

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 29<sup>th</sup> January 2018 at 7:10pm

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**Present:**

**Committee Members**

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

**Also in attendance:**

Town Clerk  
Assistant Town Clerk  
3 Members of the public

**PUBLIC QUESTION TIME**

None

446 **REQUESTS FOR DISPENSATIONS**

No new requests for dispensations were received.

447 **DECLARATIONS OF INTEREST**

Cllr Canet declared a non-pecuniary Interest in application [25] Cedar End, Cedar Terrace Road

448 **DECLARATIONS OF LOBBYING**

Cllrs Eyre and Parry declared they had been lobbied in respect of application [15] Land SE of 4 Hawkes Place.

Cllrs Piper, Schneider, and Raikes declared they had been lobbied on application [28] 31 Eardley Road

Cllr Clayton declared he had been lobbied in respect of application [12] Summerhill, Seal Hollow Road.

449 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 15<sup>th</sup> January 2018.

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

450 **APPEALS**

The Committee noted the following appeals had been submitted:

- i. Summerhill, Seal Hollow Road - 17/00330/FUL

451 SEVENOAKS NEIGHBOURHOOD PLAN

The Committee received and noted the pre-consultation draft Neighbourhood Development Plan.

It was noted that amendments to the draft would be discussed at the Neighbourhood Plan Steering Committee meeting on the 12<sup>th</sup> February 2018.

Any comments should be forwarded to [atc@sevenoakstown.gov.uk](mailto:atc@sevenoakstown.gov.uk) by 5<sup>th</sup> February 2018 for consideration on the 12<sup>th</sup> February 2018.

452 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable the following members of the public to address the committee:

- i. Against [12] Summerhill, Seal Hollow Road (By prior arrangement)
- ii. For [12] Summerhill, Seal Hollow Road (By prior arrangement)
- iii. Against [23 & 24] St Johns Hill Car Park (At the Chairman's discretion)

(b) The meeting was reconvened Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 24<sup>th</sup> January 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

453 PRESS RELEASES

None

There being no further business the meeting was closed at 9:03pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 29-1-18

|  |                       |                         |                        |                         |
|--|-----------------------|-------------------------|------------------------|-------------------------|
| <b>1</b>   | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | <b>18/00004/HOUSE</b> | N Sargant 08-02-2018    | Cllr Eyre              | N/A                     |
| <i>Applicant</i>   |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mrs D Guth   |                       | Lynden Lodge            | 60 Kippington Road     | Kippington              |
| <i>Town</i>  |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                       |                         |                        | 22/01/18                |
| <b>Car port conversion into habitable space. Addition of new fenestration.</b> |                       |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|  |                       |                         |                        |                         |
|--|-----------------------|-------------------------|------------------------|-------------------------|
| <b>2</b>   | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | <b>18/00008/HOUSE</b> | N Sargant 01-02-2018    | Cllr Mrs Parry         | Mr D Dennis 240140      |
| <i>Applicant</i>   |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Hoade   |                       |                         | 5 The Meadway          | Northern                |
| <i>Town</i>  |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                       |                         |                        | 12/01/18                |
| <b>Demolition of side extension, rear chimney and existing porch. Erection of a single storey rear and side extension. Erection of front porch, rooflights to the rear and a dropped kerb to widen the driveway.</b> |                       |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|  |                       |                         |                        |                         |
|--|-----------------------|-------------------------|------------------------|-------------------------|
| <b>3</b>   | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | <b>18/00018/HOUSE</b> | N Sargant 31-01-2018    | Cllr Parry             | N Thompson 01689 8363   |
| <i>Applicant</i>   |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs C Ault  |                       | The Clock House         | 92 Oakhill Road        | Kippington              |
| <i>Town</i>  |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                       |                         |                        | 11/01/18                |
| <b>Demolition of existing conservatory and erection of single storey extension and associated landscaping works.</b> |                       |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|   |                       |                         |                        |                         |
|---|-----------------------|-------------------------|------------------------|-------------------------|
| <b>4</b>  | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|   | <b>18/00023/HOUSE</b> | N Sargant 01-02-2018    | Cllr Eyre              | Mrs Austin 07866962268  |
| <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> |
|   |                       |                         |                        | 12/01/18                |
| <b>Erection of a front porch and first floor extension, garage extensions and conversion. Erection of a front, side and rear single storey extensions. Juliet balcony to the rear. Roof alterations. Alterations to fenestration.</b> |                       |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 29-1-18

|   |                    |                         |                        |                         |
|---|--------------------|-------------------------|------------------------|-------------------------|
| <b>5</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|   | 18/00042/ADV       | Mr M Mirams 01-02-2018  | Cllr Schneider         | N/A                     |
| <i>Applicant</i>                                  |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr R Franks (Berkeley Homes Eastern Counties Ltd) |                    |                         | 98-116 London Road     | Town                    |
| <i>Town</i>                                       |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                         |                        | 15/01/18                |
| <b>Erection of hoarding with signage.</b>         |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|   |                    |                         |                        |                         |
|---|--------------------|-------------------------|------------------------|-------------------------|
| <b>6</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|   | 18/00045/HOUSE     | Louise Cane 06-02-2018  | Cllr Mrs Parry         | Mr Clayton 01634 578340 |
| <i>Applicant</i>  |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Nadarajah  |                    |                         | 32 Robyns Way          | Northern                |
| <i>Town</i>   |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                         |                        | 18/01/18                |
| <b>Conversion and extension to create bungalow into a two storey dwelling - to include raising of the roof height to incorporate a new first floor and two storey side extension, new roof and dormers &amp; alterations to fenestration.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>7</b>   | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | 18/00061/FUL       | Mr M Mirams 08-02-2018  | Cllr Raikes            | N Thompson 01689 8363   |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs D Barratt   |                    |                         | 129 St Johns Hill      | St Johns                |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 19/01/18                |
| <b>Erection of a two storey side and rear extension and conversion of roof to provide 3no apartments and associated works.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>8</b>   | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | 18/00067/HOUSE     | N Sargant 05-02-2018    | Cllr Piper             | Mr De Pascalis 760712   |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr Matson  |                    | Timbers                 | 65 Oakhill Road        | Kippington              |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 16/01/18                |
| <b>Erection of a residential swimming pool with integrated pool house to rear of property.</b> |                    |                         |                        |                         |

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

- The proposal would create a noise disturbance
- loss of amenity to neighbouring properties
- An unneighbourly development

# Planning Applications Considered

Applications considered on 29-1-18

|  |                       |                         |                        |                         |
|--|-----------------------|-------------------------|------------------------|-------------------------|
| <b>9</b>   | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | <b>18/00078/HOUSE</b> | N Sargant 06-02-2018    | Cllr Canet             | Mr Scoble 01489 567727  |
| <i>Applicant</i>   |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Mower   |                       |                         | 18 Madison Way         | Northern                |
| <i>Town</i>  |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                       |                         |                        | 18/01/18                |
| <b>Demolition of existing detached garage and construction of new detached garage following subsidence damage.</b> |                       |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|  |                       |                         |                        |                         |
|--|-----------------------|-------------------------|------------------------|-------------------------|
| <b>10</b>  | <i>Plan Number</i>    | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | <b>18/00080/HOUSE</b> | Louise Cane 09-02-2018  | Cllr Piper             | Mr Goodhew 779580       |
| <i>Applicant</i>   |                       | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Jones   |                       |                         | 15 The Rise            | Kippington              |
| <i>Town</i>  |                       | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                       |                         |                        | 22/01/18                |
| <b>Side and rear extensions with associated landscaping. Loft conversion to habitable space with dormers. Solar panels. New bike/ bin store.</b> |                       |                         |                        |                         |

**Sevenoaks Town Council recommended refusal unless the side dormer overlooking the south is plain obscure glazed level 5 and fixed shut as it overlooks the neighbour at no.17.**

|   |                     |                         |                        |                         |
|---|---------------------|-------------------------|------------------------|-------------------------|
| <b>11</b>   | <i>Plan Number</i>  | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|   | <b>18/00109/FUL</b> | Mr M Holmes 08-02-2018  | Cllr Busvine           | Mr J Haskins 452200     |
| <i>Applicant</i>  |                     | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr Bowles   |                     | Land North Of           | 58A The Drive          | Town                    |
| <i>Town</i>   |                     | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|   |                     |                         |                        | 19/01/18                |
| <b>Demolition of existing garage. Erection of a new apartment block of five flats with ancillary parking.</b> |                     |                         |                        |                         |

**Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied that the tree plan, including the loss of 1 tree, is acceptable and subject to the planning officer being satisfied the development is in keeping with the residential character area assessment.**

# Planning Applications Considered

Applications considered on 29-1-18

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>12</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | 18/00158/OUT       | Mr M Mirams 09-02-2018  | Cllr Clayton           | N/A                     |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr A Adeleye (Brentfield Home  |                    | Summerhill              | Seal Hollow Road       | Eastern                 |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 23/01/18                |
| <b>Outline application for demolition of existing dwelling and construction of 2 replacement dwellings with some matters reserved.</b> |                    |                         |                        |                         |

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

- the development of the drive is detrimental to the RCA designation of rural lanes (area H03), and contrary to the inspectors recommendation in appeal APP/G2245/A/08/2084881
- it would restrict implementation of the planting scheme along the drive, imposed in the 2015 permission, to protect residential amenity and the character of the area, and to meet the inspector's recommendation,
- it would conflict with the condition imposed on the 2015 permission to rescind an earlier outline permission for two houses on Summerhill when two large houses were built on Dawning, to protect residential amenity
- the proposed outline houses are larger than those for which permission was rescinded (by the applicants choice to build the 2015 Dawnings permission) to protect residential amenity, and so at least as intrusive
- both houses overlook, from the front windows, the garden and main living rooms of Salterns to the south, adversely affecting residential amenity

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>13</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | 18/00165/FUL       | S Mitchell 09-02-2018   | Cllr Hogarth           | Coleman Anderson 01892  |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr P Dabner  |                    | Susans                  | 135 -137 St Johns Hill | St Johns                |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 22/01/18                |
| <b>Provision of 6 x 1 bed flats and 1 x 2 bed flats by conversion, extension and refurbishment of shops, rear extension of first floor flats and conversion with extension of loft space. Installation of dormers.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended refusal due to the loss of retail space and concern over a lack of sufficient car parking in the St Johns and St James car parks.**

# Planning Applications Considered

Applications considered on 29-1-18

|   |                    |                         |                        |                         |
|---|--------------------|-------------------------|------------------------|-------------------------|
| <b>14</b>   | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|   | 18/00176/FUL       | Mr M Mirams 09-02-2018  | Cllr Piper             | Mr P Grattan 753333     |
| <i>Applicant</i>  |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr A Sharma   |                    |                         | 7 Brattle Wood         | Kippington              |
| <i>Town</i>   |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                         |                        | 23/01/18                |
| <b>Demolition and erection of new detached house with integral garage and reconfiguration of rear garden in stepped terraces.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval**

|   |                    |                         |                        |                          |
|---|--------------------|-------------------------|------------------------|--------------------------|
| <b>15</b>                               | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>             |
|   | 18/00178/FUL       | Mr M Mirams 12-02-2018  | Cllr Parry             | Offset Architects 753333 |
| <i>Applicant</i>                        |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>          |
| Mr T Gotts                              |                    | Land South East Of      | 4 Hawkes Place         | Kippington               |
| <i>Town</i>                             |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>  |
|   |                    |                         |                        | 23/01/18                 |
| <b>Erection of two storey dwelling.</b> |                    |                         |                        |                          |

**Sevenoaks Town Council recommended refusal as the proposal would constitute overdevelopment and be unneighbourly.**

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>16</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | 18/00181/FUL       | N Sargant 09-02-2018    | Cllr Busvine           | Mr Williams 07792213793 |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr S Moon (Mobile Street)  |                    |                         | 124 High Street        | Town                    |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 23/01/18                |
| <b>Renovation of existing shop front including replacement signage and a new window and door perpendicular to the street frontage.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval subject to confirmation the new signage will be externally illuminated.**

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>17</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | 18/00182/LBCALT    | N Sargant 09-02-2018    | Cllr Busvine           | Mr Williams 07792213793 |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr S Moon (Mobile Street)  |                    |                         | 124 High Street        | Town                    |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 23/01/18                |
| <b>Renovation of existing shop front including replacement signage and a new window and door perpendicular to the street frontage.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval subject to confirmation the new signage will be externally illuminated.**

# Planning Applications Considered

Applications considered on 29-1-18

|   |                    |                         |                         |                         |
|---|--------------------|-------------------------|-------------------------|-------------------------|
| <b>18</b>   | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i>  | <i>Agent</i>            |
|   | SE/17/03425/FUL    | S Mitchell 31-01-2018   | Cllr Raikes             | Mr James 004420740380   |
| <i>Applicant</i>  |                    | <i>House Name</i>       | <i>Road</i>             | <i>Locality</i>         |
| Regal Care Homes Ltd  |                    | Alpine Residential Home | 10 Bradbourne Park Road | St Johns                |
| <i>Town</i>   |                    | <i>County</i>           | <i>Post Code</i>        | <i>Application date</i> |
|   |                    |                         |                         | 18/01/18                |
| <p><b>Demolition of the existing 24 person care home and the erection of 16 care flats together with associated communal facilities, matters of access and car parking on this site.</b></p> <p><b>SE/17/03425/FUL - Amended plan</b></p> <p><b>Revised off-street parking layout to include ambulance parking bay.</b></p> |                    |                         |                         |                         |

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

**The proposal would be out of keeping with neighbouring properties and excessively bulky resulting in the development being injurious to the street scene**

**Overdevelopment of the site**

**Proposals are contrary to guidance set out in the residential area character assessment SPD**

**Under provision of car parking spaces in a particularly congested area of Town, especially during the morning and evening school run.**

|   |                    |                            |                        |                         |
|---|--------------------|----------------------------|------------------------|-------------------------|
| <b>19</b>   | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i> | <i>Agent</i>            |
|   | SE/17/03502/MMA    | Mr M Mirams 05-02-2018     | Cllr Canet             | N Thompson 01689 8363   |
| <i>Applicant</i>  |                    | <i>House Name</i>          | <i>Road</i>            | <i>Locality</i>         |
| ICG Construction  |                    | St Johns Ambulance Brigade | Chatham Hill Road      | Northern                |
| <i>Town</i>   |                    | <i>County</i>              | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                            |                        | 16/01/18                |
| <p><b>Minor material amendment to application 17/00683/FUL for Demolition of existing buildings; erection of 8no. residential apartments and associated works including car parking, cycle and refuse stores and landscaping scheme showing amendments to fenestration including materials and finishes, balconies on eastern elevation, incorporation of lift shaft, lift over-run and reduction of car parking spaces, internal layouts.</b></p> <p><b>SE/17/03502/MMA - Amended plan</b></p> <p><b>Amended proposal description:</b></p> <p><b>Minor material amendment to application 17/00683/FUL for Demolition of existing buildings; erection of 8no. residential apartments and associated works including car parking, cycle and refuse stores and landscaping scheme showing amendments to fenestration including materials and finishes, balconies on eastern elevation, incorporation of lift shaft, lift over-run, increase in length and width of proposed building with revised internal layouts and reduction of car parking spaces.</b></p> |                    |                            |                        |                         |

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 29-1-18

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>20</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | SE/17/03565/HOUSE  | Louise Cane 31-01-2018  | Cllr Parry             | P Mallion 01227 786900  |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| P Gabriel & A Granziera  |                    |                         | 3 Stafford Way         | Kippington              |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 11/01/18                |
| <p><b>Single storey rear and side extensions, replacement windows and side porch.</b></p> <p><b>SE/17/03565/HOUSE - Amended plan</b></p> <p><b>Plans have been amended to show the change to the proposed materials.</b></p> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>21</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | SE/17/03908/HOUSE  | N Sargant 06-02-2018    | Cllr Mrs Walshe        | N/A                     |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mrs F Bowes  |                    |                         | 1 Holly Bush Lane      | Eastern                 |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 17/01/18                |
| <p><b>Partial Demolition of brick wall. Erection of a single storey extension to the east elevation with rooflights. Erection of garage, dropped kerb and creation of new driveway and highway crossover. Installation of gates.</b></p> |                    |                         |                        |                         |

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

- The proposal would intrude into the setting of the “important grouping” in the Conservation Area, which includes the adjacent listed buildings, thus conflicting with saved policy EN23 of the Sevenoaks District Local Plan and the NPPF.
- The proposal would harm the integrity of the Conservation Area and the character and appearance of the locality by reason of the confused design and inappropriate architectural treatment, together with two new gates breaking through the old wall along Holly Bush Lane. This would conflict with saved policies EN1 and EN23 of the Sevenoaks District Local Plan, Policy SP1 of the Sevenoaks Core Strategy, and the NPPF.
- The proposal comprises a cramped development which would represent significant overdevelopment of the site and would lack adequate amenity space for any future residents, thus conflicting with saved Policy EN1 of the Sevenoaks District Local Plan.
- The proposal would constitute an undesirable form of development in that it would harm the residential amenities of nearby residents, especially no.2 Park Lane, and thus be contrary to Saved Policy EN1 of the Sevenoaks District Local Plan.
- This proposal would create a fresh dwelling on land which would amount to “garden grabbing” and thus be contrary to the NPPF.

**- The stretch of wall affected has been added to the Sevenoaks Local List**

## Planning Applications Considered

Applications considered on 29-1-18

|  |                    |                         |                        |                          |
|--|--------------------|-------------------------|------------------------|--------------------------|
| <b>22</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>             |
|  | SE/17/03909/FUL    | Mr M Holmes 05-02-2018  | Cllr Raikes            | Miss Ellicott 0207089267 |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>          |
| Miss K Mear  |                    | Premier Inn             | 103 Hitchen Hatch Lane | St Johns                 |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>  |
|  |                    |                         |                        | 18/01/18                 |
| <b>Installation of 3 x LED spotlights on the west elevation and 6 x LED spotlights on the south elevation of the building.</b> |                    |                         |                        |                          |

**Sevenoaks Recommended approval subject to the planning officer being satisfied there will be no adverse impact on neighbouring properties or the environment, especially the neighbouring Mews development.**

|   |                    |                         |                        |                         |
|---|--------------------|-------------------------|------------------------|-------------------------|
| <b>23</b>   | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|   | SE/17/04027/FUL    | Mr M Holmes 05-02-2018  | Cllr Raikes            | Miss Heap 02035441999   |
| <i>Applicant</i>  |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Ms J Wilson (Enterprise Rent-A-Car)   |                    | St Johns Hill Car Park  | St Johns Hill          | St Johns                |
| <i>Town</i>   |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                         |                        | 17/01/18                |
| <b>Proposed change of use of the existing car park to a vehicle rental business (sui generis) including erection of small office, the provision of a car valet area and the provision of new signage.</b> |                    |                         |                        |                         |

**While Sevenoaks Town Council would support the retention of a car hire business in the Town, it objects to the proposed location, recommending refusal until such time that Sevenoaks District Council have carried out a full assessment of current and future parking needs for the car park, taking into account current and future residential development in the area. It was noted that many recent residential developments in the surrounding area have been permitted on the understanding that there is vacant capacity in the St James and St Johns car parks.**

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>24</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | SE/17/04028/ADV    | Mr M Holmes 05-02-2018  | Cllr Raikes            | Miss Heap 02035441999   |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Ms J Wilson (Enterprise Rent-A-Car)                              |                    | St Johns Hill Car Park  | St Johns Hill          | St Johns                |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 17/01/18                |
| <b>2 x fascia signs, 2 x entrance and 1 x "wayfinding" sign.</b> |                    |                         |                        |                         |

**While Sevenoaks Town Council would support the retention of a car hire business in the Town, it objects to the proposed location, recommending refusal until such time that Sevenoaks District Council have carried out a full assessment of current and future parking needs for the car park, taking into account current and future residential development in the area. It was noted that many recent residential developments in the surrounding area have been permitted on the understanding that there is vacant capacity in the St James and St Johns car parks.**

# Planning Applications Considered

Applications considered on 29-1-18

|  |                    |                         |                        |                         |
|--|--------------------|-------------------------|------------------------|-------------------------|
| <b>25</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|  | SE/17/04054/HOUSE  | N Sargant 02-02-2018    | Cllr Mrs Walshe        | Mr Clark 07976916197    |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Freedman  |                    | Cedar End               | Cedar Terrace Road     | Eastern                 |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                         |                        | 15/01/18                |
| <b>First floor front extension and remodelling of roof from pitched to hipped with front and rear gables, front and rear dormer windows along with internal alterations. Weatherboard cladding to first floor, rear balcony and changes to fenestration.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with details of the fenestration, balcony, and materials.**

|   |                    |                                |                        |                         |
|---|--------------------|--------------------------------|------------------------|-------------------------|
| <b>26</b>   | <i>Plan Number</i> | <i>Planning officer</i>        | <i>Town Councillor</i> | <i>Agent</i>            |
|   | SE/17/04056/CONVAR | Mr M Holmes 05-02-2018         | Cllr Busvine           | Mr Wells 01634 786728   |
| <i>Applicant</i>  |                    | <i>House Name</i>              | <i>Road</i>            | <i>Locality</i>         |
| Mr E Marsh  |                    | Land Adjacent To Tubs Hill Hou | London Road            | Town                    |
| <i>Town</i>   |                    | <i>County</i>                  | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                                |                        | 15/01/18                |
| <b>Variation of condition 2 (materials) and 7 (approved plans) of 16/02830/FUL for erection of 2 mews style dwellings with associated parking and landscaping with amendments to materials, layout, parking arrangements, elevations, fenestration.</b> |                    |                                |                        |                         |

**Sevenoaks Town Council recommended approval.**

|   |                    |                         |                        |                         |
|---|--------------------|-------------------------|------------------------|-------------------------|
| <b>27</b>   | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|   | SE/17/04058/HOUSE  | H Pockett 30-01-2018    | Cllr Eyre              | Mrs Austin 07866962268  |
| <i>Applicant</i>  |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Sindall  |                    | Romany                  | 100 Oakhill Road       | Kippington              |
| <i>Town</i>   |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                         |                        | 11/01/18                |
| <b>Infill the porch. Retain existing roof over porch area. Addition of chimney.</b> |                    |                         |                        |                         |

**Sevenoaks Town Council recommended approval.**

|   |                    |                          |                        |                         |
|---|--------------------|--------------------------|------------------------|-------------------------|
| <b>28</b>   | <i>Plan Number</i> | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|   | SE/17/04059/HOUSE  | Holly Pockett 05-02-2018 | Cllr Schneider         | Mrs Austin 07866962268  |
| <i>Applicant</i>  |                    | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Hogan  |                    |                          | 31 Eardley Road        | Town                    |
| <i>Town</i>   |                    | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                          |                        | 16/01/18                |
| <b>Erection of a single storey rear extension. Infill Porch. Alterations to fenestration.</b> |                    |                          |                        |                         |

**Sevenoaks Town Council recommended approval.**