

4th March 2020



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 9th March 2020**.

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 receive and sign the minutes of the Planning Committee meeting held on 24th February 2020, previously approved at Council on 2nd March 2020.

5 DEVELOPMENT CONTROL

(a) To receive notice that the following application is due to be considered at Development Control Committee on Thursday 12th March 2020:

19/02971/FUL: Summerhill, Seal Hollow Road

(b) To nominate an Eastern Ward Councillor to attend and speak at the meeting.

INFORMATIVES:

Sevenoaks Town Council considered the original version of this application at Planning Committee on 18th November 2019 and made the following recommendation:

Sevenoaks Town Council recommended refusal, on the following grounds:

- The additional risk posed to the mature Oak Tree, which has a TPO in place, given that the new thicker concrete stand of the garage of Plot 2 is situated within the Root Protection Area.*
- Overdevelopment of the site and density issues.*
- The proposal is not consistent with guidance contained in the Residential Character Area Assessment SPD.*

Sevenoaks Town Council subsequently considered an amended version of this application at Planning Committee on 16th December 2019 and made the following recommendation:

Sevenoaks Town Council recommended refusal, on the following grounds:

- The continued additional risk posed to the mature Oak Tree which has a TPO in place, given that the most recent documentation provided by the applicant is unclear with regards to the exact nature and thickness of the concrete stand of the garage to Plot 2, which is situated within the Root Protection Area.*
- Overdevelopment of the site and density issues.*
- The proposal is not consistent with guidance contained in the Residential Character Assessment SPD.*

INFORMATIVE: Cllr Parry abstained from voting.

(c) To note that an appeal has been submitted with regards to this application (please see item 6 below).

6 PLANNING APPEALS

To receive notice that the following appeal has been submitted against the District Council for failure to give notice of its decision within 8 weeks of the application being submitted:

Appeal Ref: W/4000666 19/02971/FUL – Summerhill, Seal Hollow Road

7 BT CONSULTATION ON THE REMOVAL OF PUBLIC CALL BOXES

(a) To note that the consultation process regarding the removal of the public payphones is now at its second stage.

(b) To note that Sevenoaks District Council has issued First (Draft) Notifications in respect of the applications listed below.

(c) To note that Sevenoaks District Council is now conducting a further one-month consultation informed by the draft decisions and that the deadline for submitting any additional comments is **27th March 2020**.

Application Ref.	Location of Public Payphone	Ward/ Cllr Allocation	Sevenoaks Town Council's Recommendation 10.02.2020 [Minute no. 480]	SDC Draft Decision 26.02.2020	Reasons for SDC Draft Decision
SE/20/00013/CAN	Outside 83 Bradbourne Vale Road	Northern/ Cllr Shea	Agree	No Objection	Used irregularly Operates at a loss Good to excellent mobile coverage
SE/20/00114/CAN	East Of Gas Compound, Grange Road	Kippington/ Cllr Piper	Agree, but recommend that SDC consult with Kippington Grange Nursing Home to determine if they have a payphone facility, as it is within 100 yards.	No Objection	Used irregularly Operates at a loss Good mobile coverage
SE/20/00115/CAN	Outside 11 to 15 Otford Road	Northern/ Cllr Dr Canet	Agree, as it is not often used and temptation of antisocial activity. INFORMATIVE: The Committee agree that the installation of a taxi phone at Bat And Ball Station would be beneficial.	No Objection	Used irregularly Operates at a loss Good to excellent mobile coverage
SE/20/00116/CAN	Lea Road	Kippington/ Cllr Parry	Agree	No Objection	Used irregularly Operates at a loss Good mobile coverage
SE/20/00117/CAN	Outside 14 Hillingdon Rise	Eastern/ Cllr Clayton	Agree	No Objection	Used irregularly Operates at a loss Good mobile coverage

8 PLANNING APPLICATIONS

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

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

(b) The meeting will be reconvened to consider planning applications received during the two weeks ending 3rd March 2020.

9 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 24th February 2020 at 7:00 pm.

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Assistant
 6 Members of the Public

PUBLIC QUESTION TIME

None.

508 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

509 **DECLARATIONS OF INTEREST**

None.

510 **DECLARATIONS OF LOBBYING**

None.

511 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 10th February 2020. **It was RESOLVED that** that the minutes be approved and signed.

INFORMATIVES:

The Town Clerk gave a verbal update regarding an IT issue which had resulted in a problem with the forwarding to the District Council of comments made on applications considered on 10th February. It was noted that an email had previously been sent out notifying Members of this and that the District Council had been made aware of the situation. It was reported that the IT issue was still under investigation.

Of those applications where the deadline for comments was missed, it had been established that there were two cases where the District Council's decision differed to the Town Council's recommendation:

Plan no.	Ref.	Site	Town Council's recommendation	District Council's decision
9	20/00109/HOUSE	36 Orchard Close	Refusal	Granted
12	20/00147/HOUSE	Wellingtonia, Linden Chase	Approval	Refused

512 SEVENOAKS DISTRICT CPRE COMMITTEE REPORT

The Committee received and noted a report from the Sevenoaks District Campaign to Protect Rural England Committee.

513 LETTER TO TARMAC RE: DAVID TUCKER NORTHERN SEVENOAKS TRANSPORT ASSESSMENT

The Committee received and noted a copy of the letter sent on behalf of Sevenoaks Town Council to Tarmac Ltd, dated 11th February 2020.

INFORMATIVES:

The Committee originally resolved to send this letter at a Planning Meeting held on 27th January 2020 [minute no. 467].

The Town Clerk reminded the Committee that Members were invited to attend a meeting with Tarmac Ltd to discuss the Transport Assessment:

Date: Monday 2nd March 2020

Time: 10.30am

Venue: Town Council Offices

Please could Members let the Town Clerk know as soon as possible whether they are able to attend.

514 NEIGHBOURHOOD DEVELOPMENT PLAN

The Committee considered extending the public consultation period to 31st March 2020. The Town Clerk explained that this would allow time for more people to respond, especially those who might attend the Annual Town Meeting on Monday 16th March. **It was RESOLVED that** the consultation period be extended to 31st March.

515 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to enable a member of the public to speak for 3 minutes on the following application, by prior arrangement:

[Plan no. 3] Land North Of 2-6 Woodside Road (AGAINST)

(c) The meeting was reconvened and the Committee considered planning applications received during the two weeks ending 18th February 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

516 PRESS RELEASES

None.

Finished: 8.01pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 24-2-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03335/HOUSE	Rebecca Fellows 26-02-20	Cllr Piper (OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr A Roxburgh		Little Croft	20 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/20
Installation of dormer window.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03461/HOUSE	Alexis Stanyer 04-03-2020	Cllr Eyre	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Herk		Glade House	83 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/20

Proposed replacement of existing single storey porch with an Arts and Craft inspired two storey porch.

19/03461/HOUSE - Amended plan

The agent has submitted an amended plan for the basement and also changed the development description to reflect all of the works which are set out in the plans.

Amended proposal description:

Proposed replacement of existing windows with slimline double glazed Arts and Crafts reproduction windows. Rear - NE elevation to have two storey extension at northern corner to match existing eastern corner. Replacement of existing single storey extension with new central single storey extension. Replacement of five hipped dormers with three flat roof dormers. Proposed replacement of existing single storey porch with an Arts and Craft inspired two storey porch.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-2-20

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00129/FUL	Alexis Stanyer 02-03-2020	Cllr Camp	Mr Hadley 01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Benham + Mr & Mrs		Land North Of	2 - 6 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/20
Erection of three detached dwellings to incorporate a new vehicular access.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- Over-development of the site and density issues.
- Over-proximity to the boundary with nos. 6, 8 and 10 Pendennis Road.
- The orientation of the proposed new dwellings is detrimental to nos. 6, 8 and 10 Pendennis Road.
- Loss of amenity and privacy to nos. 6, 8 and 10 Pendennis Road through overlooking, especially at first floor level.
- Loss of amenity to nos. 6, 8 and 10 Pendennis Road through overshadowing.
- Lack of residential amenity for the proposed new dwellings, in terms of inadequate rear garden space.
- The design is out of keeping with the street scene.
- The loss of multiple trees.

INFORMATIVE: Cllr Hogarth arrived late and therefore abstained from voting.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00269/HOUSE	S Simmons 28-02-20	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalis		Rose House	6A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/20
Veranda to rear elevation.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no overlooking of neighbouring property no. 8.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00269/HOUSE	S Simmons 06-03-20	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalls		Rose House	6A St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/20

Veranda to rear elevation.

20/00269/HOUSE - Amended Plan:

Application re-validated on receipt of existing drawings.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no overlooking of neighbouring property no. 8.

Planning Applications Considered

Applications considered on 24-2-20

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00292/HOUSE	Ray Hill 02-03-2020	Cllr Piper	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Rzepa and Miss Vainio			62 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/20
Demolition of garage and rear kitchen. Double storey side extensions to either side of property with two Juliet balconies to rear.				

Comment

Sevenoaks Town Council unanimously recommended approval.

INFORMATIVE: Sevenoaks Town Council regrets the lack of a garage.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00320/HOUSE	Alexis Stanyer 28-02-20	Cllr Parry	Cobden Architectural Desi 0147455000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Gough			21 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/20
Demolition of existing garage. Construction of 2 storey side and single storey rear extensions.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00321/FUL	Sean Mitchell 03-03-2020	Cllr Bonin	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Clutton			28 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/20
Change of use from D1 use to part D1 & part C3 use (residential). Associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00322/LBCALT	Sean Mitchell 03-03-2020	Cllr Bonin	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Clutton			28 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/20
Change of use from D1 use to part D1 & part C3 use (residential). Associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans.

Planning Applications Considered

Applications considered on 24-2-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00333/HOUSE	Scott Fisher 02-03-2020	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Every			8 The Glade	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/20
To erect a single storey rear extension and construct a new roof over the existing rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00342/HOUSE	Alexis Stanyer 04-03-2020	Cllr Parry	Mr Mckay 01892 882228
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd		Aldington	53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/20
Demolition of chimney. Two storey front extension; first floor front and rear extension; two storey side extension. Raising the roof height to facilitate a loft conversion and rooflights. Internal and external alterations; associated hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00343/HOUSE	Alexis Stanyer 06-03-20	Cllr Parry	SJM Planning Ltd 01892 882228
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Yantella Corp			55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/20
The erection of a two storey front and side extension. Conversion of loft into a habitable space. Alterations to the internal layout and external fenestration.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00348/HOUSE	Holly Pockett 05-03-2020	Cllr Eyre	Mr Minifie 07718091845
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sally Robinson		The Cedars	5 Bramble Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Demolition of existing rear extension and erection of a single storey rear extension, alterations to the east fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 24-2-20

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00361/HOUSE	Holly Pockett 03-03-2020	Cllr Parry	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ainsworth			14 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/20
Proposed loft conversion with rear dormer.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00368/HOUSE	R Fellows 04-03-2020	Cllr Bonin	S Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/20

Replacement of existing single storey extension. Internal and external alterations. Associated landscape works.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans.

INFORMATIVE: Cllr Piper abstained from voting.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00369/LBCALT	R Fellows 04-03-2020	Cllr Bonin	S Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/20

Replacement of existing single storey extension. Internal and external alterations. Associated landscape works.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans.

INFORMATIVE: Cllr Piper abstained from voting.

Planning Applications Considered

Applications considered on 24-2-20

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00378/HOUSE	Ronald Tong 06-03-2020	Cllr Raikes	Mrs Khan 07882112427
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wyss			59A Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no loss of amenity to the residents through overlooking into the habitable rooms from the upstairs windows of neighbouring properties through the rooflights of the new extension.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00382/HOUSE	S Simmons 05-03-2020	Cllr Granville-Baxter	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ridler			152 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Part single part two storey side/rear extension. Porch, raised patio.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00389/HOUSE	Alexis Stanyer 05-03-2020	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bonser			13 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/20
Double storey side extension, first floor rear extension and new porch.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00403/HOUSE	Alexis Stanyer 09-03-20	Cllr Piper (OOW)	Harringtons 2006 74200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Lingard		Cranes End	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/20
Construction of a first floor rear extension with roof lights over existing sun lounge.				

Comment

Sevenoaks Town Council recommended approval.

The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Mike Holmes
Email: planning.comments@sevenoaks.gov.uk
My Ref: 19/02971/FUL
Your Ref: MS JACQUIE ANDREWS
Date: 2 March 2020

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Summerhill Seal Hollow Road Sevenoaks KENT TN13 3SH

Development: Demolition of existing garage and erection of two single garages to serve plots 1 and 2, to be constructed and occupied only in connection with the two dwellings approved under consent references SE/18/00158/OUT and SE/18/02903/CONVAR.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **12 March 2020** at 7.00 pm.

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view:
www.sevenoaks.gov.uk/developmentcontrolcommittee.

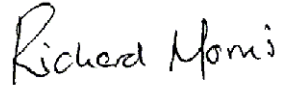
If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our **Contact Centre on 01732 227000** (5 working days before the committee date), who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

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

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

Copies of the committee agenda, including the report relevant to this application, will be available in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. You can view and download a copy of the report 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk

Yours faithfully

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

Richard Morris
Chief Officer - Planning & Regulatory Services

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

Direct Dial: 01732 227406
Ask for: Mike Holmes
Your ref:
My ref: SE/19/02971/FUL
Date: 27th February 2020

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Brentfield Homes Ltd
Site: Summerhill Seal Hollow Road Sevenoaks KENT TN13 3SH
Nature: Demolition of existing garage and erection of a two single garages to serve plots 1 and 2, to be constructed and occupied only in connection with the two dwellings approved under consent references SE/18/00158/OUT and SE/18/02903/CONVAR.
Appeal Ref: W/4000666
SDC Ref: SE/19/02971/FUL
Appeal Start Date: 26th February 2020

An appeal has been made to the Secretary of State against the Sevenoaks District Council's failure to give notice of its decision within 8 weeks of the application being submitted.

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

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

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>.

The Planning Inspectorate is trialling a new appeals service to improve the digital services they offer. If you are looking for an appeal submitted after 7th August 2019, please look on the new appeals service portal

<http://appeals.planninginspectorate.gov.uk> The unique seven-digit reference number will begin with '4' if it is on this service. For all other case types please use the existing appeals portal <https://www.gov.uk/appeal-planning-inspectorate>

If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, Get In Touch Team, Temple Quay House, 2 The Square,

Temple Quay, Bristol, BS1 6PN quoting appeal reference; W/4000666, to arrive by 1st April 2020.

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

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

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

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

Yours faithfully,

Planning Applications to be Considered

Planning Applications received to be considered on 09 March 2020

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00052/HOUSE	H Donnellan 10-03-20	Cllr Waite	Mr Roberts 01959 532196
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs E Oakley		12 The Paddocks	Eastern	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/20
First floor extension above existing garage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q3UN29BKFT000			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00091/LBCALT	Hayley Nixon 20-03-20	Cllr Bonin	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Miss S Mills		143 London Road	Town	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/20
Replacement kitchen window.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q45KHRBK0LO00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00145/FUL	S Simmons 16-03-20	Cllr Parry	Sutton Architects 07793 836977
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs P Southall		126 Kippington Road	Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/20
Proposed minor internal alterations and new boiler /external flue and 2 replacement timber sashes.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4GV1PBKGVZ00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00146/LBCALT	S Simmons 16-03-20	Cllr Parry	Sutton Architects 07793 836077
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs P Southall		126 Kippington Road	Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/20
Proposed minor internal alterations and new boiler /external flue and 2 replacement timber sashes.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4GV1RBKGW000			

Planning Applications to be Considered

Planning Applications received to be considered on 09 March 2020

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00246/FUL	Rebecca Fellows 19-03-20	Cllr Piper	Colin Smith Planning 07879 472 627
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bailey		Hyde Cottage	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/20
Demolition of existing dwelling, garage and annexe, erection of three new dwellings (1 X 4 bedrooms and 2 X 5 bedrooms) together with access, landscaping, parking and fencing.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4XJ1MBKHSS00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00289/HOUSE	Ronald Tong 17-03-20	Cllr Eyre	Carmen Austin 07866 962268
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Craig		Hurstwood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/20
Erection of a front porch extension, garage extensions and conversion, rear single storey extension. New render above base brickwork. Altered fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q54XR9BK13W00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00326/HOUSE	Scott Fisher 17-03-20	Cllr Clayton	Miss M Burnham 07824 387676
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kennedy			3 Quarry Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/20
Double storey rear extension, part double / part single storey side extension and the construction of new garage, new fence, steps, patio, landscaping and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q58N0GBKIB400			

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00425/HOUSE	S Simmons 16-03-20	Cllr Parry	Apt Technical Design 666010
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Johnstone		Charnwood Cottage	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/20
Erection of single storey rear extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q5LLQJBKJ2V00			

Planning Applications to be Considered

Planning Applications received to be considered on 09 March 2020

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00449/HOUSE	S Simmons 12-03-20	Cllr Piper (OOW)	Mr Thompson 01689 836334
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr & Mrs N Rose		Blackhall Barns		Woodland Rise
<i>County</i>		<i>Post Code</i>		<i>Application date</i>
				21/02/20
Demolition of existing conservatory and side dormers. Remodelling of existing house to incorporate a front porch, side canopy and first floor side extension, a two storey side extension and two storey rear extension. Alterations to fenestration to include replacement of windows. Rooflights and alterations to roof.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5PB29BKJ8W00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00452/HOUSE	Hannah Donnellan 17-03-20	Cllr Eyre	MRW Design 07763463754
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr & Mrs Saffie		Colne House		89 Kippington Road
<i>County</i>		<i>Post Code</i>		<i>Application date</i>
				26/02/20
Proposed alterations and extension to pool house with roof lights, new steps and alterations to roof and fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q5PB2SBKJ9200			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00465/HOUSE	S Simmons 16-03-20	Cllr Waite	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr B Walsh		78 Wickenden Road		Eastern
<i>County</i>		<i>Post Code</i>		<i>Application date</i>
				26/02/20
Rear two-storey home extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q5UV14BKJGS00			

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00471/HOUSE	Ronald Tong 20-03-2020	Cllr Hogarth	Mr Mamalis 760076
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr & Mrs P Major		Willow Hall		Linden Chase
<i>County</i>		<i>Post Code</i>		<i>Application date</i>
				02/03/20
Single storey rear extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5UV30BKJH400			

Planning Applications to be Considered

Planning Applications received to be considered on 09 March 2020

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00503/HOUSE	Ronald Tong 18-03-20	Cllr Raikes	Harringtons 2006 742200
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr M Keeley		9 Amherst Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/02/20	
Erection of a single storey side extension with a pitched roof and glazed roof panels.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q60F1OBKJSM00			

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00521/MMA	Alexis Stanyer 19-03-20	Cllr Camp (Chairman OOW)	Theis & Khan 01892 518094
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Sevenoaks Town Council		Oxford Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/02/20	
Minor material amendment to 18/02810/FUL.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q67TR2BKK3I00			

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00526/HOUSE	Ronald Tong 19-03-20	Cllr Dr Canet	Sevenoaks Plans Ltd 240140
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs Halliday		38 Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/02/20	
Demolition two storey existing conservatory at rear; proposed basement floor rear extension with rooflight; vehicular access.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q67TSKBKK3S00			

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00529/HOUSE	Ronald Tong 19-03-20	Cllr Eyre	Weald Designs 01892 667488
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs G Breen		134 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/02/20	
Demolition of conservatory. Erection of single and double storey side extensions. Porch.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q67TTHBKK4000			