

3<sup>rd</sup> March 2021



You are summoned to attend a virtual meeting of the **PLANNING COMMITTEE** to be held via Zoom on **Monday 8<sup>th</sup> March 2021**. Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtu.be/HjbjlzvaBHg> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request.

Members of the public wishing to address the Committee should notify the Town Council by 12noon on the day of the meeting. Zoom joining instructions will then be provided. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council.

**Town Clerk**

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

### **Committee Members**

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

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

Town Council Offices  
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## PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

## **AGENDA**

### 1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

### 2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).

### 3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

### 4 MINUTES

To receive and agree the minutes of Planning Committee meeting held on 22<sup>nd</sup> February 2021.

### 5 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.
- 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.

6 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

To discuss the draft response prepared by Cllr Clayton and comments from F&GP Cttee 1.3.2021 and agree a final version to forward on behalf of STC.

[Min no. 465] 1.3.2021 F&GP resolved:

- 1) That the Planning Committee be advised that this Committee does not believe that the right should be extended to include unused and underused land owned by town and parish councils (Question 4); and that
- 2) It be noted that public open space was identified as an appropriate use of land and therefore not subject to the Right to Contest

7 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

- a) To receive the amended draft response prepared by Cllr Shea.
- b) To discuss and agree a response to forward on behalf of STC.

8 MHCLG – EPC-21- MODEL DESIGN GUIDE CONSULTATION

- a) To note that the Ministry for Housing, Communities and Local Government have launched a consultation seeking views on proposals to create a new Office for Place. The consultation follows directly from the Planning White Paper consultations previously considered.
- b) To note that more information about the consultation can be found at the following link:  
<https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>
- c) To note that the MHCLG consultation deadline is 11:45pm on 27 March 2021

9 DEVELOPMENT CONTROL COMMITTEE

The following application is due to be considered at the Development Control Committee meeting on Thursday 11<sup>th</sup> March 2020:

- 20/03476/FUL – 136 High Street

This was previously allocated to Cllr Michaelides. Sevenoaks Town Council recommended refusal on the following grounds:

- scale and bulk of proposed buildings constituting overdevelopment
- quality and sustainability of design
- inadequate car parking provision for the number of flats proposed
- inadequate provision of affordable housing
- overlooking and loss of amenity
- environmental character of the dwelling

10 DEVELOPMENT CONTROL COMMITTEE

The following application is due to be considered at the Development Control Committee meeting on Thursday 11<sup>th</sup> March 2020:

- 20/03289/HOUSE – Riftwood Oak Avenue

This was previously allocated to Cllr Piper. Sevenoaks Town Council recommended refusal unless:

- The planning officer is satisfied that there is no overlooking of the front door and windows of Ashley
- The 2 dormer windows at the front of the bungalow are obscure glazed up to 1.7m
- There are appropriate plans to protect the vegetation, particularly the mature trees, along Oak Avenue, particularly during construction.

11 PLANNING APPLICATIONS

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

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

- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 2<sup>nd</sup> March 2021.

12 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE meeting held on Monday 22<sup>nd</sup> February 2021 at 7:00pm  
via Zoom available to view on YouTube: <https://www.youtube.com/watch?v=ZNKXNCSe1LE>

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**Present:**

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Absent</b>
Cllr Camp - <b>Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Apologies</b>
Cllr Canet	<b>Present</b>	Cllr Parry	<b>Apologies</b>
Cllr Clayton	<b>Present</b>	Cllr Piper – <b>Vice Chairman</b>	<b>Present</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>
Cllr Hogarth	<b>Present</b>	Cllr Waite	<b>Apologies</b>

**Also in attendance:**

Town Clerk  
Planning Committee Clerk  
2 Members of the public

**PUBLIC QUESTION TIME**

None.

**445     REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**446     DECLARATIONS OF INTEREST**

None.

**447     DECLARATIONS OF LOBBYING**

Representation was received and circulated to all Cllrs objecting to the following application:

- [Plan no. 1] Land South of 65 Kippington Road

Representation was received and circulated to all Cllrs objecting to the following application:

- [Plan no.13] Rethink 37 Vine Court Road

Cllrs Shea, Raikes and Bonin declared they had been lobbied on the following application:

- [Plan no. 4] Perfect Start Day Nurseries, The Former Mulberry Day Therapy Centre Emily Jackson Close

448 MINUTES

The committee received the minutes of the Planning Committee meeting held 8<sup>th</sup> February 2021. **It was RESOLVED** that the minutes be approved.

449 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings will commence virtually via Zoom from October 2020
- b) It was noted that all arrangements were subject to review.

450 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

**RESOLVED:** To defer to the next Planning meeting to allow more time to review the draft proposal prepared by Cllr Clayton.

451 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

Cllrs discussed the draft response previously circulated to Councillors.

**RESOLVED:** Cllr Shea to amend the draft response based on the discussion of the meeting and to provide an updated response to be signed off at the next planning meeting.

452 KCC APPLICATION

**RESOLVED:** to note that the application SE/20/2151R4A has been approved.

453 NEIGHBOURHOOD PLAN – SUGGESTED AMENDMENTS TO POLICY WORDING

The Committee discussed the wording of Policy D2. Cllrs also asked to double check the wording of Policy L2 (to become Policy L4).

**RESOLVED:** To approve changes to Policy D2 and confirm proposed changes to L2 (L4) as attached and endorse the NDP to progress onto the next stage, with the intention to have a next draft ready for the Annual Town Meeting

454 APPEALS

Councillors noted that the following appeal had been dismissed:

- APP/G2245/W/20/3254756 Raleys Cricket Ground, Plymouth Drive, Sevenoaks

455 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement.

[Plan no. 1]            Land South of 65 Kippington Road (Against)

[Plan no. 13]        Rethink 37 Vine Court Road (Against)

(b) The Committee considered planning applications received during the two weeks ending 16<sup>th</sup> February 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

456 PRESS RELEASES

None.

Finished: 9:00pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 22-2-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>19/02972/FUL</b>	Sean Mitchell 26-02-2021	Cllr Eyre	Open Architecture 01732 776500
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Locke	Land South of	65 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/02/21	

**Construction of three new detached dwellings with associated landscaping.**

**19/02972/FUL - Amended plan**

**Submission of tree survey report.**

**19/02972/FUL - Amended plan**

**Amended siting of new dwellings, further cross section drawings, ecology scoping report, revised design and access statement.**

**19/02972/FUL - Amended plan**

**Amended siting of new dwelling (plot 3), further cross section drawings, and revised arboricultural (tree) report.**

*Comment*

**Sevenoaks Town Council recommended approval provided the planning officers are satisfied that the design does not compromise the Kippington conservation area and that the amenities of neighbours are not affected.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/03648/CONVAR</b>	Guy Martin 24-02-2021	Cllr Eyre	n/a
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portofino Homes Ltd	Barberries	7 Beaconfields	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/02/21	

**Variation of condition 9 and 11 of 19/03411/FUL for demolition of existing bungalow and detached garage and construction of three detached houses with amendments to finished floor levels and drawings.**

**20/03648/CONVAR - Amended plan**

**Change to description:**

**Variation of condition 9 and 11 of 20/01905/MMA for demolition of existing bungalow and detached garage and construction of three detached houses with amendments to finished floor levels and drawings.**

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds that this application solely considers the CONVAR for the house 3 and as such the changes are too significant to be handled under an application to vary conditions.**



# Planning Applications Considered

Applications considered on 22-2-21

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/03680/HOUSE</b>	S Simmons 04-03-2021	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Sayer			3 Cross Keys Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/21
<b>Lean to timber extension</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/03713/FUL</b>	Mark Mirams 08-03-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Perfect Start Day Nurseries		Perfect Start Day Nursery, The	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/21

**Removal of natural grass surface and replacement with artificial grass in two garden areas.**

**20/03713/FUL - Amended plan**

**Updated Site Plan indicating in purple the location of the areas of the artificial grass.  
Before and after photograph images of the areas where the grass was installed.**

*Comment*

**Sevenoaks Town Council recommended approval subject to both the conservation officer and arboricultural officer being satisfied.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00201/HOUSE</b>	S Simmons 24-02-2021	Cllr Mrs Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Bell		Woodhall	4 Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/21

**Garage built at side of house.**

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-2-21

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00224/HOUSE	Anna Horn 26-02-2021	Cllr Piper	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Tobro		St Francis Lodge	66 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/21
<b>Single storey front and side extension incorporating catslide roof including new rooflights. Fenestration changes to rear elevation. Extension of rear terrace connecting upper ground level. Reconfigure rear retaining walls to increase size of patio and form new garden access stairs.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00243/FUL	Mark Mirams 01-03-2021	Cllr Busvine	E2 Architecture + Interiors
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Tyson		County Perry	75 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
<b>-Change of use from Class E(c)ii - Professional Services to Class C3 Dwellinghouses          -Reinstatement of ground floor historic plan form with the features fenestration, joinery and finishing materials          -Part infill lightwell extension          -Conservation works</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to the conservation officer being satisfied that the proposed works do not detract from the conservation area and are sympathetic to the historic fabric of the listed building.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00247/FUL	Alexis Stanyer 01-03-2021	Cllr Parry	Mr E Plumptre
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Jeune		Brittains Farm	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
<b>Erection of replacement post and rail fencing.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-2-21

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00268/CONVAR</b>	Emma Gore 01-03-2021	Cllr Piper	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd		Land North East Of Heron Woo	Gracious Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
<b>Variation of conditions 2 and 3 of 20/00928/FUL to demolish of (sic) existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping, with amendments to the drawings and Design &amp; Access Statement.</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>
	<b>21/00285/HOUSE</b>	S Simmons 25-02-2021	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Oliver			15 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/21
<b>Removal of existing garage. The addition of a single storey side and rear extension. Loft conversion to provide bedroom. The amendment of the main roof from a hipped roof to a gable.</b>				

## Comment

**Sevenoaks Town Council recommended approval, providing the planning officer is satisfied there is no adverse impact on neighbours and the street scene.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00287/HOUSE</b>	Alexis Stanyer 25-02-2021	Cllr Busvine	E-scape Landscape Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Towers		Oak End	1A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/21
<b>Erection of a swimming pool and landscaping works.</b>				

## Comment

**Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied as to the materials to be used and that the development is mindful that this lies within an archaeological notification area and will take due consideration of this requirement.**

# Planning Applications Considered

Applications considered on 22-2-21

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00309/HOUSE	Alexis Stanyer 01-03-2021	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Parker		Ashdown	17 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
<b>Storey (sic) rear and side extension, two new bay windows, loft conversion, swimming pool, alterations to fenestration, Juliet balcony and landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00341/FUL	Anna Horn 03-03-2021	Cllr Clayton	Architects Plus Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association		Rethink	37 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/21
<b>Window replacement on entire building from existing timber framed to UPVC framed double glazing.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds that the detailed design and material does not meet the requirements of the Conservation Area Management Plan or match the other half of this locally listed building**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00343/HOUSE	S Simmons 01-03-2021	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Rothery			11 Julians Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
<b>Proposed porch, ground floor and rear extension (in-fill) with alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00346/FUL	Mark Mirams 01-03-2021	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Singh		7 Oaks News And Wine	8 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/21
<b>Siting of refrigeration unit on car park wall.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, provided the Environmental Health Officer is satisfied the new equipment will not create unacceptable noise for neighbours in St Johns Hill or Prospect Road**

# Planning Applications Considered

Applications considered on 22-2-21

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00356/HOUSE</b>	M Clawson 02-03-2021	Cllr Eyre	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Matthews		Gable Cottage	Fig Street	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/21
<b>Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00384/FUL</b>	Anna Horn 04-03-2021	Cllr Piper	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Earl			4 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/21
<b>Demolition of existing property and construction of a new residential house. Alterations to the landscaping to accommodate a larger driveway.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00392/FUL</b>	Anna Horn 05-03-2021	Cllr Clayton	Architects Plus Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association		Rethink	37 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/02/21
<b>The erection of a single storey extension to house a communal living area.</b>				

*Comment*

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

- the conservation officer is satisfied with design and materials of the extension
- commitments on management of the property given when first converted for use by vulnerable people are confirmed and continued.

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00394/CONVAR</b>	Michael Clawson 04-03-2021	Cllr Raikes	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Tarasheva		Wellingtonia	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/21
<b>Variation of conditions 2 (drawings), 4 (construction methods) and 5 (ecology) of 20/01556/HOUSE for construction of new double garage to front of property, landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-2-21

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00418/HOUSE</b>	Michael Clawson 09-03-2021	Cllr Shea	Mr T Spencer
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Miller			26 Highlands Park, Seal	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/21
<b>Demolition of existing garage, two storey side extension, with part single storey front extension, Juliet balcony and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00424/HOUSE</b>	Alexis Stanyer 09-03-2021	Cllr Hogarth	C Merrett
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Merrett		Rustlings	8 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/21
<b>Demolish existing attached summer room and detached garage. Build new rear single storey extension with raised deck area and side single storey extension incorporating garage. Raise an area of rear garden to form a levelled area of lawn.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00433/HOUSE</b>	Michael Clawson 09-03-2021	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Krokhina			43 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/21
<b>Conversion of the garage to ancillary accommodation and erection of a single storey rear extension with roof lantern.</b>				

*Comment*

**Sevenoaks Town Council recommended approval provided the remaining on site parking is adequate.**

Item 8 MHCLG – EPC-21- MODEL DESIGN GUIDE CONSULTATION

Chapter 2: Achieving sustainable development

Q: Do you agree with the changes proposed in Chapter 2?

Chapter 3: Plan-making

Q2: Do you agree with the changes proposed in Chapter 3?

Chapter 4: Decision making

Q3: Do you agree with the changes proposed in Chapter 4? Which option relating to change of use to residential do you prefer and why?

Chapter 5: Delivering a wide choice of high quality homes

Q4: Do you agree with the changes proposed in Chapter 5?

Chapter 8: Promoting healthy and safe communities

Q5: Do you agree with the changes proposed in Chapter 8?

Chapter 9: Promoting sustainable transport

Q6: Do you agree with the changes proposed in Chapter 9?

Chapter 11: Making effective use of land

Q7: Do you agree with the changes proposed in Chapter 11?

Chapter 12: Achieving well-designed places

Q8: Do you agree with the changes proposed in Chapter 12?

Chapter 13: Protecting the Green Belt

Q9: Do you agree with the changes proposed in Chapter 13?

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Q10: Do you agree with the changes proposed in Chapter 14?

Chapter 15: Conserving and enhancing the natural environment

Q11: Do you agree with the changes proposed in Chapter 15?

Chapter 16: Conserving and enhancing the historic environment

Q12: Do you agree with the changes proposed in Chapter 16?

Chapter 17: Facilitating the sustainable use of minerals

Q13: Do you agree with the changes proposed in Chapter 17?

National Model Design Code

Q15. We would be grateful for your views on the National Model Design Code, in terms of:

- a) the content of the guidance
- b) the application and use of the guidance
- c) the approach to community engagement.

Public Sector Equality Duty

Q16. We would be grateful for your comments on any potential impacts under the Public Sector Equality Duty.

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Emma Gore  
Email: [planning.comments@sevenoaks.gov.uk](mailto:planning.comments@sevenoaks.gov.uk)  
My Ref: 20/03476/FUL  
Your Ref: MRS LIZ YOUNG  
Date: 2 March 2021

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** 136 High Street Sevenoaks KENT TN13 1XA

**Development:** Demolition of existing buildings and re-development to provide 104 no. apartments (use class 3) and 931 sq m of retail/commercial uses (use class e) across 3 blocks of 4-6 storeys with undercroft car parking, servicing, access and associated highway works, landscaping and boundary treatments.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **11 March 2021** at 7 pm. The meeting take place via Zoom.

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

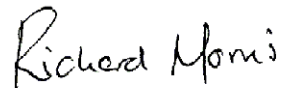
If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on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

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: [DC.Committee@sevenoaks.gov.uk](mailto:DC.Committee@sevenoaks.gov.uk).) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

For persons wishing to speak, joining details for Zoom will be sent on the day of Committee by Democratic Services, in order for access to be made on any device or phone.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk).

Yours faithfully

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

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



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Anna Horn  
Email: [planning.comments@sevenoaks.gov.uk](mailto:planning.comments@sevenoaks.gov.uk)  
My Ref: 20/03289/HOUSE  
Your Ref: MR AMAR GHOSH  
Date: 2 March 2021

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** Riftwood Oak Avenue Sevenoaks KENT TN13 1PR

**Development:** Erection of an annexe. Demolition of existing garage.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **11 March 2021** at 7 pm. The meeting take place via Zoom.

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

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

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For persons wishing to speak, joining details for Zoom will be sent on the day of Committee by Democratic Services, in order for access to be made on any device or phone.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via

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)

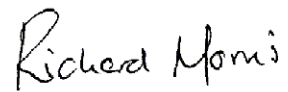


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Platinum  
Until 2022  
19

our website, [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk).

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The script is cursive and fluid, with the first name and last name clearly distinguishable.

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

# Planning Applications to be Considered

Planning Applications received to be considered on 08 March 2021

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00045/ADV	Anna Horn 19-03-2021	Cllr Busvine	Real Design
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Melanie Moynes			55 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/21
<b>Window and car park signage and illuminated front sign.</b>				
<b>21/00045/ADV - Amended plan</b>				
<b>A revised design has been received. The projecting sign would now be externally illuminated using trough strip lights and has been reduced in bulk and size and will be hung on a more traditional appearing wall bracket.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QMKPPIBKHU600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QMKPPIBKHU600</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00139/FUL	Alexis Stanyer 17-03-2021	Cllr Bonin	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			3A Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/21
<b>Change of use from part office, part residential to all residential.</b>				
<b>21/00139/FUL - Amended plan</b>				
<b>Existing and Proposed plans now provided.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QN532ZBKIPD00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QN532ZBKIPD00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00219/HOUSE	Alexis Stanyer 10-03-2021	Cllr Clayton	Sevenoaks Plans Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/21
<b>Proposed new position of rooflights; solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.</b>				
<b>21/00219/HOUSE - Amended plan</b>				
<b>The development description has been amended to better reflect the works proposed:</b>				
<b>First floor rear and side extension, proposed new rear dormer in the loft; proposed new roof at side. Alterations to fenestration rooflights and solar panels. New internal layout at ground floor solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 08 March 2021

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNI1RUBKJ9Q00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNI1RUBKJ9Q00</a>
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<b>4</b>	<b>Plan Number</b> 21/00310/HOUSE	<b>Planning officer</b> Michael Clawson 15-03-2021	<b>Town Councillor</b> Cllr Piper	<b>Agent</b> Colin Luther Associates Ltd
<b>Case Officer</b>				
<b>Applicant</b> Mr L Hellard		<b>House Name</b>	<b>Road</b> 16 Downsvie Road	<b>Locality</b> Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 22/02/21
<b>Single storey rear extension with handrail and balustrade modify at the rear first floor. (sic)</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=QNYPPFBKK2500&amp;activeTab=summary">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=QNYPPFBKK2500&amp;activeTab=summary</a>			

<b>5</b>	<b>Plan Number</b> 21/00396/HOUSE	<b>Planning officer</b> S Simmons 18-03-2021	<b>Town Councillor</b> Cllr Camp	<b>Agent</b> Carmen Austin Architecture Ltd
<b>Case Officer</b>				
<b>Applicant</b> Mr & Mrs Craddock		<b>House Name</b>	<b>Road</b> 109A Bradbourne Park Road	<b>Locality</b> St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 25/02/21
<b>Extended hall, first floor front bathroom extension, rear single storey extension, new front gable.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOBODOBK0900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOBODOBK0900</a>			

<b>6</b>	<b>Plan Number</b> 21/00424/HOUSE	<b>Planning officer</b> Alexis Stanyer 23-03-2021	<b>Town Councillor</b> Cllr Hogarth	<b>Agent</b> C Merrett
<b>Case Officer</b>				
<b>Applicant</b> C Merrett		<b>House Name</b> Rustlings	<b>Road</b> 8 Merlewood	<b>Locality</b> St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 02/03/21
<b>Demolish existing attached summer room and detached garage. Build new rear single storey extension with raised deck area and side single storey extension incorporating garage. Raise an area of rear garden to form a levelled area of lawn.</b>				
<b>21/00424/HOUSE - Amended plan</b>				
<b>The original floorplan drawing submitted in relation to the main house was incomplete. The drawing has been updated to reflect the full extent of the ground floor.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QODJ2QBKKS700">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QODJ2QBKKS700</a>			

<b>7</b>	<b>Plan Number</b> 21/00433/HOUSE	<b>Planning officer</b> Michael Clawson 15-03-2021	<b>Town Councillor</b> Cllr Clayton	<b>Agent</b> Harringtons 2006
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# Planning Applications to be Considered

Planning Applications received to be considered on 08 March 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Krokhina		43 Pinewood Avenue	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			22/02/21
<b>Conversion of the garage to ancillary accommodation and erection of a single storey rear extension with roof lantern.</b>			
<b>21/00433/HOUSE - Amended plan</b>			
<b>Incorrect Design and Access Statement submitted. A new Design and Access Statement has now been submitted.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOFDQ7BKKV700">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOFDQ7BKKV700</a>		

8	Plan Number	Planning officer	Town Councillor	Agent
	21/00482/HOUSE	S Simmons 15-03-2021	Cllr Parry	Miss M Burnham
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Wood			4 Middlings Wood	Kippington
Town		County	Post Code	Application date
				22/02/21
The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOON21_BKLAB00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOON21_BKLAB00</a>			

9	Plan Number	Planning officer	Town Councillor	Agent
	21/00501/HOUSE	Michael Clawson 18-03-2021	Cllr Morris Brown	Michael Kendrick Architects
Case Officer				
Applicant		House Name	Road	Locality
Ms Hasselby			20 The Crescent	Eastern
Town		County	Post Code	Application date
				25/02/21
Proposed demolition of an existing conservatory and erection of a new single-storey rear extension.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QQQHRIBKLDN00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QQQHRIBKLDN00</a>			

10	Plan Number	Planning officer	Town Councillor	Agent
	21/00508/CONVAR	Sean Mitchell 22-03-2021	Cllr Clayton	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr D Hook		Land South Of	27-33 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				01/03/21
Variation of condition 10 18/03015/FUL for proposed new single storey detached dwelling with amendments to drawings as well as Design and Access Statement.				
Web link	https://pa.sevenoaks.gov.uk/online-			

# Planning Applications to be Considered

Planning Applications received to be considered on 08 March 2021

[applications/applicationDetails.do?activeTab=summary&keyVal=QOSCDTBKLHA00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOSCDTBKLHA00)

<b>11</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00544/HOUSE	Anna Horn 19-03-2021	Cllr Michaelides	Level Architecture
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr W Minto			40 Buckhurst Avenue	Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				26/02/21
<b>Single storey rear extension.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOXWFBKLPZ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOXWFBKLPZ00</a>			

<b>12</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00561/MMA	Mark Mirams 19-03-2021	Cllr Eyre	Andrew Wells Planning & Design
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
TJK Builders Ltd		Hendry House	1 Oakhill Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				26/02/21
<b>Minor material amendment to 15/02686/FUL.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOZR3XBKLTk00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOZR3XBKLTk00</a>			

<b>13</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00565/HOUSE	S Simmons 23-03-2021	Cllr Parry	Bluelime
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Balmer			9 Redlands Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				02/03/21
<b>Proposed ground floor rear extension with raised stepped patio terrace to the rear, barn roof loft conversion with rear dormer and internal layout alterations.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QP1LQNBKLN00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QP1LQNBKLN00</a>			

<b>14</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00570/HOUSE	Alexis Stanyer 22-03-2021	Cllr Eyre	MRW Design
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Barker			6 Garvock Drive	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				01/03/21
<b>Extension to existing detached garage with new roof to form a gym with dormer windows to the front elevation.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QP1LRABKLWX00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QP1LRABKLWX00</a>			