

16<sup>th</sup> September 2020

REPORT TO PLANNING COMMITTEE

21 SEPTEMBER 2020

**Arrangements During COVID 19**

Sevenoaks Town Council is endeavouring where possible to continue with its day-to-day activities, including providing recommendations on planning applications. Unfortunately, face-to-face meetings are suspended until June and decisions and planning recommendations are delegated to ward members, committee chairs and the Chief Executive.

Details of planning applications being considered will be published in the normal manner and timescale - Comments on planning applications are welcome by email. Please submit your comments **by 12noon on 21<sup>st</sup> September 2020** to: [planning@sevenoakstown.gov.uk](mailto:planning@sevenoakstown.gov.uk)

It is hoped in the near future that we will be able to hold virtual meetings and details will be published.

Cllr K Bonin	Cllr N Busvine OBE (Mayor)
Cllr S Camp ( <b>Chairman</b> )	Cllr Dr M Canet
Cllr A Clayton	Cllr A Eyre
Cllr V Granville-Baxter	Cllr R Hogarth
Cllr L Michaelides	Cllr T Morris Brown
Cllr Mrs R Parry	Cllr R Parry
Cllr R Piper ( <b>Vice Chairman</b> )	Cllr S Raikes
Cllr C Shea	Cllr E Waite

1. DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included in this report.

2. NOTES ON PLANNING REPORT

To receive and agree the Notes on the Planning Report of 7<sup>th</sup> September 2020.

3. COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) To note that face-to-face Planning Committee meetings at the Town Council Offices will continue to be suspended while Social Distancing measures remain in place.

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

b) To note that Planning Committee meetings will be held via Zoom and available to stream on YouTube from October 2020.

c) To note that all arrangements are subject to review.

4. DATES OF VIRTUAL MEETINGS TO DISCUSS GOVERNMENT CONSULTATION

(a) To note the following dates and times of the online meetings to discuss Government consultation documents:

Ref	Consultation	Response Deadline	Date Proposed for Zoom Meeting	Time
1	Changes to current Planning System	17.9.2020	2.9.2020	7 p.m.
2	White Paper: Planning for the Future	15.10.2020	30.9.2020	7 p.m.
3	Transparency and Competition: A call for evidence on data on land control	16.10.2020	30.9.2020	7 p.m. (follow on from above)

(b) To note that apologies should be sent to either the Town Clerk or Planning Committee Clerk.

(c) To note that the Zoom meeting link for 7pm, Wednesday 30<sup>th</sup> September 2020 (Meetings 2 & 3) is listed below:

<https://us02web.zoom.us/j/81839430815?pwd=YXJPaXdWK29oZlIOUGlFdHNyR1NrQT09>

5. STC PLANNING PRE-APPLICATION DISCUSSIONS PROTOCOL

To receive and note a copy of the Sevenoaks Town Council pre-application discussions protocol.

6. KENT COUNTY COUNCIL 12<sup>TH</sup> RAIL SUMMIT WEBINAR

(a) To receive and note an invitation from Kent County Council to attend the 12<sup>th</sup> Rail Summit:

Date: Tuesday 13 October 2020

Time: 18:00 – 20:00

(b) To nominate Councillors to attend.

INFORMATIVE: Please note this event will be held virtually using Team Meetings.

7. KENT AND MINERALS LOCAL WASTE

(a) To note that on the 10<sup>th</sup> September 2020 members of Kent County Council resolved to adopt the Kent Minerals and Waste Local Plan 2013 – 30.

(b) To receive a copy of the Adoption Statement.

8. PLANNING APPEALS

To receive notice of the submission of the following appeal:

APP/G2245/Z/20/3257648: 20/01527/ADV – 46 London Road, Sevenoaks

INFORMATIVE:

At Planning Committee 15<sup>th</sup> June 2020:

Sevenoaks Town Council recommended refusal on the grounds that the internal illumination of the fascia sign is not in keeping with the conservation area.

9. PLANNING APPLICATIONS

To consider planning applications received during the two weeks ending 15<sup>th</sup> September 2020, for which the comments will be forwarded to the District Council as a Ward Councillor, Chairman of Planning Committee and Town Clerk delegated decision.

10. PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

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## Sevenoaks Town Council

### NOTES ON REPORT TO PLANNING COMMITTEE

**MONDAY 7<sup>th</sup> September 2020**

Cllr Keith Bonin	Cllr Nicholas Busvine OBE, Mayor
Cllr Sue Camp ( <b>Chairman</b> )	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 ( <b>Vice-Chairman</b> )	Cllr Simon Raikes
Cllr Claire Shea	Cllr Edward Waite

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

There were no representations received from Members of the Public.

167 APOLOGIES FOR ABSENCE

Cllr Waite and Cllr Morris Brown were noted as absent.

168 DECLARATIONS OF INTEREST

None.

169 DECLARATIONS OF LOBBYING

Cllr Raikes and Cllr Michaelides declared they had been lobbied on the following application:

[Plan no. 16] 23 Eardley Road

170 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 24<sup>th</sup> August 2020.

171 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) Meetings will commence virtually via Zoom from October 2020.

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

172 ALLINGTON (IWMF) PUBLIC CONSULTATION EXTENSION

The committee noted that due to a technical error, the consultation period had been extended to 16 October 2020.

173 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 1<sup>st</sup> September 2020. It was agreed that the attached comments would be forwarded to the District Council, as a ward Councillors, Chairman of Planning Committee and Town Clerk delegated decision.

174 PRESS RELEASES

None.

**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 7-9-20

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01666/HOUSE</b>	Holly Pockett 14-09-20	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hodkinson		Scots Pines	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/20
<p><b>Proposed new property access; drop kerb; side wall to be increase; enlarging parking area; proposed electric gate and proposed retaining wall at side.</b></p> <p><b>20/01666/HOUSE Amended Plan -</b></p> <p><b>Amended Plans and Further information as requested by the SDC Tree Officer.</b></p>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01892/HOUSE</b>	S Simmons 16-09-2020	Cllr Bonin	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/20
<p><b>Proposed single storey rear extension, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.</b></p> <p><b>20/01892/HOUSE - Amended Plan:</b></p> <p><b>Amended Plans to confirm ground floor window on front elevation is to stay unaltered and an email to confirm the second floor window on the front elevation is to be repaired rather than replaced.</b></p>				

*Comment*

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

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/01893/LBCALT</b>	S Simmons 16-09-2020	Cllr Bonin	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/20
<p><b>Proposed single storey rear extension, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.</b></p> <p><b>20/01893/LBCALT - Amended Plan:</b></p> <p><b>Amended Plans to confirm ground floor window on front elevation is to stay unaltered and an email to confirm the second floor window on the front elevation is to be repaired rather than replaced.</b></p>				

*Comment*

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

# Planning Applications Considered

Applications considered on 7-9-20

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02051/HOUSE	Ronald Tong 16-09-2020	Cllr Eyre	Cobden
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bharuchia			1 Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/20
<b>Single storey rear extension (with basement) with 3 first floor front extensions. Changes to fenestration. Detached carport</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02133/FUL	Ronald Tong 09-09-2020	Cllr Busvine	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Mitchell			28 - 30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/08/20
<b>To attach (adhere) wood glazing bars (beads) to the existing single plate-glass shop front windows externally and internally to number 30 and paint black, additionally paint black the existing glazing bars(beads) at number 28 and at the front of the building paint black all other doors, frames, panels, woodwork, first &amp; second floor windows and all existing render, guttering, downpipes that are currently black. The stucco render on the first floor to be retained and painted white and the existing 'fake' painted black beams painted over in white to eliminate.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02208/HOUSE	Anna Horn 17-09-2020	Cllr Piper	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Le Roux		Tanglewood Muchley	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/20
<b>Conversion of garage to games room, erection of two storey side extension and erection of a double garage, two storey front extension, single rear and partial side extension. Alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 7-9-20

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02293/LBCALT	Ronald Tong 09-09-2020	Cllr Busvine	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Mitchell			28 - 30 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/08/20
<b>To attach (adhere) wood glazing bars (beads) to the existing single plate-glass shop front windows externally and internally to number 30 and paint black, additionally paint black the existing glazing bars(beads) at number 28 and at the front of the building paint black all other doors, frames, panels, woodwork, first &amp; second floor windows and all existing render, guttering, downpipes that are currently black. The stucco render on the first floor to be retained and painted white and the existing 'fake' painted black beams painted over in white to eliminate.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02315/HOUSE	Holly Pockett 15-09-20	Cllr Granville Baxter	Mr Rayfield
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Cresswell			164 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/20
<b>Removal of existing conservatory with replacement proposed extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02337/HOUSE	Anna Horn 10-09-2020	Cllr Piper	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Yates		Meadow Lodge	Wellmeade Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/08/20
<b>Removal of roof, two storey front extension, second storey extension and new roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02352/HOUSE	Mike Holmes 12-09-20	Cllr Parry	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Huddy		Grey Havens	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/20
<b>Single storey side and rear extensions; new porch.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 7-9-20

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/02353/HOUSE</b>	S Simmons 16-09-2020	Cllr Eyre	Glyn Doughty Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Scott		Arkendale	14 Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/08/20
<b>Two storey detached annexe with garage space and landscape works.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/02398/HOUSE</b>	Holly Pockett 17-09-2020	Cllr Clayton	Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Upton			36 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/08/20
<b>Conversion of existing garage into residential office.</b>				

*Comment*

**Sevenoaks Town Council recommended approval provided that:**

- the Planning officer is satisfied that at least one parking space remains on the site, to avoid overcrowding Bethel Road which is narrow, has no pavements and no parking provision.

-a condition can be applied which makes clear that the office is not for residential use, and that its use is attached to the main residential property site.

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/02413/FUL</b>	Emma Gore 19-09-2020	Cllr Shea	Workman LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P Blackman		Tacwise Group PLC Connectio	Vestry Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/20
<b>Installation of a security system to facilitate a security access gate, CCTV cameras and installation of palisade fencing.</b>				

*Comment*

**CHAIRMAN'S ACTION:**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 7-9-20

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02427/HOUSE	Anna Horn 18-09-2020	Cllr Raikes	Studio EK Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms M Gotts & Mr T Harland			51 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/08/20
<b>Demolition of existing rear single storey extension to build new single storey rear extension and loft conversion.</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to the Planning officer being satisfied that the rear dormer will not result in any unacceptable loss of amenity/privacy to neighbouring properties.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02438/HOUSE	S Simmonds 19-09-2020	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Farrow			12 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/20
<b>Demolish existing shed, new garden room with rooflights, extended vehicular access at front and landscaping.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02439/HOUSE	Michael Clawson 19-09-2020	Cllr Michaelides	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Citron			23 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/20
<b>Rear first floor extension.</b>				

## Comment

**Sevenoaks Town Council recommended refusal on the grounds of overshadowing of neighbouring properties.**

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## **Sevenoaks Town Council**

### **Planning Pre-Application Discussions Protocol**

#### **Introduction**

Developers are encouraged to enter into pre-application discussion with the Planning Authority (Sevenoaks District Council) Sevenoaks Town Council, relevant stakeholders, and the general public prior to the submission of a formal planning application.

This protocol sets how Sevenoaks Town Council shall consider pre-application discussions not only to respect the interest of the developer but also to preserve and enhance the interests of its residents. It details how the Sevenoaks Town Council's views shall be communicated to the Planning Authority, stakeholders, developers, and the public.

#### **Benefits of Pre-applications**

The benefits of this process are:

- It allows all the relevant policies, guidance, local circumstances, site, and area characteristics to be considered.
- It identifies any specialist advice required e.g. conservation, listed buildings, transport, trees, archaeology, ecology, contamination etc.
- It helps to increase the understanding about the decision-making process, the role of the Planning Authority and its statutory consultees
- It can help to identify problems at an early stage, thus saving time and expenses of making a formal application that is unlikely to succeed.
- Possible objections / concerns can be raised and addressed before the application is submitted, thus potentially removing public objections to the scheme.
- The characteristics of the proposal (in terms of site, design, materials, environmental controls etc) can be amended to provide a development that could be more in keeping with its surroundings.
- It can give increased certainty as to how an application is likely to be considered by the Planning Authority and the public.
- It allows stakeholders who may ultimately be charged with the developer's ongoing maintenance and opportunity to be involved and provide guidance at an early stage on practical post – construction issues.
- It could speed up negotiations on community infrastructure requirements, thereby reducing the time between approval and commencement of the development.

## **Sevenoaks Town Council Planning Pre-Application Discussions Protocol**

### **Sevenoaks Town Council's involvement in pre-applications**

As a statutory consultee in the planning process it is considered essential for Sevenoaks Town Council to be involved in the pre-application process for the following reasons:

- It has a good understanding of its area and through its Ward Members, of the communities within
- It is keen to see appropriate growth within the town, of the right type in the right location as identified in its (draft) Neighbourhood Development Plan.
- It provides an advocacy role for its residents and local organisations, effectively representing their views when they may be unable to do so.
- Much of the public open space, recreational amenity spaces, play facilities and community buildings and facilities attached to a new development may well need to be adopted and managed by Sevenoaks Town Council and as such it would wish to have an input in the development of such facilities.
- Sevenoaks Town Council for the reasons mentioned above would want to be involved in s.106 and Community Infrastructure Levy negotiations.

### **Forms of Pre-application Discussions**

There are a several ways Sevenoaks Town Council becomes involve in the pre-application discussions:

- The developer has entered into a formal pre-application process with the Planning Authority and paid a fee for that advice. In a similar way to consultation on planning applications, Sevenoaks Town Council would expect to receive notification of the pre-application and access to the relevant documentation. This application would be considered in the same way that a planning application would, by the Sevenoaks Town Planning Committee.
- The developer contacts Sevenoaks Town Council directly to garnish the view of the Town Council as a corporate body; this being done by way of a presentation to Sevenoaks Town Council's Planning Committee.
- The developer contacts Sevenoaks Town Council directly to seek the informal opinion of either the Ward Member or Officers, seeking guidance on practical site matters and post construction issues in relation to play, open space and community infrastructure.

**Sevenoaks Town Council**  
**Planning Pre-Application Discussions Protocol**

**Role of the Town Council's Planning Committee**

Sevenoaks Town Council's Planning Committee has delegated powers to consider planning applications on behalf of the Town Council, this power extends to pre-applications.

In the case of any consultation, where the view of the corporate body (Town Council) is sought, the matters shall be considered by the Sevenoaks Town Council's Planning Committee at one of scheduled meetings – the Planning Committee works on a 2-weekly cycle.

All matters are considered in public session, unless the matter is considered to be confidential and meets the public interest test as defined by the Freedom of Information Act, in which case the Planning Committee would resolve to exclude the public and press and consider the matter in private session – please see confidentiality section below.

Where the informal view of individual Ward Members and Officers are sought the Town Clerk shall make the necessary arrangements.

**Confidentiality**

Sevenoaks Town Council is appreciative of the need by some developers to seek confidential discussions with the Town Council. Sevenoaks Town Council is also mindful of its duties under the Freedom of Information Act 2000 and the need to ensure that as much information as possible is available to the public.

As a general rule, all pre-applications shall be considered by Sevenoaks Town Council's Planning Committee in the public domain unless:

- The Planning Authority, having processed the pre-application is satisfied that the applications meet the provisions of the Public Interest Test and should remain confidential, with that decision communicated to Sevenoaks Town Council
- The developer has provided a compelling argument that the application is commercially sensitive, and disclosure of information would either prejudice or adversely affect future contract negotiations / transactions.

Only in the two scenarios listed above shall the Town Council resolve to exclude members of the press and public and render the documents and any response made to the developer and Planning Authority confidential.

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**Kent County Council**  
is pleased to invite you to the  
**12<sup>th</sup> Rail Summit**

**on Tuesday 13 October 2020**  
**by WEBINAR using Teams Meeting**

Rail Summit starts at 18:00 and concludes at 20:00



**New Class 800 train on trial – courtesy of Hitachi Ltd**

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Please confirm your attendance to: [luke.watson@kent.gov.uk](mailto:luke.watson@kent.gov.uk)

This year we are pleased to welcome:

- **Stephen Gasche from Kent County Council** – *The Council's new Kent Rail Strategy 2021*
- **David Statham & Scott Brightwell from Southeastern** – *Rail Development and Forward Looking*
- **Fiona Taylor & Paul Harwood from Network Rail** – *The South East Investment Programme*
- **Dyan Crowther from High Speed 1** – *What comes first? Growth or a Carbon Negative Railway?*

A handwritten signature in blue ink, appearing to read 'Michael Payne'.

Michael Payne  
Cabinet Member for Highways and Transport



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## **Kent County Council**

### **Planning and Compulsory Purchase Act 2004**

### **Town and Country Planning (Local Planning) (England) Regulations 2012**

### **The Environmental Assessment of Plans and Programmes Regulations 2004**

### **Notice of Adoption of a Development Plan Document and publication of related Environmental Report**

### **Kent Minerals and Waste Local Plan 2013-30 Early Partial Review**

### **Kent Mineral Sites Plan**

In accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 16 of The Environmental Assessment of Plans and Programmes Regulations 2004, notice is hereby given that on the **10<sup>th</sup> September 2020**, the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30, and the Mineral Sites Plan were adopted by Kent County Council. The decision was made by a full council meeting.

The Inspector's Report was received by Kent County Council on the 23 April 2020 and confirmed that subject to modifications the Plans could be adopted. The adopted Early Partial Review and Kent Mineral Sites Plan contain all of the Inspector's recommended modifications.

Environmental Reports relating to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30, and the Mineral Sites Plan have been prepared and are included in the Sustainability Appraisals. Information regarding the preparation of the Environmental Reports is included in the SA Post Adoption Statements.

Any person aggrieved by the adoption of the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 or the Kent Mineral Sites Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with. Any such application must be made no later than the end of the six-week period starting with the date of adoption (**22 October 2020**).

Copies of both Development Plan documents, the Inspector's Report, the Sustainability Appraisals and the Sustainability Appraisal Post Adoption Statements are available to view in the County Council's examination library at the following link:

[https://consult.kent.gov.uk/portal/second\\_call\\_for\\_sites\\_2016/document\\_library](https://consult.kent.gov.uk/portal/second_call_for_sites_2016/document_library)

In the light of Government guidance relating to the current Coronavirus situation, we will not be making provision at this time for hard copies of the report to be made available in council buildings. Once the current restrictions have been lifted, the Council will make the relevant documents available to view without charge in hard copy at Kent gateways, council offices and the main library network as listed below.

In the light of Government guidance relating to the Coronavirus situation, the Council recommends that people view the relevant documents electronically. Hard copies of the documentation can be requested using the contact details below although this may incur a charge.

Further information is available by contacting the Minerals and Waste Planning Team on 03000 422370, or by e-mail [mwdf@kent.gov.uk](mailto:mwdf@kent.gov.uk)

Minerals and Waste Planning Policy Team  
Invicta House  
County Hall  
Maidstone  
Kent ME14

N.B. Due to movement restrictions in light of the coronavirus pandemic opening times may change and/or you may need to make an appointment - please check before visiting.

### **Libraries that have remained open**

- Ashford Gateway Plus
- Broadstairs Library
- Dartford Library
- Deal Library
- Folkestone Library
- Gravesend Library
- Herne Bay Library
- Kent History & Library Centre, Maidstone
- Sevenoaks Kaleidoscope
- Sittingbourne Library
- Southborough Library
- Tonbridge Library.

These libraries are open from 10am to 4pm.

### **Libraries that opened in August**

The following libraries reopened on 24 August.

These were the first libraries to also offer a socially-distanced book browsing service :

- Canterbury Beaney
- Dover Discovery Centre
- Faversham Library

- Larkfield Library
- Northfleet (Coldharbour) Library
- Tenterden Library
- Allington Library
- Cranbrook Library
- Hythe Library
- Ramsgate Library
- Showfields Library
- Swanley Library

The County Council expect to open more libraries over the coming months and aim to reopen services and facilities such as book browsing and study spaces. We will publish details of these as soon as they are confirmed. Please visit the County Council's web page (<https://www.kent.gov.uk/leisure-and-community/libraries/select-and-collect>) for further details.

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

Direct Dial: 01732 22  
Ask for: Samantha Simmons  
Your ref:  
My ref: SE/20/01527/ADV  
Date: 8th September 2020

**TOWN AND COUNTRY PLANNING ACT 1990  
APPEAL UNDER S78 AGAINST REFUSAL OF ADVERTISEMENT CONSENT  
AND MINOR COMMERCIAL APPLICATIONS**

Dear Sir/Madam,

**Appeal by:** Manak Solicitors  
**Site:** 46 London Road Sevenoaks KENT TN13 1AS  
**Nature:** Installation of 1no fascia sign, 2 no projecting signs and 1no side sign.  
**Appeal Ref:** APP/G2245/Z/20/3257648  
**SDC Ref:** SE/20/01527/ADV  
**Appeal Start Date:** 4th September 2020

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

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended by The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) Regulations 2013.

As this appeal is proceeding under the **Commercial Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, 3D

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

Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN  
quoting appeal reference; APP/G2245/Z/20/3257648, to arrive by 9th October 2020.  
Any representations submitted after the deadline will not normally be considered  
and will be returned.

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

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

Please note that any representations you submit to the Planning Inspectorate will be  
copied to the appellant and this local planning authority.

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

Yours faithfully,



Richard Morris  
Deputy Chief Executive  
Chief Officer - Planning & Regulatory Services



# Planning Applications to be Considered

Planning Applications received to be considered on 21 September 2020

<b>1</b>	<i>Plan Number</i> <b>20/02048/HOUSE</b>	<i>Planning officer</i> Hayley Nixon 23-09-2020	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Warburton		<i>House Name</i>	<i>Road</i> 19 Kippington Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 04/09/20
<b>Replacement of boundary wall and erection of metal gates.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QDMEZHBKGEV00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QDMEZHBKGEV00</a>			

<b>2</b>	<i>Plan Number</i> <b>20/02208/HOUSE</b>	<i>Planning officer</i> Anna Horn 23-09-2020	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Carmen Austin Architecture Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr and Mrs Le Roux		<i>House Name</i> Tanglewood Muchley	<i>Road</i> Ashgrove Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 04/09/20
<b>Conversion of garage to games room, erection of two storey side extension and erection of a double garage, two storey front extension, single rear and partial side extension. Alterations to fenestration.</b>				
<b>20/02208/HOUSE - Amended Plan:</b>				
<b>The application documents are now available online. We have extended the consultation period because of this delay and apologise for these documents not previously being available.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QEHWBOKIFO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QEHWBOKIFO00</a>			

<b>3</b>	<i>Plan Number</i> <b>20/02265/HOUSE</b>	<i>Planning officer</i> Anna Horn 01-10-2020	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Mr W Glass
<i>Case Officer</i>				
<i>Applicant</i> Mrs A Cleaver		<i>House Name</i> Tanz	<i>Road</i> 40 Oakhill Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 15/09/20
<b>Single storey side extension.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QEUP0XBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QEUP0XBK0LO00</a>			

<b>4</b>	<i>Plan Number</i> <b>20/02285/HOUSE</b>	<i>Planning officer</i> S Simmons 23-09-2020	<i>Town Councillor</i> Cllr Granville Baxter	<i>Agent</i> Chris Saunders Associates
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# Planning Applications to be Considered

Planning Applications received to be considered on 21 September 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Saunders		3 Bosville Drive	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			04/09/20
<b>Proposed removal of dilapidated single garage. Erection of a two storey side extension and refurbishment of existing house including replacement windows and extend existing drop kerb to accommodate off road parking.</b>			
<b>20/02285/HOUSE - Amended Plan:</b>			
<b>The proposal description has been amended to clarify that it relaxes to extending an existing vehicular access not a dropped kerb.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QDMEZHBKGEV00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QDMEZHBKGEV00</a>		

5	Plan Number	Planning officer	Town Councillor	Agent
	20/02307/HOUSE	Holly Pockett 23-09-2020	Cllr Bonin	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mrs S Millest			15 Buckhurst Avenue	Town
Town		County	Post Code	Application date
				04/09/20
First floor rear extension and window to flank wall and first floor.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QEY57XBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QEY57XBK0LO00</a>			

6	Plan Number	Planning officer	Town Councillor	Agent
	20/02448/FUL	Alexis Stanyer 24-09-2020	Cllr Camp	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Benham & Mr & Mrs Wertheim		Land North of	2 - 6 Woodside Road	St Johns
Town		County	Post Code	Application date
				04/09/20
Erection of three detached dwellings to incorporate a new vehicular access.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QFMMYWBK16R00			

7	Plan Number	Planning officer	Town Councillor	Agent
	20/02456/HOUSE	Anna Horn 28-09-2020	Cllr Mrs Parry	Timber Rooms Ltd
Case Officer				
Applicant		House Name	Road	Locality
Letchford		Parkfield Corner	Blackhall Lane	Wilderness
Town		County	Post Code	Application date
				08/09/20
Construction of an outbuilding.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QF00S7BK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QF00S7BK0LO00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 21 September 2020

<b>8</b>	<b>Plan Number</b> 20/02485/HOUSE	<b>Planning officer</b> Michael Clawson 05-10-2020	<b>Town Councillor</b> Cllr Clayton	<b>Agent</b> Taylor Matthews Associates Ltd
<b>Case Officer</b>				
<b>Applicant</b> Mr & Mrs Das		<b>House Name</b>	<b>Road</b> 43A Wickenden Road	<b>Locality</b> Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 15/09/20
<b>Erection of a single storey rear extension.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QFZ543BK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QFZ543BK0LO00</a>			

<b>9</b>	<b>Plan Number</b> 20/02508/HOUSE	<b>Planning officer</b> S Simmons 06-10-2020	<b>Town Councillor</b> Cllr Parry	<b>Agent</b> JAT-Surv
<b>Case Officer</b>				
<b>Applicant</b> Mrs C Grimsley		<b>House Name</b>	<b>Road</b> 100 Weald Road	<b>Locality</b> Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 15/09/20
<b>Demolition of single storey rear extension and construction of single storey rear extension.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QG1GAUBKM2N00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QG1GAUBKM2N00</a>			

<b>10</b>	<b>Plan Number</b> 20/02523/FUL	<b>Planning officer</b> Sean Mitchell 01-10-2020	<b>Town Councillor</b> Cllr Granville Baxter	<b>Agent</b> Cobden
<b>Case Officer</b>				
<b>Applicant</b> Mr C McCarthy		<b>House Name</b>	<b>Road</b> 9 Hill Crest	<b>Locality</b> Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 11/09/20
<b>Demolition of existing dwelling and erection of new dwelling with landscaping.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QG4LFXBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QG4LFXBK0LO00</a>			

<b>11</b>	<b>Plan Number</b> 20/02531/HOUSE	<b>Planning officer</b> S Simmons 05-10-2020	<b>Town Councillor</b> Cllr Eyre	<b>Agent</b> Kent Building Control Ltd
<b>Case Officer</b>				
<b>Applicant</b> Mr and Mrs Healey		<b>House Name</b> Daytor	<b>Road</b> 87 Kippington Road	<b>Locality</b> Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 15/09/20
<b>Two storey side extension, single storey rear extension and rebuild existing side projection. Front entrance gates.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QG55LXBKMAI00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QG55LXBKMAI00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 21 September 2020

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/02553/HOUSE</b>	S Simmons 06-10-2020	Cllr Hogarth	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Carter			4 Oakwood Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/20
<b>Construction of attached double garage with new driveway entrance and front boundary wall with sliding gate, associated hard landscaping alterations, proposed front porch and canopy, larger glazed feature door on rear elevation and new door, window and projecting box window at ground floor on side elevation and internal alterations.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QGCK90BKMNG00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QGCK90BKMNG00</a>			

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/02569/MMA</b>	S Simmons 06-10-2020	Cllr Mrs Parry	Offset Architects
<i>Case Officer</i>				
<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>
				15/09/20
<b>Amendment to 20/01093/FUL.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QGEEZ8BKMRX00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QGEEZ8BKMRX00</a>			