

31st March 2021



You are summoned to attend a virtual meeting of the **PLANNING COMMITTEE** to be held via Zoom on **Tuesday 6th April 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/NL_GaDKKTjs 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 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
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



Town Clerk

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 22nd March 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.

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6 CONSULTATION ON KCC APPLICATION KCC/SE/0045/2021 – SEVENOAKS GRAMMAR ANNEXE

- a) To note that Kent County Council have launched a consultation seeking views on the below application.
 - KCC/SE/0045/2021 – SEVENOAKS GRAMMAR ANNEXE
- b) To note that further information about the consultation can be found at the following link: [Planning Register : Kent County Council \(kentplanningapplications.co.uk\)](http://kentplanningapplications.co.uk)
- c) To note that the KCC deadline for comment is 20/04/2021.

7 APPEALS

To receive and note that an appeal has been launched against the refusal of the following application: that the following application has been appealed: (see attached)

G2245/W21/3271010: 20/02823/FUL – The Old Barracks

Informative: On 19/10/2021, Sevenoaks Town Council recommended refusal unless the Conservation Officer provides significant reasons that the additional bulk through the loss of the stepped roofline in such close proximity to the Old Barracks will not detract from the setting of the locally listed building.

8 MHCLG – EPC-21 – MODEL DESIGN GUIDE CONSULTATION

- a) To note that the agreed collated response was forwarded on 26/03/2021.

9 GRACIOUS LANE AND HUBBARDS HILL JUNCTION

- a) To note that the Council's support for Weald Parish Council's lobbying of Kent Highways regarding signage at the above junction has now been forwarded to KCC, Kent Highways and Weald Parish Council. This was previously agreed by the Council on 2nd November 2020.

10 PLANNING APPLICATIONS

- a) To receive and note comments made on applications considered under **Town Council Offices**
Chairman's Action, submitted to Sevenoaks District Council. **Bradbourne Vale Road**
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

Town Clerk



Sevenoaks
Town Council

- b) 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.

- c) The meeting will be reconvened to consider planning applications received during the two weeks ending 30th March 2021.

11 PRESS RELEASES

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

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Sevenoaks Kent TN13 3QG

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Town Clerk

Minutes of the PLANNING COMMITTEE meeting held on Monday 22nd March 2021 at 7:00pm via Zoom available to view on YouTube: <https://youtu.be/sWTls4EcPXI>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present – left at 8pm
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Aaron Hill, Sevenoaks District Council, Development Manager

PUBLIC QUESTION TIME

None.

At 7pm, prior to the commencement of the meeting, there was a presentation from a Sevenoaks District Council Planning Officer relating to the procedures for processing Amended Planning Applications. The presentation was followed by a Q & A session. (Please see appendix for the presentation slides).

491 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

492 **DECLARATIONS OF INTEREST**

None.

493 **DECLARATIONS OF LOBBYING**

Cllr Bonin declared that he was lobbied over application 21/00687/HOUSE.

494 **MINUTES**

The committee received the minutes of the Planning Committee meeting held 8th March 2021. **It was RESOLVED** that the minutes be approved.

495 **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.

496 SEVENOAKS NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

RESOLVED: Councillors noted and approved the timetable circulated prior to the meeting.

497 APPEALS

Councillors noted that the following appeals had been dismissed:

APP/G2245/W/20/3259038: 20/01056/FUL – 51 Wickenden Road

APP/G2245/W/20/3259037: 20/01627/FUL – 49 Wickenden Road

498 Update Sheet: DEVELOPMENT CONTROL COMMITTEE MEETING 11th MARCH

The Committee noted that planning permission had been granted for the following application:

20/03476/FUL 136 High Street

499 Update Sheet: DEVELOPMENT CONTROL COMMITTEE MEETING 11th MARCH

The Committee noted that planning permission had been declined for the following application:

20/03289/HOUSE Riftwood, Oak Avenue

500 MHCLG – EPC-21— MODEL DESIGN GUIDE CONSULTATION

Cllr Clayton presented the draft responses circulated prior to the meeting. The draft responses had been compiled by Cllr Bonin, Cllr Dr Canet and Cllr Granville Baxter.

RESOLVED:

- i) To review and circulate responses to Q3 and Q15
- ii) To accept the other responses provided.

501 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

The Committee noted the submission of the agreed response to the above consultation.

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

The Committee noted the submission of the agreed response to the above consultation.

503 PLANNING APPLICATIONS

- (a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) No members of the public registered to speak on individual applications.
- (c) The Committee considered planning applications received during the two weeks ending 16th March 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

504 PRESS RELEASES

It was **RESOLVED** that a press release be issued to report that the Town Council received a presentation on minor amendments to Planning Applications from a District Council Development Manager, with slides from the presentation to be distributed following the meeting. It was also **RESOLVED** that a press release be issued on the revised timetable for the Neighbourhood Development Plan.

Finished: 9:00pm

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 22-3-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00070/HOUSE	S Simmons 31-03-2021	Cllr Mrs Parry	Offset Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Silva	Silverley	Woodland Rise	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/03/21	

Construction of rear single storey extensions, first floor side extension, loft conversion and internal alterations to floors. Alterations to fenestration and roof-lights. Demolition of front porch and erection of new double height porch.

21/00070/HOUSE - Amended plan

Amendments to the application are as follows:

- Proposed plans have been amended to reduce the scale of the proposed porch and to remove one rear extension to the property. Reference to a hydro pool which does not form part of the proposals has also been removed from the plans.
- Existing plans and elevations have been corrected to show an existing chimney.
- An Arboricultural Impact Assessment and Method Statement and Tree Protection Plan has been provided.
- The Design And Access Statement has been updated to reflect the above amendments to the scheme.

Amended proposal description:

Construction of rear single storey extensions, first floor side extension, loft conversion and internal alterations to floors. Alterations to fenestration and roof-lights. Alteration to front porch.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 22-3-21

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00219/HOUSE	Alexis Stanyer 02-04-2021	Cllr Clayton	Sevenoaks Plans Ltd
<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>
				12/03/21
<p>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.</p> <p>21/00219/HOUSE - Amended plan</p> <p>The development description has been amended to better reflect the works proposed:</p> <p>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.</p> <p>21/00219/HOUSE - Amended plan</p> <p>Revised plans received to show both heating units.</p>				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of:

- Loss of privacy to neighbouring gardens
- Overdevelopment of the site
- The impact on neighbours in Hillingdon Avenue of a substantial exterior balcony at roof level associated with floor to ceiling windows and doors.

The Town Council notes that this is a retrospective application for a roof extension which has been built larger than the original application, with even more significant impact on neighbours to the rear.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00346/FUL	Mark Mirams 30-03-2021	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>
				09/03/21
<p>Siting of refrigeration unit on car park wall.</p> <p>21/00346/FUL - Amended plan</p> <p>Acoustic Report has now been provided.</p>				

Comment

Sevenoaks Town Council recommended approval, provided the Environmental Health Officer is satisfied that the new equipment will reduce noise for neighbours in St Johns Hill or Prospect Road to acceptable levels - including in gardens, and that the associated cold store meets building regulations.

Planning Applications Considered

Applications considered on 22-3-21

4	<i>Plan Number</i> 21/00359/HOUSE	<i>Planning officer</i> S Simmons 01-04-2021	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> De Linde Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Willson			11 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/21
Demolition of existing conservatory and garage with new ground and first floor and side extensions.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that it meets the current Parking standards for a four bedroom house.

5	<i>Plan Number</i> 21/00424/HOUSE	<i>Planning officer</i> Alexis Stanyer 25-03-2021	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> 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>
				04/03/21

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.

21/00424/HOUSE - Amended plan

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.

21/00424/HOUSE - Amended plan

The applicant has changed the red line on the block plan to show all of the garage included in their title. Previously the red line ran through their garage, with the external wall shown to be outside of the applicant's title.

Comment

Sevenoaks Town Council recommended approval, provided it is conditioned on the satisfaction of the enforced case 21/00002/OPDEV/, removing the decked area at the bottom of the garden (to be turned into a level grassed area) and the 3 metre fence.

6	<i>Plan Number</i> 21/00452/HOUSE	<i>Planning officer</i> S Simmons 25-03-2021	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Edward Blake			26 Woodside Raod	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/21

Construction of a single-storey WC extension under part of the existing awning at the front of the house.

Comment

Sevenoaks Town Council recommended approval, providing the window is obscure glazed.

Planning Applications Considered

Applications considered on 22-3-21

7	<i>Plan Number</i> 21/00482/HOUSE	<i>Planning officer</i> S Simmons 26-03-2021	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Miss M Burnham
<i>Applicant</i> Mr & Mrs Wood		<i>House Name</i>	<i>Road</i> 4 Middlings Wood	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 05/03/21
<p>The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.</p> <p>21/00482/HOUSE - Amended plan</p> <p>New plan showing the new red line boundary of the site.</p>				

Comment

Sevenoaks Town Council would have recommended approval, however it was noted that the planning application had been revalidated and will be considered on the next Planning Committee agenda.

8	<i>Plan Number</i> 21/00491/HOUSE	<i>Planning officer</i> Michael Clawson 24-03-2021	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Cobden Architectural Desi
<i>Applicant</i> Mr S Stone		<i>House Name</i>	<i>Road</i> 17 White Hart Wood	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 03/03/21
<p>Single storey rear extension, construction of a new dormer and enlargement of an existing dormer at the rear of the property and rooflight.</p>				

Comment

Sevenoaks Town Council recommended approval on the grounds that there is no overlooking.

9	<i>Plan Number</i> 21/00524/HOUSE	<i>Planning officer</i> Anna Horn 01-04-2021	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> Cobden
<i>Applicant</i> Mrs J Rogers		<i>House Name</i>	<i>Road</i> 121 Cramptons Road	<i>Locality</i> Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 11/03/21
<p>Demolition of existing rear extension. Construction of part single, part double extension.</p>				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied there is no detrimental loss of light to adjoining properties.

Planning Applications Considered

Applications considered on 22-3-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00557/FUL	Emma Gore 24-03-2021	Cllr Piper	Offset Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Dr Tait	Magnolia House	26 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/03/21	
Demolition of existing dwelling and greenhouse and erection of new 6 bedroom house with associated outbuildings and swimming pool. Landscaping alterations.				

Comment

Sevenoaks Town Council recommended approval on the grounds that the conditions of the application's previous refusal have been addressed.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00601/HOUSE	Michael Clawson 24/03/21	Cllr Granville-Baxter	David Burr
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Barker		5 Meadow Close	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/03/21	
To erect a single storey side and rear extension with a bay window and roof lights, a front porch with pitched roof and fenestration changes.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00609/HOUSE	Hayley Nixon 25-03-2021	Cllr Clayton	Sevenoaks Plans Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Vasili		1 Prospect Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/03/21	
Demolition existing ground floor extension at rear; proposed new ground floor extension at rear with rooflight; proposed enlarging patio are at rear (sic); proposed dormer at rear.				

Comment

Sevenoaks Town Council recommended approval for both the rear extension and dormer. Informative for Sevenoaks District Council: The Town Council commends the treatment of the dormer in this application, where the applicant has made a real effort to meet requirements of the Hartlands Conservation Area management plan. We would like to see this approach encouraged in other extensions

Planning Applications Considered

Applications considered on 22-3-21

13	<i>Plan Number</i> 21/00645/CONVAR	<i>Planning officer</i> Guy Martin 31/03/2021	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Chris Sandell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Trevor		Barberries	7 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/21
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 approved drawings				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i> 21/00650/LDCEX	<i>Planning officer</i> Guy Martin 29-03-2021	<i>Town Councillor</i> Cllr Hogarth	<i>Agent</i> Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wealden Properties (Sevenoak		Brisket And Barrel	123 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/03/21
This application seeks to confirm that the detached rear building can be leased as a separate unit with Class E use.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i> 21/00685/FUL	<i>Planning officer</i> Mark Mirams 05-04-2021	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> Tim Ronalds Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/21
Installation of external lighting along the back of the Sackville Theatre, Performing Arts Centre and the Science and Technology Centre within the School grounds.				

Comment

Sevenoaks Town Council recommended approval on the condition that the recommendations in the report by FOA Ecology are adhered to by the applicant.

Planning Applications Considered

Applications considered on 22-3-21

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00687/HOUSE	Alexis Stanyer 05-04-2021	Cllr Bonin	E-Scape Landscape Archi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs K Layng			151 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/21
Partial demolition of listed retaining wall, formation of vehicular access with two off road parking bays and access steps leading up to dwelling house. Bays paved and surrounded with kentish ragstone retaining walls surmounted with m/s railings and screened with low planting to front garden with alterations to landscaping.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that:
 -It destroys a large section of the listed retaining wall, which should be protected,
 -It neither preserves nor enhances a listed asset
 -It detracts from the historic street scene that the listed wall creates, and
 -The removal of the wall will likely increase traffic noise for the neighbouring property, resulting in a significant loss of amenity.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00688/LBCALT	Alexis Stanyer 05-04-2021	Cllr Bonin	E-Scape Landscape Archi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs K Layng			151 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/21
Partial demolition of listed retaining wall, formation of vehicular access with two off road parking bays and access steps leading up to dwelling house. Bays paved and surrounded with kentish ragstone retaining walls surmounted with m/s railings and screened with low planting to front garden with alterations to landscaping.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that:
 -It destroys a large section of the listed retaining wall, which should be protected,
 -It neither preserves nor enhances a listed asset
 -It detracts from the historic street scene that the listed wall creates, and
 -The removal of the wall will likely increase traffic noise for the neighbouring property, resulting in a significant loss of amenity.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00730/HOUSE	Alexis Stanyer 05-04-2021	Cllr Eyre	Kentec Draughting Servic
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Fontaine			54 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/03/21
Proposed two storey side and rear extension.				

Comment

Sevenoaks Town Council recommended approval.

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Appendix:

Amendments training for Sevenoaks Town Council



Aaron Hill
Development Manager

When we consult you

Statutorily required to consult Town Council's on planning applications, such as FUL, OUT, HOUSE, LBCALT, ADVERT, RM - MMA & CONVAR (amended applications)

No statutory requirement to consult Town Council's DETAILS, PAC, PAE, AGRNOT, KCCRG3, NMA, LDCPR - Weekly list

LDCEX - different approach

What are amendments?

- Corrected application drawings
- Submission of additional supporting information, such as ecology or highway statement
- Amended scheme, in terms of design, appearance or size
- Amendments to address issues (not major)
- **We don't just accept any amendments**
- If fundamentally changes the scheme or won't affect final decision. Applications will be refused or withdrawn.

Amendments - no legal requirement

No planning legislation or statutory requirement to carry out reconsultations on amendment plans.

However it is open for us carry out reconsultations on amendments if we decide. There is national and local guidance on this

National Planning Policy Guidance

When considering reconsultations amendments, the national guidance states:

*“Where an application has been amended it is **up to the local planning authority to decide** whether further publicity and consultation is **necessary in the interests of fairness**. In deciding what further steps may be required local planning authorities should consider whether, **without re-consultation, any of those who were entitled to be consulted on the application would be deprived of the opportunity to make any representations that they may have wanted to make on the application as amended.**”*

Statement of Community Involvement

- Sevenoaks District Council approach as set out in Statement of Community Involvement:
- *“if an application is substantially amended prior to a decision, the Council will re-consult all those who have expressed an interest in writing”*

What is substantial ?

- Good question! The issue with re-consultation is not straight forward and open to interpretation. Needs to be considered in relation to each application. Officer decision
- Depends on scale of change and sensitivity of change - adding in a window, on rear elevation or side elevation
- Depends on the context and views received on the scheme
- If we don't re-consulted, when arguably we should leaves the decision open to challenge in the High Courts

- Town Council reconsultations on the amendment where considered necessary
- 21 day consultation period
- Reconsultations still trigger our Committee call in process
- Where not significant, the Town Council will not be consulted on the amendments, but may receive “*for information only*” notification letter. Not seeking your views.



*Any
Questions?*

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

Planning Applications Group
First Floor, Invicta House
County Hall
Maidstone
Kent ME14 1XX
Tel: 03000 411200

Website: www.kent.gov.uk/planning
Email: planning.applications@kent.gov.uk
Direct Dial/Ext: 03000 413379
Text Relay: 18001 03000 417171
Ask For: Miss Mary Green
Your Ref:
Our Ref: KCC/SE/0045/2021
Date: 23 March 2021

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

Dear Sir/Madam

APPLICATION NO: KCC/SE/0045/2021

PROPOSAL: New external sports facilities - comprising 2 multi use games areas & 2 all weather floodlit pitches on the existing school playing fields, and change of use of an area of land to the east of the school site to grass playing field, together with associated landscaping and access works

LOCATION: Sevenoaks Grammar Annexe/Trinity School site, Seal Hollow Road, Sevenoaks, Kent TN13 3SN

The above application for planning permission has been received in this department and falls to be determined by the County Planning Authority.

I would be glad to receive any observations that you may wish to make on the application so that these may be taken into account when the County Planning Authority formally considers the proposals.

To view the planning application documents and comment on the application, please use the following link:

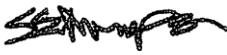
<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0045/2021?cuuid=7EA493EE-3D36-418F-94F5-E5FD1C3E9161>

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.

Could you please let me have a reply by **20 April 2021**, but should you for any reason be unable to comply with this timescale, a telephone call or email to that effect would be much appreciated. Unless I hear to the contrary within this timescale I will assume you have no comments to make.

Under the Local Government (Access to Information) Act 1985, any letters received are not confidential and must be available for inspection by the applicant and any interested third party as background papers taken into account in determining the application. In the event of any appeal to the Planning Inspectorate in relation to the above, copies of your reply will be forwarded to the Inspectorate and to the appellant.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sharon Thompson', with a stylized flourish at the end.

Sharon Thompson
Head of Planning Applications Group

Weekly List of Planning and Enforcement Appeals

<u>Reference Number</u>	<u>Description</u>	<u>Location</u>
SE/20/03093/MMA	Minor material amendment to 20/02062/HOUSE.	Land West Of The Mount Sparepenny Lane Farningham Kent DA4 0JH

<u>Appeal Received</u>	12th March 2021
<u>Appeal Type</u>	Refusal of a Minor Material Amendment
<u>Requested Procedure</u>	
<u>Parish</u>	Farningham
<u>Ward</u>	Farningham, Horton Kirby & South Darent
<u>Case Officer</u>	Louise Cane

<u>Reference Number</u>	<u>Description</u>	<u>Location</u>
SE/20/03495/HOUSE	Demolition of single storey flank extension and removal of flat roof. Erection of reduced width two storey flank extension together with dormer windows and alterations to fenestration's.	Lilac Bank Billet Hill Ash KENT TN15 7HE

<u>Appeal Received</u>	15th March 2021
<u>Appeal Type</u>	Refusal of Planning Permission
<u>Requested Procedure</u>	Fast Track Appeal
<u>Parish</u>	Ash-cum-Ridley
<u>Ward</u>	Ash And New Ash Green
<u>Case Officer</u>	Louise Cane

<u>Reference Number</u>	<u>Description</u>	<u>Location</u>
SE/20/02823/FUL	Erection of a pair of semi-detached dwellings with associated parking and gardens and alterations to dropped kerb.	The Old Barracks 95 Dartford Road Sevenoaks KENT TN13 3TF

<u>Appeal Received</u>	15th March 2021
------------------------	-----------------

<u>Appeal Type</u>	Refusal of Planning Permission
<u>Requested Procedure</u>	Written Representation
<u>Parish</u>	Sevenoaks
<u>Ward</u>	Sevenoaks Town & St Johns
<u>Case Officer</u>	Mark Mirams

<u>Reference Number</u>	<u>Description</u>	<u>Location</u>
	Appeal against issue of Enforcement Notice for: Erection of an office building without planning permission	Leydens Farm Lydens Lane Hever KENT TN8 7EP

<u>Appeal Received</u>	17th March 2021
<u>Appeal Type</u>	Issue of Enforcement Notice
<u>Requested Procedure</u>	Written Representation
<u>Parish</u>	Edenbridge
<u>Ward</u>	Edenbridge South & West
<u>Case Officer</u>	Sean Mitchell

If you have any questions please contact the Case Officer.

Gracious Lane and Hubbards Hill junction correspondence with KCC.

Good afternoon,

I am writing to let you know that Sevenoaks Town Council has decided to support Weald Parish Council in their lobbying of Kent Highways to improve the layout and signage at the Gracious Lane and Hubbards Hill junction.

Please find attached the Minutes from Sevenoaks Town Council's Planning Committee Meeting held on 2nd November 2020, when this was agreed upon. The relevant item can be found on page 193, item number 282.

Kind regards,
Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG

Dear Georgie,

Thank you. We have forwarded it to Kent Highways for you.

Regards,

Tristan Godfrey | Scrutiny Research Officer | Kent County Council

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Planning Applications Considered

Applications considered on 17-3-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00644/FUL	Anna Horn 06-04-2021	Cllr Busvine	OPEN Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Yellow Tree Capital			150 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/21
Refurbishment of existing building, conversion of first and second floor to residential, demolition of rear extension with replacement new build residential extension with ancillary refuse and cycle storage				

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that the materials used and overall impact of the proposed works are in keeping with the Conservation Area.

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Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2021

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03689/MMA	Alexis Stanyer 09-04-2021	Cllr Mrs Parry	Mrs A Bacunowicz
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Bacunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/21
Minor material amendment to 19/02137/FUL				
20/03689/MMA - Amended plan				
Revised plans and development description				
Revised development description:				
Minor amendment to 20/02235/CONVAR				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLFMQ8BK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00198/FUL	S Mitchell 22-04-2021	Cllr Michaelides	Lovell Design Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Adkin			4 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/21
Change of use from retail to part retail and conversion of upper floors to C3 residential use, and associated internal and external alterations.				
21/00198/FUL - Amended plan				
Revised shopfront to front elevation of building and ground floor plan.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNCHQJBKJ2V00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00472/FUL	Anna Horn 15-04-2021	Cllr Busvine	Ibbett Mosely Chartered Surveyors
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cantham Investments			47 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/21
Replacement of the existing shop front and installation of non-illuminated signage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOON0JBKL9P00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00473/ADV	Anna Horn 15-04-2021	Cllr Busvine	Ibbett Mosely Chartered Surveyors

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cantham Investments		47 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			23/03/21
Replacement of the existing shop front and installation of non-illuminated signage.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOON0ZBKL9Q00		

5	Plan Number	Planning officer	Town Councillor	Agent
	21/00482/HOUSE	S Simmons 14-04-2021	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
				22/03/21
The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.				
21/00482/HOUSE - Amended plan				
New plan showing the new red line boundary of the site.				
21/00482/HOUSE - Amended plan				
Amended drawings received 19th March 2021.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOON2LBKLAB00			

6	Plan Number	Planning officer	Town Councillor	Agent
	21/00497/FUL	Mark Mirams 17-04-2021	Cllr Piper	Douglas Moat Practice LLP
Case Officer				
Applicant		House Name	Road	Locality
West Heath School		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				25/03/21
Erection of missing boundary treatments to perimeter of site.				
21/00497/FUL - Amended plan				
Revised drawings to address the comments from KCC Public Rights Of Way Officer.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQHQWBKLD00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00497/FUL	Mark Mirams 15-04-2021	Cllr Piper	Douglas Moat Practice LLP

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2021

Case Officer			
Applicant	House Name	Road	Locality
West Heath School	West Heath School	Ashgrove Road	Kippington
Town	County	Post Code	Application date
			23/03/21
Erection of missing boundary treatments to perimeter of site.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQQHQBKLD00		

8	Plan Number	Planning officer	Town Councillor	Agent
	21/00523/HOUSE	Michael Clawson 08-04-2021	Cllr Morris Brown	Cobden Architectural Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr M Harvey			39 Swaffield Road	Eastern
Town		County	Post Code	Application date
				18/03/21
Demolition of existing conservatory and garage. Construction of a two storey side extension, porch and single storey rear extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOXQL0BK0LO00			

9	Plan Number	Planning officer	Town Councillor	Agent
	21/00703/HOUSE	Sean Mitchell 07-04-2021	Cllr Michaelides	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr Saleem Ali		The Old Bakehouse	Six Bells Lane	Town
Town		County	Post Code	Application date
				17/03/21
Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPNLFIBK0LO00			

10	Plan Number	Planning officer	Town Councillor	Agent
	21/00736/FUL	Mark Mirams 09-04-2021	Cllr Clayton	Maple Planning & Development Ltd
Case Officer				
Applicant		House Name	Road	Locality
Garland Homes		Kingdom Hall	Cedar Terrace Road	Eastern
Town		County	Post Code	Application date
				19/03/21
Conversion of hall into two dwellings, including single storey rear extension and landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPP0DLBKN5400			

11	Plan Number	Planning officer	Town Councillor	Agent
	21/00748/HOUSE	S Simmons 09-04-2021	Cllr Parry	Offset Architects

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2021

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs Clark	Beech Trees	Oak Lane	Kippington
Town	County	Post Code	Application date
			19/03/21
Basement level alterations to provide new entrance, with new front two-storey extension. Alterations to roof with new gable end to front and rear. Internal alterations and changes to fenestration. Alterations to vehicle access.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPRJ2XBKFKG00		

12	Plan Number	Planning officer	Town Councillor	Agent
	21/00749/HOUSE	Alexis Stanyer 07-04-2021	Cllr Raikes	Offset Architects
Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Benton		3 Vine Avenue	St Johns	
Town	County	Post Code	Application date	
			17/03/21	
Part conversion of garage, single storey rear extension, new roof lights to the existing roof, internal alterations, alterations to fenestration, first floor rear dormer, side extension forming a new roof over utility & workshop and landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPRJ33BKFKI00			

13	Plan Number	Planning officer	Town Councillor	Agent
	21/00765/HOUSE	C Van de Wydeven 07-04-2021	Cllr Eyre	AV Architects Ltd
Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Fish		17 Burntwood Road	Kippington	
Town	County	Post Code	Application date	
			17/03/21	
Proposed removal of single storey extension at north west corner of front elevation, two-storey gable ended extension to create symmetrical elevation. Two-storey extension at the rear and alteration to fenestrations, removal of a chimney.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPTDSIBKFNH00			

14	Plan Number	Planning officer	Town Councillor	Agent
	21/00769/LDCEX	Anna Horn 09-04-2021	Cllr Morris Brown	Jeremy Page Associates
Case Officer				
Applicant	House Name	Road	Locality	
Winsford Property Development Ltd		17 Wickenden Road	Eastern	
Town	County	Post Code	Application date	
			19/03/21	
Confirmation that roof light and rear dormer is lawful.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPTDT9BKFPN00			

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2021

15	Plan Number 21/00777/HOUSE	Planning officer Anna Horn 08-04-2021	Town Councillor Cllr Clayton	Agent Kent Building Control Ltd
Case Officer				
Applicant				
Mr & Mrs Grimbley				
House Name				
53B Hartslands Road				
Road				
Eastern				
Locality				
Town				
County				
Post Code				
Application date				
18/03/21				
Removal of existing roof to pair of semi-detached properties and new roof construction to form living accommodation in the roof.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPV8ENBKFS00				

16	Plan Number 21/00778/HOUSE	Planning officer Anna Horn 08-04-2021	Town Councillor Cllr Clayton	Agent Kent Building Control Ltd
Case Officer				
Applicant				
Mr & Mrs Menzel				
House Name				
53A Hartslands Road				
Road				
Eastern				
Locality				
Town				
County				
Post Code				
Application date				
18/03/21				
Removal of existing roof to pair of semi-detached properties and new roof construction to form living accommodation in the roof.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPV8ESBKFS00				

17	Plan Number 21/00783/HOUSE	Planning officer Mike Holmes 09-04-2021	Town Councillor Cllr Piper	Agent Kent Building Control Ltd
Case Officer				
Applicant				
Mrs A Volant				
House Name				
Fallowfield				
Road				
2 Letter Box Lane				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
19/03/21				
Proposed two storey side extension, single storey rear extension, alterations to existing front canopy, garage conversion, alterations to fenestration, loft conversion with dormers and alterations to driveway.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QPV8FEBKFR400				

18	Plan Number 21/00796/HOUSE	Planning officer Alexis Stanyer 14-04-2021	Town Councillor Cllr Piper	Agent Offset Architects
Case Officer				
Applicant				
Mr & Mrs Peachey				
House Name				
White Friars Lodge				
Road				
Oak Lane				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
22/03/21				
Conversion and amendments to the existing gym outbuilding.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ0SEHBKFS00				

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2021

19	Plan Number 21/00798/HOUSE	Planning officer Anna Horn 17-04-2021	Town Councillor Cllr Granville-Baxter	Agent Coleman Anderson Architects
Case Officer				
Applicant Mr & Mrs Pollock		House Name	Road 44 Oakdene Road	Locality Northern
Town		County	Post Code	Application date 25/03/21
Front and side extension with amendments to fenestration and exterior materials. Inclusion of integral double garage.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ0SEOBKFYQ00			

20	Plan Number 21/00831/LBCALT	Planning officer Michael Clawson 15-04-2021	Town Councillor Cllr Bonin	Agent James Clague Architects
Case Officer				
Applicant Mr L Smith		House Name	Road 147 London Road	Locality Town
Town		County	Post Code	Application date 23/03/21
Internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ4HQLBKG6E00			

21	Plan Number 21/00833/HOUSE	Planning officer Michael Clawson 16-04-2021	Town Councillor Cllr Bonin	Agent James Clague Architects
Case Officer				
Applicant Mr L Smith		House Name	Road 147 London Road	Locality Town
Town		County	Post Code	Application date 24/03/21
Erection of boundary fence.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ4HQUBKG6I00			

22	Plan Number 21/00837/ADV	Planning officer Alexis Stanyer 16-04-2021	Town Councillor Cllr Busvine	Agent Spruce Town Planning Ltd
Case Officer				
Applicant Cobra Coffee Ltd		House Name	Road 112 High Street	Locality Town
Town		County	Post Code	Application date 24/03/21
Replacement signage to comprise a non-illuminated fascia sign and non-illuminated projecting sign.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ4HRABKG6Q00			