 18/00704/FUL, and therefore considers that the Council have been inconsistent in their treatment of the two applications. I have little evidence regarding the decision making process on the previous application and have considered the appeal before me on its own merits.
23. The site lies on the edge of the Vine Conservation Area (the VCA) and is close to the High Street Conservation Area (the HSCA). As such I have a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas. In addition, Paragraph 193 of the revised Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
24. The character and appearance of the adjacent part of the VCA is of buildings of varying scales and design, built using traditional materials. The character of the nearby part of the HSCA is of a vibrant shopping street fronted by mainly two storey buildings of period design with more modern shop facades at street level. The appeal site fronts the High Street and has been vacant for some time. Its presence on the High Street is characterised by a builder's hoarding. The removal of this hoarding and low-key landscaping of the site would have no detrimental impact on the setting of the conservation areas, as the site is visually enclosed. I therefore conclude that the proposed development would preserve the special character and appearance of the conservation areas.
25. Many representations have been received both supporting and opposing the proposal. Concerns have been raised regarding the effect upon the living conditions of neighbours from loss of outlook, lighting within the site and from car headlights, overlooking and disturbance, antisocial behaviour and noise from users of the site and manoeuvring vehicles.

26. The appellant has produced a technical assessment of the lighting proposed within the site and I am satisfied the proposed lighting scheme will not lead to significant light spillage. Due to the differences in levels across the site car headlights may shine onto an obscure glazed window at first floor level. However, the site is located within an urban area and it would be anticipated for there to be a degree of disturbance from activities in the area. I therefore consider that the degree of disturbance from headlights of vehicles within the site would result in limited harm to the living conditions of neighbours.
27. In regard to outlook, windows currently with views across the site look out upon an overgrown development site left by demolition of the former building. The proposal would replace this with views across the proposed car park, which would have limited landscaping. Whilst the existing view is of a somewhat overgrown green space, this is, by its nature, a transient situation and the site is not a formal amenity space. I do not consider that the view that would replace it would amount to significant detriment in terms of the amenity for occupiers of the neighbouring properties.
28. In relation to noise disturbance and antisocial behaviour, a noise report was provided by the appellant and assessed by the Council's Environmental Health Officer, who concluded that there was a low risk of adverse effect from the proposal. I have little substantive evidence before me to disagree with this opinion and note the proposal by the applicant to provide a noise barrier, restrict the hours of operation of the car park and provide Closed Circuit Television cameras to monitor the site. These measures could be secured by planning condition.
29. In regard to overlooking, whilst on site I observed that, standing close to the eastern boundary, it is possible to look down over a low wall into the private amenity space of properties. These views could be restricted by additional boundary treatment in the location, which would coincide with the proposed acoustic boundary treatment and could be secured by planning condition.
30. Concerns have been expressed that the car park use could become permanent or delay the comprehensive redevelopment of the site. However, I am mindful of the advice given in the NPPG that "It will rarely be justifiable to grant a second temporary permission" and that "There is no presumption that a temporary grant of planning permission will then be granted permanently." This is a matter for the Council to consider at a later date, should a proposal come forward.
31. Concerns have been raised by local residents regarding the efficiency of the proposed drainage system. However, a drainage report has been prepared assessing the drainage proposal and the Lead Flood Authority has raised no objections. In the absence of any substantive evidence to demonstrate that the proposals are unsatisfactory I consider that this matter can be adequately addressed by the addition of an appropriate planning condition.
32. There have also been objections to the proposal that the site would be operated by a private company, may impact on the integrity of retaining structures and result in pressure to remove existing planting within private property. These matters, however, lie beyond the remit of this appeal. There have also been concerns raised regarding the need for vehicle crash barriers around the site, citing the existing length of crash barrier as demonstrating necessity. However, I have little substantive evidence before me that there is a

general need for such a measure within the low-speed environment of the car park.

33. Several representation say that they would support an alternative use of the land. However that is beyond the scope of this appeal.
34. I note that several parties have expressed dissatisfaction with the way in which the Highway Authority dealt with the application. However, the way in which the Highway Authority handled the application is not a matter for me to consider in the context of this appeal, which I have determined on its own individual merits.

Conditions

35. In addition to the standard condition which limits the lifespan of the planning permission I have included the approved plans and I have added a condition limiting the use of the land as a car park to a period of three years from the start of that use and requiring the restoration of the land thereafter. I have placed a condition upon the development limiting the scale of the permission to 78 spaces, and a condition requiring the development to be built in accordance with the approved plans. These are necessary in the interest of certainty.
36. A condition on the development requiring the submission and approval of details of the highway works is necessary to ensure the safety of users of the public highway.
37. The area has been colonised by scrub growth and it is likely that this provides habitats for fauna, potentially including protected species. I have therefore included a condition requiring an ecological survey to be undertaken and any necessary mitigation identified and implemented. This is necessary to protect nesting wildlife.
38. A condition requiring the provision of a Construction Method Statement (CMS) is considered necessary to safeguard the living conditions of local residents and the safety of users of the public highway during the construction phase.
39. I have included conditions on the development requiring the submission and approval of details of the boundary treatments, both acoustic and otherwise, and conditions controlling the hours of operation of the car park, the installation of external lighting and CCTV. These are necessary to safeguard the living conditions of local residents and protect them from noise, overlooking and other nuisance and protect the public.
40. I have placed a condition on the development requiring the submission of car park management details. This is necessary to provide certainty and protect the safety of the public.
41. A condition requiring construction in accordance with the drainage strategy is necessary to prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site.
42. Conditions requiring the provision of electric vehicle charging units, disabled and motorcycle parking provision are necessary to comply with Policies EN1 and T3 of the ADMP.
43. These conditions correspond to conditions requested by the Local Planning Authority. I have amended some of the requested wording of the Local

Authorities' conditions for clarity. Some of the planning conditions require the developer to take action prior to commencement of the development and the appellant has agreed to these conditions.

Conclusion

44. For the reasons set out above, and having taken into account all other matters raised, I conclude that the appeal should be allowed, subject to the planning conditions attached.

I Dyer

INSPECTOR

Schedule of Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission
- 2 Prior to the first use of the car park hereby permitted written notice shall be submitted to the local planning authority. The use of the land as a car park shall cease at the expiry of three years from the date of the written notice and within three months of the cessation of the car park use, a scheme of restoration of the land, including a programme for the works, shall be submitted to and approved by the local planning authority. All restoration works shall accord with the approved details.
- 3 The maximum number of vehicles that may park on the site at any one time shall be limited to 74.
- 4 Notwithstanding any details hereby approved, prior to commencement of development details of off site highway works as shown on plan P048-102 Rev. PL-C shall be submitted to and approved in writing by the local planning authority. The approved works shall be implemented prior to first use of the development hereby permitted and shall be retained in perpetuity.
- 5 No development shall take place until an ecological mitigation strategy is submitted to and approved in writing by the local planning authority. The strategy must include the following:- Walk over site survey- Over view of mitigation required- Methodology to implement the mitigation- Timings of the proposed works- Maps show details of retained habitat/off site mitigation area (if required). The strategy must be implemented as approved prior to the first use of the development hereby permitted.
- 6 All boundary treatments (including acoustic boundary treatments) shall be installed prior to the first use of the car park in accordance with details that shall have first been submitted to and approved by in writing by the local planning authority. These shall thereafter be retained for the duration of the planning permission
- 7 Before the use begins a scheme shall be agreed in writing with the local planning authority regarding the management and operation of the car park. Such a scheme shall include details of maximum and minimum parking periods, type and location of automatic tickets, measures to ensure that the entry and exit points are retained for this purpose, direction signage for approaching traffic (both from within the site and from the public highway), the construction and operation of the proposed barrier at the entrance. The measures agreed in the management and operational plan shall be implemented before the use begins and shall remain in force for the duration of the planning permission.
- 8 The installation of external lighting shall only be carried out in accordance with the approved outdoor lighting report ref: MMA14495 and implemented in full prior to the first use of the car park hereby permitted and shall thereafter be retained for the duration of the planning permission. The car park shall not be illuminated between the hours of 22:00 and 07:00 on any day.

- 9 The surface water drainage measures and their maintenance as detailed in Surface Water Strategy - ref: 369518 (vkhp Consulting January 2019) shall be implemented in full prior to first use of the car park hereby permitted and thereafter maintained as approved for the duration of the planning permission.
- 10 The car park hereby permitted shall only operate between the hours of 0700 and 2200 hours.
- 11 The installation of CCTV shall only be carried out in accordance with the approved CCTV statement and implemented in full prior to the first use of the car park hereby permitted. The CCTV installation shall thereafter be maintained as approved for the duration of the planning permission.
- 12 Details and location of electric vehicle charging units provided within the site shall be submitted to and approved in writing by the local planning authority and implemented in full prior to the first use of the car park hereby permitted and shall thereafter be retained for the duration of the planning permission. The electric vehicle charging units shall thereafter be maintained as approved for the duration of the planning permission.
- 13 No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:
 - (a) parking for vehicles of site personnel, operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials used in constructing the development;
 - (d) measures for the management and direction of construction traffic for the development;
 - (e) wheel washing facilities;
 - (f) a scheme for the recycling/disposing of waste resulting from demolition and construction works;
- 14 The development hereby permitted shall be carried out in accordance with the following approved plans and details: P048-001 Rev. PL-A, P048-701 Rev. PL-A, P048- 102 Rev. PL-C.

End of Conditions

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Costs Decision

Site visit made on 3 September 2019

by **I A Dyer BSc (Eng) MIHT**

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

Decision date: 24 September 2019

Costs application in relation to Appeal Ref: APP/G2245/W/19/3231676 166 Hight Street, Sevenoaks, Kent, TN13 1XE

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by The High Street Partnership for a full award of costs against Sevenoaks District Council.
 - The appeal was against the refusal of planning permission for the temporary 3 year use as a day time car park.
-

Decision

1. The application for an award of costs is partially allowed, in the terms set out below.

Reasons

2. Paragraph 30 of the Planning Practice Guidance ("the PPG") advises that, irrespective of the outcome of the appeal, costs may be awarded where a party has behaved unreasonably and that unreasonable behaviour has directly caused another party to incur unnecessary or wasted expense in the appeal process.
3. In such cases as these, where there are material considerations in favour of the development, the decision is one which is a matter of finely-balanced planning judgement. Members were therefore entitled not to accept the professional advice of officers so long as they were prepared to give planning reasons for the contrary view which was done in the Council's appeal statement.
4. In their statement the appellant raises the issue that the Council introduced new material in regard to issues of highway safety that were not referenced within the reasons for refusal on a previous application for a similar development, Council Ref 18/00704/FUL. The issues of highway safety and congestion are clearly identified on the reason for refusal for the proposal before me and so were not introduced late during the appeal process. However, the evidence provided by the Council on these matters is insubstantive. The Appellant has prepared evidence in regard to these matters and incurred unnecessary expense in so doing.
5. It will be seen from my decision that I was satisfied that the Council had substantiated the first part of its reason for refusal relating to sustainability and need and it will be seen from my decision that there were issues to be addressed in this regard, even though, on the balance of evidence I have not been persuaded on all of their arguments. Irrespective of this, the Council has provided substantive arguments in support of that part of their case.

Conclusion

6. The Council's reason for refusing planning permission, as set out in its Refusal Notice, consists of two distinct elements: the use of the land for a temporary long stay car park, in the absence of any demonstrable overriding need, being contrary to the provisions of the National Planning Policy Framework, Policy SP2 of the Sevenoaks District Council Local Development Framework Core Strategy 2011 and Policies SC1 and T1 of the Sevenoaks Allocations and Development Management Plan 2015 (the ADMP) in terms of sustainability as the proposal would encourage the use of the private motor car to the detriment of more sustainable means of transport; and that the finding that the resultant impact of the development would create hazardous highway conditions and traffic congestion, which would result in harm to highway safety contrary to policies EN1 and T1 of the ADMP. I have found that the Council behaved unreasonably in their failure to provide substantive evidence in support of the second of these conclusions, but not the first.
7. I therefore conclude that a partial award of costs, to cover the expense incurred by the applicant in contesting the second part of the Council's reason for refusal, is justified.

Costs Order

8. In exercise of the powers under section 250(5) of the Local Government Act 1972 and Schedule 6 of the Town and Country Planning Act 1990 as amended, and all other enabling powers in that behalf, IT IS HEREBY ORDERED that Sevenoaks District Council shall pay to The High Street Partnership the costs of the appeal proceedings described in the heading of this decision, limited to those costs incurred in contesting those parts of the Council's reason for refusal, which concerned alleged issues of hazardous highway conditions and traffic congestion in conflict with Policies EN1 and T1 of the Sevenoaks District Council Local Plan Allocations and Development Management Plan 2015.
9. The applicant is now invited to submit to the Council, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount. In the event that the parties cannot agree on the amount, a copy of the guidance note on how to apply for a detailed assessment by the Senior Courts Costs Office is enclosed.

I Dyer

INSPECTOR

From: DD - Community <community@gatwickairport.com>
Sent: 20 September 2019 14:43
To: Planning Administration
Subject: FW: Invitation to Discover Gatwick 2019/20

Gatwick are pleased to announce **the 2019/20 season of our Discover Gatwick programme**, a series of events where representatives of the local community they could learn more about Gatwick and how we are leading the way in enhancing the experience of our passengers and in managing a highly efficient and responsible airport.

We value good relationships with our neighbours and the wider community across the region and these events provide an important opportunity for open dialogue. The feedback from attendees at these events has been very positive and we would be pleased to invite you to join one of the next 'behind the scenes' event to learn more about how the operational aspects of the airport.

Dates currently available:

Tuesday 22nd October 2019

Thursday 28th November 2019

We are holding 3 places for Sevenoaks Town Councillors as requested earlier in the year. Please confirm if those places are still required and the names of the councillors attending.

We will ensure that the agenda (which we anticipate will run from approximately 9am to 2pm) will allow time for questions and discussion as this provides an important opportunity for us to understand the key areas of interest from community representatives.

These events are proving very popular and we may therefore need to restrict the number of attendees from any one group.

Please note that in order to participate in the event, you will need to hold photographic ID, i.e. passport or photo card driving licence.

We would advise that a certain amount of walking involved in the tour and you may also be required to use stairs.

If you do have questions, please do not hesitate to get in touch.

Regards

The Community Engagement Team

7th Floor, Destinations Place

Email: community@gatwickairport.com



Stay updated, sign up to receive Gatwick Airport's regular digital newsletter
www.gatwickairport.com/communitynewsletter

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Planning Applications Considered

Applications considered on 25-9-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02517/HOUSE	R Fellows 27-09-2019	Cllr Eyre	Mr Montgomerie 0782469 7004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A McLennan		Terracotta	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Proposed single storey rear extension to existing dwelling house.				

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02535/HOUSE	Rebecca Fellows 26-09-2019	Cllr Eyre	Mr Woodhams 07763 463 754
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Shaffie		Colne House	89 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/19
Proposed new roof over garage with new dormer windows and annexe.				

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval, provided that the building remains enured to the main building.

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Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2019

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02881/FUL	Mr M Mirams 08-10-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RHF Developments Ltd			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/19
Change of use from redundant offices and a flat to create 3 flats.				
18/02881/FUL - Amended plan				
Revised plans and additional supporting documents to provide more details of all works proposed.				
Amended proposal description:				
Change of use from redundant offices, flat and outbuilding to provide four flats.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PEY8S5BK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02055/FUL	Sean Mitchell 08-10-2019	Cllr Waite	Mrs Yamak-Laity 452200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build Ltd			24 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/19
Demolition of existing property and construction of two detached dwellings with associated parking and access.				
19/02055/FUL - Amended plan				
Amended information received:				
- Amended elevations, siting/height of new dwellings				
- Plot 2 reduced to 3 bed				
- Revised Design & Access Statement				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PUJBD4BK0L200			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02100/HOUSE	Rebecca Fellows 16-10-2019	Cllr Piper	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Millington		Bankside	114 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/19
Alteration and modernisation of existing dwelling - including single storey rear extension and first floor extensions to front and back.				
19/02100/HOUSE - Amended plan				

Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2019

Amendment to the internal layout and introduction of obscure glazing to the proposed first-floor windows on front elevation.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PUSMX0BKKQJ00>

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02204/HOUSE	Alexis Stanyer 10-10-2019	Cllr Waite	David Burr 742200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Landale-Down			16 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/19

Convert the roof void with a rear dormer and two conservation roof lights to the front roof slope.

19/02204/HOUSE - Amended plan

The applicant has submitted revised plans to reduce the size of the proposed dormer in response to the initial feedback received from the Town Council.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PV9AXIBKMLN00>

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02574/HOUSE	Alexis Stanyer 09-10-2019	Cllr Bonin	Miss Di Brigida 366223
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Neale		Uplands House	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/19

Proposed refurbishment and extension of Uplands House, including single and two storey extensions to the south west corner, remodelling of double garage to form storage and BBQ area and associated landscaping.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXKMX6BKKEU00>

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02586/HOUSE	S Simmons 14-10-2019	Cllr Waite	Mr B Best 455029
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Sabin			5 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/19

Rear facing dormer window, 2 no. front facing rooflights and alterations to fenestration.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXM10FBK0LO00>

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02633/FUL	Emma Gore 14-10-2019	Cllr Bonin	Mr Blunt 01233 713870

Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2019

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Macdonald		3 Clarendon Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			25/09/19
Proposed replacement detached dwelling, store, retaining wall and widening existing access.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXS1LJBKKT000		

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02660/CONVAR	Rebecca Fellows 11-10-2019	Cllr Eyre	Mr Rayner 01622 851218
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
QW Development 4 Ltd		79 Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/09/19	
Variation of condition 4 (hard and soft landscaping) of application 17/00998/FUL for a detached dwelling and a new access. Demolition of 4 outbuilding with amendment to change the porous asphalt to porous silver tegular block paving.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXZG94BKL5G00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02671/HOUSE	Alexis Stanyer 11-10-2019	Cllr Camp	Mr D Dennis 240140
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Harris	Stamford Bungalow	67 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/09/19	
Proposed new internal layout at ground floor; new external patio at rear; proposed first floor extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PY1AX1BKL8500			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02673/FUL	Emma Gore 11-10-2019	Cllr Bonin	Mr Jenner 01689 820720
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs Cooke	Granville House, 7 Station Par	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/09/19	
Change of use from A1 to D2 Gym and Pilates studio, spin classes and the like, with A1 retained for retail sale of sports clothes and equipment, and A3 food and drink for small cafe associated with D2 use.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PY1AXABKL8900			

Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2019

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02690/FUL	Alexis Stanyer 18-10-2019	Cllr Piper	Mr Alderman 452200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G Algar			15 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/19
Demolition of existing dwelling and construction of a replacement dwelling, provision of additional vehicular access plus associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PY35LBBKLB400			

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02708/HOUSE	Alexis Stanyer 16-10-2019	Cllr Hogarth	Mr Rigby 07793 836977
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M O'Hagan		Craig End	2 Kinraig Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/19
Proposed new garage and loft conversion including 5 dormers and internal changes to include garage conversion and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYAK8PBKLVJ00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02737/MMA	Alexis Stanyer 17-10-2019	Cllr Eyre	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P West			12 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/19
Amendment to 19/01315/HOUSE.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYE9L2BKLSG00			

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02740/HOUSE	Holly Pockett 18-10-2019	Cllr Shea	Mr Sparrow 01322 286506
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Kimber			26 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/19
Single storey rear/side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYE9LBBKLSM00			