

Sevenoaks Town Council

NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 4th May 2020

| | |
|--|----------------------------------|
| Cllr Keith Bonin | Cllr Nicholas Busvine OBE, Mayor |
| Cllr Sue Camp (Chairman) | Cllr Dr Marilyn Canet |
| Cllr Tony Clayton | Cllr Andrew Eyre |
| Cllr Victoria Granville-Baxter | Cllr Roderick Hogarth |
| Cllr Lise Michaelides | Cllr Tom Morris Brown |
| Cllr Mrs Rachel Parry | Cllr Richard Parry |
| Cllr Robert Piper (Vice-Chairman) | Cllr Simon Raikes |
| Cllr Claire Shea | Cllr Edward Waite |

The Councillors listed above were consulted electronically, facilitated by the Town Clerk/Chief Executive, Planning Committee Clerk and Planning Assistant.

Representation was received from a member of the public in relation to [Plan no.17] Summerhill Seal Hollow Road and circulated to all Town Councillors.

19 DECLARATIONS OF INTEREST

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

[Plan no. 11] Conyers 18 Woodside Road

20 DECLARATIONS OF LOBBYING

Councillor Waite declared he had been lobbied on the following application

[Plan no 17] Summerhill Seal Hollow Road

Counillor Clayton declared he had been lobbied on the following application

[Plan no 17] Summerhill Seal Hollow Road

21 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 20th April 2020.

22 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that face-to-face Planning Committee meetings at the Town Council Offices would continue to be suspended while Social Distancing measures remained in place.

b) It was noted that all arrangements were subject to review.

23 PLANNING APPEALS

The Committee received notice of the submission of the following appeal:

APP/G2245/D/20/3246732 19/03354/HOUSE: Rose House, 6A St Botolph's Road

INFORMATIVE: Sevenoaks Town Council made the following recommendation under Chairman's Action on 20/12/2019:

Sevenoaks Town Council recommended refusal, on the grounds that St Botolph's is an important streetscape in the Vine Conservation Area and merits particular care and attention. The proposal to build a large double garage right up against the front boundary fence is not in keeping with the garages of neighbouring properties. It does not enhance the street scene and results in bulk and massing for this particular location. It is visually intrusive and highly visible to passing pedestrians and traffic.

24 KENT COUNTY COUNCIL PARISH HIGHWAY IMPROVEMENT PLAN/ACTION PLAN

The committee responded to Kent County Council comments and noted that these would be recirculated for consideration.

25 PUBLIC REALM/CULTURAL QUARTER STRATEGY

Councillors noted that The Shambles area had been suggested for inclusion in the list of Public Realm Spaces as well as Features within the Town Council's Parish Cultural Quarter Strategy.

26 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 28th April 2020. It was agreed that the attached comments would be forwarded to the District Council, as a Ward Councillor, Chairman of Planning Committee and Town Clerk delegated decision.

27 PRESS RELEASES

It was recommended that Sevenoaks Town Council continued to regularly provide Press Releases relating to the procedures during COVID 19.

Council Meeting 23rd March 2020 Minute 567 ii)

RESOLVED: To agree emergency measures that if it was not possible to convene a meeting of the Council or Committee in reasonable time or where restrictions are in place, the Town Clerk (and Deputy Town Clerk) shall have delegated authority under s.101 of the Local Government Act 1972 to make decisions on behalf of the Council where such decision cannot be reasonably deferred and must be made in order to comply with a commercial or statutory deadline. This will be carried out where possible by consultation with members by electronic means or telephone. The Town Clerk will further consult with the Mayor for guidance as necessary. The delegation does not extend to matters expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decision made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations.

Planning Applications Considered

Applications considered on 4-5-20

| | | | | |
|--|--------------------|----------------------------|------------------------|-----------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/00575/FUL | Ray Hill 14-05-2020 | Cllr Granville-Baxter | Change The Use 0208393 2075 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Delta HPC | | Unit 5, Goya Business Park | The Moor Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 22/04/20 |
| Change of Use B8 (Storage and Distribution) to D1 (Sports Rehabilitation Centre) and a mezzanine level. | | | | |

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval.

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|---|--------------------|-------------------------|------------------------|--|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/00862/HOUSE | S Simmons 08-05-2020 | Cllr Parry | Carmen Austin Architectur 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr Buxton & Mrs Carda | | Wood Dene | 17 Oakhill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 16/04/20 |
| Demolition of the existing garage, construction of a new garage with art studio in a roof development above with dormer windows. | | | | |

Comment

Sevenoaks Town Council recommended approval.

| | | | | |
|--|--------------------|-------------------------|------------------------|-------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/00905/FUL | Emma Gore 20-05-2020 | Cllr Michaelides | TP Bennett 02072 082410 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Martins Properties | | | 16 South Park | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 28/04/20 |
| Raising the roof to facilitate the extension of the office by adding one new storey of floorspace. Proposed new additional mezzanine parking level, creating 7 new car parking spaces at lower ground level. Removal of rooftop telephone antennae and provision of roof top plant. | | | | |

Comment

Sevenoaks Town Council recommended that this application be forwarded to the Sevenoaks District Council Development Control Committee for consideration.

Planning Applications Considered

Applications considered on 4-5-20

| | | | | |
|---|--------------------|-------------------------------|-------------------------|--------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/00928/FUL | Mark Mirams 09-05-2020 | Cllr Piper | Open Architecture 779580 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Portman Homes Ltd | | Land North East Of Heron Wood | Gracious Lane | Kippington |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 17/04/20 | |
| Demolition of existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping. | | | | |

Comment

Sevenoaks Town Council recommended refusal, unless SDC is satisfied that the "basement" as currently designed meets the requirements of the SPD and that the 3 new houses are not more prominent in the landscape than the existing stables .

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|--|--------------------|--------------------------|-------------------------|--|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/00999/HOUSE | Holly Pockett 07-05-2020 | Cllr Eyre | Kent Building Control Ltd 01893 250001 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Saveliev | | | 8 Redlands Road | Kippington |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 15/04/20 | |
| Single storey front infill extension, alterations to fenestration and changing the front and part side elevation materials. | | | | |

Comment

Sevenoaks Town Council recommended approval.

| | | | | |
|--|--------------------|-------------------------|-------------------------|-----------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01000/CONVAR | Ray Hill 16-05-2020 | Cllr Parry | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Ms Anna White | | Westra Lodge | 114 Kippington Road | Kippington |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 24/04/20 | |
| Removal of condition 7 (the first floor windows of the north elevation shall be obscure glazed and therefore shall be maintained as such) of 01/00046/FUL to Demolition of existing and erection of detached house and garage. As amplified by additional/amended plans received 19.2.01, 2.3.01 and 23.3.01. | | | | |

Comment

Sevenoaks Town Council recommended refusal, on the grounds that to allow "clear" glazing in the North Elevation will result in a loss of privacy for nearby properties.

Planning Applications Considered

Applications considered on 4-5-20

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|--|--------------------|--------------------------|------------------------|--------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01001/HOUSE | Holly Pockett 16-05-2020 | Cllr Granville-Baxter | Real Design 01892 533321 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr Cook | | | 39 The Moor Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 24/04/20 |
| Demolition of two existing sheds and terrace with the enlargement of existing single storey rear extension with rooflights and extension to existing lightweight shed roof. | | | | |

Comment

Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment.

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|--|--------------------|-------------------------|------------------------|--|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01006/HOUSE | Ronald Tong 08-05-2020 | Cllr Shea | Cobden Architectural Desi 01447455000 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr A Taylor | | Northview | Hawthorn Lane | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 16/04/20 |
| Demolition of existing conservatory and single storey side extension. Erection of a single storey side/rear extension and 2 storey side extension with rooflights, formation of dormer in the roof and alterations to fenestration. | | | | |

Comment

Sevenoaks Town Council recommended approval.

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|---|--------------------|---------------------------|------------------------|------------------------------------|
| 9 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01010/HOUSE | Alexis Stanyer 09-05-2020 | Cllr Dr Canet | Pump House Designs 014 24274400 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs C Burr | | | 42 Uplands Way | Riverhead (adjoining parish) |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 17/04/20 |
| (Adjoining Parish Consultation) | | | | |
| Proposed extensions, new porch, tudor roof, including new boundary fencing, entrance gates, driveway improvements, landscaping, bin store, juliet balcony and alterations to fenestration. | | | | |

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-5-20

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|--|--------------------|--------------------------|------------------------|--------------------------|
| 10 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01030/FUL | Sean Mitchell 08-05-2020 | Cllr Piper | Offset Architects 459829 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| CAP 3D | | Crofters | 67 Oakhill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 16/04/20 |
| Demolition of existing dwelling and erection of a new detached 3 storey house and separate detached garage block. | | | | |

Comment

Sevenoaks Town Council recommended refusal due to the overlooking of no 69 Ilex Cottage at the rear.

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|--|--------------------|--------------------------|------------------------|-----------------------------|
| 11 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01035/FUL | Sean Mitchell 13-05-2020 | Cllr Hogarth | Sketch London 02037 743 888 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs B Jones | | Conyers | 18 Woodside Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 21/04/20 |
| Demolition of existing house, garage and greenhouse and the erection of a replacement 5 bedroom house with integrated garage. | | | | |

Comment

Sevenoaks Town Council recommended approval, subject to the preservation of key trees on the southern and western boundaries and the Planning Officer conditioning that access during construction will not cause damage or excessive disturbance to neighbours.

Informative: Cllr Raikes declared a non-pecuniary interest in this application and therefore declined to comment.

| | | | | |
|--|--------------------|-------------------------|------------------------|---------------------------------------|
| 12 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01055/FUL | Ray Hill 12-05-2020 | Cllr Clayton | Robinson Escott Planning 01600 888881 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Kentmere Homes Ltd | | | 51 Wickenden Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/04/20 |
| Erection of linked two storey addition to side of existing dwelling to provide a 2 bedroom dwelling with associated parking, bin, cycle storage and private rear garden and provision of single storey rear extension to serve existing dwelling at No. 51. | | | | |

Comment

Sevenoaks Town Council recommended approval of the new house and extension, but is concerned about the loss of much of the rear garden, and the conversion of the entire front garden to hardstanding.

Planning Applications Considered

Applications considered on 4-5-20

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|--|--------------------|-------------------------|------------------------|--------------------------|
| 13 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01056/FUL | Ray Hill 12-05-2020 | Cllr Clayton | Robinson Escott Planning |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Kentmere Homes Ltd | | | 51 Wickenden Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/04/20 |
| Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space on land to rear of 51 Wickenden Road with access achieved from rear (Littlewood). | | | | |

Comment

Sevenoaks Town Council recommend refusal, on the ground that this is an undesirable and cramped form of backland development on a very small plot. It has almost no garden of its own despite being a family house, and it occupies part of the garden of no 51, which would be much reduced. In addition, although there are no windows overlooking the reduced garden of no 51, or 49 and 53, the addition of a family house at the bottom of their gardens would impact them.

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|--|--------------------|-------------------------|------------------------|----------------------------|
| 14 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01061/HOUSE | Ronald Tong 16-05-2020 | Cllr Raikes | Level Architecture 01892 8 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr P Steggle | | | 55 Dartford Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 24/04/20 |
| Single storey rear extension. Loft conversion with rear dormer and rooflights to the front. | | | | |

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no unacceptable loss of amenity to neighbouring properties to either side or the rear through overlooking.

| | | | | |
|--|--------------------|-------------------------|------------------------|----------------------------|
| 15 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01065/HOUSE | Ronald Tong 12-05-2020 | Cllr Shea | Peter Ferns Architecture 0 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr A Cornah | | | 164 Seal Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/04/20 |
| Proposed two storey extension to provide additional accommodation, replacement deck to rear with steps and alterations to fenestration. | | | | |

Comment

Sevenoaks Town Council recommended refusal on the grounds of design and appearance.

Planning Applications Considered

Applications considered on 4-5-20

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 16 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01067/HOUSE | S Simmons 12-05-2020 | Cllr Eyre | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs J Stradling | | Heather Brae | 60 The Rise | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/04/20 |
| Increase height of 3 fence panels. | | | | |

Comment

Sevenoaks Town Council recommended approval provided there is no loss of amenity to the neighbour at 62 The Rise.

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 17 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01075/FUL | Mark Mirams 13-05-2020 | Cllr Waite | Howard Sharp & Partners |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Brentfield Homes Ltd | | Summerhill | Seal Hollow Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 21/04/20 |
| Demolition of existing dwelling; erection of two detached dwellings with garaging and associated works incorporating minor revisions following consents under application references 18/00158/OUT and 18/02903/CONVAR. | | | | |

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- Continued additional risk posed to the mature Oak Tree which has a TPO in place, given that the concrete slab will be larger and thicker than the existing concrete slab, which is situated within the Root Protection Area.
- The creeping increase in size of the two properties meaning that there will clearly be over development of site and density issues
- The proposal is not consistent with guidance contained in the Residential Character Assessment.
- The plan as it stands appears to override the planting plans agreed under previous permissions for the western boundary, which has recently been stripped of all vegetation, dug out and left as a gabion wall. The 'existing Thuja Brabant planting' referred to on the plan no longer exists. This is out of character with the surrounding area and the residential character assessment.

Informative: Sevenoaks Town Council recommends the District Council avoids granting any permissions for this site which weaken the environmental and planting conditions in previous proposals

Planning Applications Considered

Applications considered on 4-5-20

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 18 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01081/HOUSE | S Simmons 15-05-2020 | Cllr Dr Canet | Mr P Hobbs |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Archview Projects Ltd | | | 19 Mount Close | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 23/04/20 |
| To raise roof in order to facilitate gable loft extension to add first floor. Dormer and fenestration alterations. | | | | |

Comment

Sevenoaks Town Council recommended approval for 19 Mount Close as long as the attached neighbours are not inconvenienced at 17 Mount Close.

| | | | | |
|---|--------------------|--------------------------|------------------------|-------------------------|
| 19 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01090/HOUSE | Holly Pockett 16-05-2020 | Cllr Eyre | Cobden 455029 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr M Dunnett | | | 12 Letter Box Lane | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 24/04/20 |
| Single storey rear extension with decking and basement under and rooflights. | | | | |

Comment

Sevenoaks Town Council recommended approval.

| | | | | |
|---|--------------------|-------------------------|------------------------|--------------------------|
| 20 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01093/FUL | Ray Hill 14-05-2020 | Cllr Mrs Parry | Offset Architects 753333 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr G Phillips | | Briarwood | Blackhall Lane | Wilderness |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 22/04/20 |
| Demolition of existing house and detached garages. Erection of replacement detached dwelling, garage and associated driveway and rear terrace. | | | | |

Comment

Sevenoaks Town Council recommended approval.

| | | | | |
|--------------------------------------|--------------------|--------------------------|------------------------|---------------------------------------|
| 21 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 20/01118/MMA | Holly Pockett 19-05-2020 | Cllr Bonin | Stephen Langer Assoc.018 02 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> |
| | | | | 27/04/20 |
| Amendment to 20/00369/LBCALT. | | | | |

Comment

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