

11th May 2021



REPORT TO PLANNING COMMITTEE

17TH MAY 2021

Arrangements During COVID 19

Sevenoaks Town Council is endeavouring where possible to continue with its day-to-day activities, including providing recommendations on planning applications. There are still public health restrictions until June 21st and "Council Meetings" via Zoom are not currently permitted.

Decisions and planning recommendations will be made via a "Working Party" of the Council with Meetings held on Zoom and live streamed on Youtube as per the last year, and signed off under delegated powers by the Chief Executive.

Details of planning applications being considered will be published in the normal manner and timescale - Comments on planning applications are welcome by email. Please submit your comments **by 12noon on 17th May 2021** to: planning@sevenoakstown.gov.uk

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

Virtual meeting of the **PLANNING COMMITTEE** Working Party to be held via Zoom at **7pm on Monday 17th May 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/gZP1kx3v9A> 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.

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

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

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.

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

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.

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 in this report.

4 NOTES

To receive and agree the notes on the report to Planning Committee Meeting held on 10th May 2021.

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5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) Sevenoaks Town Council is endeavouring where possible to continue with its day-to-day activities, including providing recommendations on planning applications. There are still public health restrictions until June 21st and “Council Meetings” via Zoom are not currently permitted.
- b) Decisions and planning recommendations will be made via a “Working Party” of the Council with Meetings held on Zoom and live-streamed on Youtube as per the last year, and signed off under delegated powers by the Chief Executive.
- c) To note that all arrangements are subject to review.

6 SEVENOAKS DISTRICT COUNCIL REPORT ON SEA SCREENING ASSESSMENT (See Appendix)

- a) To note that SDC have reviewed and issued its report that it believes the NDP does not require a SEA Screening Assessment, it is hoped statutory consultees will support the conclusion. Please see Appendix for further details.
- b) To note the report previously circulated to the Committee detailing the next stages and requirements for the NDP to be submitted, also in the Appendix.

7 DEVELOPMENT CONTROL COMMITTEE

The following application is due to be considered at the Development Control Committee meeting on Thursday 20th May at 7pm.

- 21/00703/HOUSE – The Old Bakehouse, Six Bells Lane

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

- The failure to preserve or enhance the character and appearance of the Sevenoaks High St conservation area
- The negative impact on nearby listed and locally listed buildings
- Harm caused to the adjoining curtilage of listed property No 8, Six Bells Lane and other local heritage assets.

At the request of Cllr Parry and in accordance with Standing Orders 1(s), a recorded vote was taken:

In Favour of the Resolution:

Cllr Bonin	Cllr Busvine
CLlr Camp	Cllr Clayton
CLlr Eyre	Cllr Granville-Baxter
Cllr Michaelides	Cllr Morris Brown
Cllr Mrs Parry	Cllr Parry
Cllr Piper	Cllr Shea
Clle Waite	

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Against the Resolution:
None

Abstained from Voting:
Cllr Raikes

8 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 12 noon 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 10th May 2021.

9 PRESS RELEASES

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

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Town Clerk

Notes on the report to PLANNING COMMITTEE Working Party*
 Monday 10th May 2021 at 7:00pm via Zoom available to view on YouTube:
<https://youtu.be/Bo2Nx5uGqaE>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry	Present
Cllr Dr Canet, Mayor	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper	Present
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present

Also in attendance:

Town Clerk
 Planning Committee Clerk

At the beginning of the Meeting it was noted that Sevenoaks Town Council had resolved Chairman of Committees at its Annual Meeting held on 4th May 2021. For the Planning Committee Cllr Simon Raikes – Chairman and Cllr Sue Camp – Vice Chairman

PUBLIC QUESTION TIME

None.

64 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

65 **DECLARATIONS OF INTEREST**

Cllr Eyre declared a non-pecuniary interest in the following applications:

[Plan no. 10] 21/01241/HOUSE – Summer Cottage, 134A Kippington Road

[Plan no. 11] 21/01242/LBCALT – Summer Cottage, 134A Kippington Road

66 **DECLARATIONS OF LOBBYING**

20 representations were received and circulated to all Cllrs objecting to the following application:

[Plan no. 12] 21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road

It was noted that the Committee received a presentation as requested on 26th April from Kin Developments on behalf of SGN Place, the developers of [Plan no. 12] 21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road.

67 **MINUTES**

Councillors received the minutes of the Planning Committee meeting held 26th April 2021. **It was RESOLVED** that the minutes be approved.

68 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) Councillors noted that decisions and planning recommendations are to be made via a “Working Party” of the Council with Meetings held on Zoom and live-streamed on Youtube as per the last year, and signed off under delegated powers by the Chief Executive.

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

69 APPEALS

Councillors noted that the following appeal had been launched:

APP/G2245/W/21/3267498 – Arkendale, 14 Turners Garden 20/02353/HOUSE

70 HUGOFOX PLANNING TRACKER

a) The Council agreed to trial the HugoFox Planning Tracker for one month, with access exclusively to the Planning Committee (Working Party*) during this time.

71 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

(b) The Committee considered planning applications received during the two weeks ending 3rd May 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

72 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the Planning Committee’s recommendation for refusal of [Plan no. 12] 21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road and that reference be made to the Neighbourhood Development Plan in relation to this.

Finished: [8:18pm]

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 10-5-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00730/HOUSE/AME	Alexis Stanyer 19-05-2021	Cllr Eyre	John Tomlin 01634 248 900
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Fontaine			54 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/21

21/00730/HOUSE - Amended plan
The applicant has amended the plans to add a dormer window at second floor level.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00736/FUL	Mark Mirams 12-05-2021	Cllr Clayton	Maple Planning & Develo
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Garland Homes		Kingdom Hall	Cedar Terrace Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/21

21/00736/FUL - Amended plan
Revised documents/elevations to indicate amended boundary treatments to address comments raised.

Comment

Sevenoaks Town Council recommended approval on the grounds that they considered the application, as presented, to conserve and enhance the appearance of the Hartlands Conservation Area.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00936/FUL	Emma Gore 13/05/2021	Cllr Shea	Joe Alderman 016898363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Parisinou		Pondokkie	1 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/21

Demolition of existing dwelling, then erection of two new, semi-detached dwellings.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-5-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01126/FUL	Sean Mitchell 15-05-2021	Cllr Morris Brown	Peter Hadley 0168983633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Limited			51 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/21
Erection of a pair of semi-detached dwellings of two storey design with associated parking, amenity space, bicycle and bin storage.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being fully satisfied that the new proposals address the aforementioned concern of bulk and excessive enclosure.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01133/HOUSE	Samantha Simmons 13/05/202	Cllr Piper	Eralp Semi 07787744404
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Mehmet			20 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/21
Two storey side/rear wrap around extention, single storey side extension forming a garage and loft conversion with 3 nos of rear dormer extension and associated external alterations including raised roof line.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01150/HOUSE	Anna Horn 12-05-2021	Cllr Granville-Baxter	Neil Richardson 07506901185
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jepson			54 Queens Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/21
Single storey rear extension				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-5-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01168/HOUSE	Alexis Stanyer 15/05/2021	Cllr Camp	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Benham			4 Woodside Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/21
Erection of a 2 storey side extension to the house and a new garage. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval subject to the Planninf Officer being satisfied that:				
- The proposed extensions do not constitute overdevelopment of the site (bulk and massing) given the reduced plot size				
- The altered fenestration does not create loss of privacy to neighbouring properties either side.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01217/HOUSE	Anna Horn 14-05-2021	Cllr Mrs Parry	Offset Architects 0173275 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms T Kalaher		Silves Birches	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/04/21
Demolition of garage and link. Erection of a new side and rear extensions and loft conversion.				

Comment

Sevenoaks Town Council recommended approval.				
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9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01237/HOUSE	HAYLEY NIXON 15-05-2021	Cllr Mrs Parry	Paula Dias 02073942232
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs O'Brien		Brackens	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/21
First floor extension to rear of roperty to create exercise room.				

Comment

Sevenoaks Town Council recommended approval.				
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10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01241/HOUSE	Anna Horn 15/05/2021	Cllr Parry	Timothy Ball 0798561633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Roper		Summer Cottage	134A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/21
Demolition of existing rear portico, erection of a rear single storey extension, internal works to floorboards. Renovation of existing windows.				

Comment

Sevenoaks Town Council recommended approval.				
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Planning Applications Considered

Applications considered on 10-5-21

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01242/LBCALT	Anna Horn 15/05/2021	Cllr Parry	Timothy Ball 0798596163
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Roper		Summer Cottage	134A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/21
Demolition of existing rear portico, erection of a rear single storey extension, internal works to floorboards. Renovation of existing windows.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 10-5-21

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01254/FUL	Mark Mirams	Cllr Shea	Sarah Cottingham 01322 274660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Sevenoaks Gasholder Station	Cramptons Road	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/04/21	
Construction of a residential development of 136no. Dwellings, new vehicular accesses from Otford Road and Cramptons Road, associated parking, landscaping, drainage, boundary treatments and earthworks.				

Comment

<p>Sevenoaks Town Council recommended refusal on the following grounds:</p> <ul style="list-style-type: none"> -Layout and density of the building and overdevelopment -Not consistent with the Allocated Development Management Plan of 2015, nor the emerging Neighbourhood Development Plan or Local Plan for the site. -The design and materials are out of keeping with the residential character assessment for the areas local to it -The rotunda is overdeveloped, overbearing and out of character and height incongruous with the residential character of the area. There are no buildings of that height in that locality -Intrusive to the green belt -The building will be solid, impermeable to light and internally lit at night, impacting visual amenity from a considerable distance -Town Houses on Cramptons Road are not in keeping with the residential area character assessment and have an uncomfortable relationship with the neighbouring properties with overlooking and loss of privacy issues. -Adequacy of parking is insufficient and Sevenoaks Town Council recommended that the KCC policy of one space per unit be adhered to. -Lack of social housing - Sevenoaks Town Council recommended that 40% of the units be made available as affordable housing, and including social renting housing in perpetuity. <p>Informatives:</p> <ul style="list-style-type: none"> -The application includes a comprehensive travel plan, which includes frequent reviews of resident journeys and a car club as mitigation for lower parking levels and assumptions of residents not needing personal transport in this location. With the further delay to fast services from Bat and Ball Rail Station and with existing bus routes being tailored to a neighbourhood of car owners, Any Travel Plan must be binding and enforceable. -The Town Council noted that the scheme makes a positive contribution to the green spaces of the area, and indeed there are very few green public spaces or play facilities in the Cramptons Road/ Moor Road/ Swanzy Road area. Public access to maintained public space and play facilities must be permanently ensured. -The applicant states that the infrastructure for vehicle charging points can be provided. Any development should be conditional upon comprehensive provision of charging points for electric cars and bikes given their rapid increase in popularity and availability. -The scheme as submitted is substantially larger than envisaged in the ADMP or NDP. It is vital that infrastructure is able to cope with 136 new families in the area and at present healthcare and education (particularly primary education) are at capacity. The applicant's Design and Access Statement draws attention to schools which are operating at very tight catchments, plus one which doesn't exist any longer. It covers medical centres without reference to a single GP practice, which we know to be under great pressure. Public transport infrastructure in this location is not designed for dense, low-car owning developments with few bus services serving the area at infrequent intervals and, whilst the site is undeniably close to a rail station, the services from Bat and Ball station do not compete for most London-bound commuters with those at Sevenoaks station. Bat and Ball junction is highly congested with unsignalled and hard-to-use pedestrian crossings and zero cycle infrastructure. Significant investment will be needed in local infrastructure to
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Planning Applications Considered

Applications considered on 10-5-21

**meet the expectations of this development and should be reflected in the Section 106/ CIL heads of terms.
The Town Council encloses a more detailed report on its views as an added informative.
(See attached).**

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01267/MMA	Alexis Stanyer 20-05-2021	Cllr Mrs Parry	Mrs A Bakunowicz 07732 240567
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/21

Minor material amendment to 20/02235/CONVAR.

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01280/HOUSE	Anna Horn 19-05-2021	Cllr Raikes	Nadia Ledger 079670486
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jones			145 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/21

Conversion of existing loft space to create a bedroom and bathroom with dormer window to the rear.

Comment

Sevenoaks Town Council recommended approval.

INFORMATIVE for Sevenoaks District Council

Sevenoaks Town Council's full report on its views on Planning Application 21/01254/ FUL – Sevenoaks Gasholder Station, Cramptons Road

Comments:

This scheme is to regenerate the former gasholder site which lies between Cramptons Road and Otford Road. The proposal is for the creation of 136 new homes on the site which is just under a hectare in area, and the use of this brownfield site for housing in this important site is consistent with planning at District and Town level.

Primary **access** to and from the site is to be from the Otford Road opposite Bakers Yard, with a secondary, one-way, inwards only route from Cramptons Road.

On the Cramptons Road frontage, 8 **townhouses** are proposed. These have three storeys and flat, green roofs. The front façade is 'crenellated' giving the homes an appearance of a Spanish mountain village, albeit in red brick with bronze coloured window frames, doors, balustrades and trims. Externally, the houses have two parking spaces and bin/ bike stores at the front but no other garden. They each have a roof terrace accessed from the second floor bedrooms, which look across the street at the existing houses, and full height windows to first floor bedrooms with one having a small balcony. All but one window is full height on the Cramptons Road façade of each house. These homes are earmarked as "Discounted Market Sale". The level of discount is 20%, and this is the only "**affordable**" housing in the scheme, there being no social rented accommodation included. These homes make up 5% of the total number of units. The external finishes to the buildings are red/ brown/ mixed brick with bronze coloured window frames, panels and balustrades to the balcony available to every flat.

In the development behind are two further townhouses, back to back with those on Cramptons Road, and on either side, South and North, are two four-storey blocks of apartments. The **North Block** stands on a podium which houses parking spaces, bike spaces and plant. Flats are a mix of two and three bedrooms and one studio flat. Lifts are included and there is one wheelchair-accessible designed townhouse (although since this will be in private ownership, not RSL, it's appeal will be limited).

To the West, and closest to the Otford Road, stands a **rotunda**. This is designed to reflect the gas towers which previously occupied the site. It stands 10 storeys high and at almost exactly the same height as the tallest of the two gasometers which stood here. The façade treatment picks out the structure of the fretwork of the gas towers, with vertical spines picked out in white tiles on the outer face and highlighted with glazed green and yellow tiles on the inward faces, horizontal features every few storeys as per the old towers and set against warm grey brickwork (or possibly red, depending on which document you look at) with bronze window frames, insert panels and balconies. Internally, each floor includes a mix of seven one-, two- and three-bedroom flats. It is stepped away from the boundary with Otford Road by the car parking spaces around it.

A **garden** in the centre of the development is landscaped extensively on varying levels and using excavated material to create grassy mounds in the central area with paths running between, and 'natural play' spaces incorporated. There are indications that this space will be open to the public, a most welcome development in a neighbourhood with no public green spaces. There is a comprehensive planting strategy of trees, shrubs and biosolar roofs. The **PROW** which runs through the site currently will be opened up and fully integrated as an access route across the site.

Car parking is arranged in a number of locations: in the podium of the rotunda and the North block, in front of the Cramptons Road Townhouses, around the western side of the rotunda and south and west of the South Block. There are 97 spaces in this scheme of 136 homes, 16 of them dedicated to the 8 townhouses, being on their driveways. The remaining spaces divided by the remaining units gives a rate of 0.63 spaces per unit. 184 covered cycle spaces are designed into the scheme in a variety of locations.

In addition to low parking provision, there will be a loss of **informal on-street parking** on Cramptons Road. My estimate is in the region of 15 spaces along the stretch which the townhouses will occupy. Many existing Cramptons Road residents are reliant on on-street parking, and increasingly live in multicar households as young family members cannot afford to move into homes of their own and continue to live with parents. On street parking is also used extensively by visitors and workers at the nearby industrial units and other commuters. The loss of spaces will have a considerable impact upon the neighbours.

The low parking provision is justified by the developer on the basis of the sustainable location of the scheme and the provision of a **travel plan**, with a Travel Plan Coordinator post for five years. Car sharing schemes will be promoted (although I know of none in Sevenoaks, the scheme given as an example does not extend this far out of London at present) and the viability of a Car Club is being explored. Walking, cycling and public transport are to be promoted, although the document correctly notes the infrequency and limited operating hours of buses and trains in this location.

It would be fair to say that **residents** around this site are upset by the proposal. They received a consultation during the winter which many report having had a three-day turnaround on to meet the deadline, and they are upset by the scale of project being vastly different from that which has been widely consulted on through the NDP and Northern Masterplan development of recent years. All I have spoken to or been in contact with are concerned about the precedent for density on other sites such as the waterworks and quarry, although pretty well everyone is keen for the brownfield site to be developed for housing to meet local needs. None miss the gas towers, and almost all are surprised by the design inspiration they have offered. I have detected no love for the industrial heritage of the site. In talking to them, I was hard pressed to find anyone who could remember the last time the gas towers were fully raised and occupying the void of the frame, although the answer to that seems to be sometime in the mid 1990's, perhaps earlier. Many then consider the solid 10-storey design to be overbearing and dominating on their neighbourhood. They have serious concerns about parking in particular – both the loss of parking spaces on street which are already in keen demand and overflow parking from residents of the scheme which has significantly fewer than the KCC policy 1 space per unit.

As of 11pm yesterday, approximately 125 comments had been lodged on the planning portal by members of the public.

The analysis of the local facilities recognises the close access to supermarkets and small retailers at St John's, but misunderstands the rhythm of Sevenoaks – in listing leisure facilities, it describes two local private gyms but doesn't make clear the distance to the civic leisure centre and pool; in describing healthcare, it mentions the hospital and the private medical centre, but makes no study of GP's or their capacity for 136 new households; describing schools, it includes Dorton House which was highly specialised and is now closed, makes no distinction between state and private schools and suggests access to primary schools already operating on very tight catchment areas. The application sets out where social infrastructure lies but offers no analysis of their capacity for a large, unplanned-for development. Having been asked in pre-application to include pedestrian and cycle routes, there is no analysis of this at all.

With all that said, the design is interesting, unusual and sustainably built, and I especially welcome the inclusion of public green space and play facilities in this neighbourhood which has none, as well as the significant improvements to the PROW which traverses the site, and which is open and secure through the proposed development. It effectively remediates this brownfield site and opens up the space.

Decision advice:

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

Layout and Density of Building

- ADMP – the Allocated Development Management Plan adopted by SDC in 2015 identifies this site as having the potential for 39 new homes at a density of 40 homes per hectare;
- NDP – the STC NDP, which may be adopted during the planning process for this scheme, raises that capacity to 73, and that is the site capacity proposal on which STC has consulted widely over several years and which is about to go to a local referendum;
- Local Plan – SDC's draft local plan mooted the possibility of increasing density on this site in order to achieve housing targets. It suggested a maximum of 98 homes on the site, although of course this isn't adopted policy currently.

It is clear that this proposal is considerably more dense than foreseen by either local council in any of its' planning documents, adopted or otherwise. The planning document in force is the ADMP at 39 homes.

The height of the rotunda is a factor of the proposed density. At ten storeys, it would become a landmark site on this gateway into Sevenoaks where no landmark has been envisaged thus far. It will be visible and distinct from a considerable distance, and is considerably higher than anything else in the area by some six storeys.

Design, Appearance and Materials

The SDC Residential Area Character Assessments for the surrounding areas identifies it as an area characterised and identified by two-storey terraced housing with some flats of three-storeys, and proposes developments are in keeping with that style. For Cramptons Road it notes the detracting view of the gas holders, still standing at the time of the assessment. The assessment for Berwick Way notes that the residential character is harmed by views of the gas holders.

The rotunda is very far removed from that character, and its height is incongruous with the residential character in the immediate neighbourhood and the town as a whole. It will dominate the existing neighbourhood of two-storey terraced homes.

The nearest 'tall' building is perhaps the Conway offices at 4/5 storeys, and that is very visible from the surrounding countryside including the SSSI Nature Reserve. I do not believe that a building of this height and dominance is appropriate or desirable in this location.

The industrial heritage of the gas towers drawn upon by the architect is not one which defines Sevenoaks or which is missed by its residents. The gas towers were last full over 25 years ago, only their fretwork has been visible in the time since, and their dismantling was broadly welcomed. Unlike the unused gas holders, this building will be impermeable to light and internally lit at night impacting the **visual amenity** for a considerable distance. There is no precedent for individual tall buildings in Sevenoaks which is characterised by two storey houses and low blocks of flats.

The townhouses on Cramptons Road are not in keeping with the residential Character Area Assessment, being three-storey, flat roofed with variable façade and full-height windows roof terraces to the upper floors at the front. They have an uncomfortable relationship with the neighbours opposite, with roof terraces at a level similar to upstairs bedroom windows, creating issues of **overlooking and loss of privacy**.

Adequacy of Parking

The scheme envisages parking levels of 0.7 spaces per unit. This is not compliant with KCC design guidance which requires 1 space per unit for homes in a suburban location. It is noted that the 0.7 figure includes the 8 townhouses which each have two spaces allocated, and therefore the ratio for the remaining properties with shared parking access is close to 0.6 spaces per unit.

Whilst I applaud the intention to reduce reliance on cars, it does not seem probable that the infrastructure of frequent busses, fast rail connections and safe cycle lanes can be in place in time to persuade residents that personal vehicles are not needed. I recommend that a 1:1 ratio should be adhered to, as per KCC policy.

The scheme will cause the loss of some 15 on-street parking spaces in Cramptons Road. Residents frequently report that parking is at a premium in this location and is used not only by residents of increasingly multigenerational homes but also visitors to the several industrial facilities in the area.

Lack of Social Housing

It is vital that a scheme in this location of this mix makes 40% of homes available as Affordable Housing in accordance with national and district policy. Discounted sale values to the initial buyers of just 5% of the stock is not acceptable, and will not serve the 800 families on the local housing list who do not have the capital to purchase property.

Informative:

The application includes a comprehensive **travel plan**, which includes frequent reviews of resident journeys and a car club as mitigation for lower parking levels and assumptions of residents not needing personal transport in this location. With the further delay to fast services from Bat and Ball Rail Station and with existing bus routes being tailored to a neighbourhood of car owners, Any Travel Plan must be binding and enforceable.

The application also considers that the scheme makes a positive contribution to the green spaces of the area, and indeed there are very few **green public spaces** or play facilities in the Cramptons Road/ Moor Road/ Swanzy Road area. Public access to maintained public space and play facilities must be permanently ensured.

The applicant states that the infrastructure for **vehicle charging points** can be provided. Any development should be conditional upon comprehensive provision of charging points for electric cars and bikes given their rapid increase in popularity and availability.

The scheme as submitted is substantially larger than envisaged in the ADMP or NDP. It is vital that **infrastructure** is able to cope with 136 new families in the area and at present healthcare and education (particularly primary education) are at capacity. The applicant's Design and Access Statement draws attention to schools which are operating at very tight catchments, plus one which doesn't exist any longer. It covers medical centres without reference to a single GP practice, which we know to be under great pressure. Public transport infrastructure in this location is not designed for dense, low-car owning developments with few bus services serving the area at infrequent intervals and, whilst the site is undeniably close to a rail station, the services from Bat and Ball station do not compete for most London-bound commuters with those at Sevenoaks station. Bat and Ball junction is highly congested with unsignalled and hard-to-use pedestrian crossings and zero cycle infrastructure. Significant investment will be needed in local infrastructure to meet the expectations of this development and should be reflected in the **Section 106/ CIL heads of terms**.

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Appendix:

Neighbourhood Plan SEA Screening Assessment

Sevenoaks Town Neighbourhood Plan



Contents

1. Introduction
2. The Sevenoaks Town Neighbourhood Plan
3. Characteristics of Sevenoaks Town Area
4. SEA Screening Assessment
5. Conclusion

1. Introduction

- 1.1 A neighbourhood plan must meet certain Basic Conditions as set out in legislation. These include the Directive 2001/42/EC or SEA Directive that has been transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (SEA Regulations) and it is these regulations that the plan will need to be compatible with.
- 1.2 A Strategic Environmental Assessment (SEA) is required for all neighbourhood plans which may result in likely significant environmental effects. Any neighbourhood plan submitted to the Council must be accompanied by either a statement of reasons as to why SEA was not required or an environmental report as part of the SEA process.
- 1.3 A screening report is necessary to assess whether any neighbourhood plan is likely to require an SEA. The SEA regulations require the 'responsible authority' to 'determine' whether or not a plan is likely to have significant effects, and therefore whether SEA is needed.
- 1.4 This report has been prepared by Sevenoaks District Council as the responsible authority.
- 1.5 The assessment will be considered by the Environment Agency, Natural England and Historic England.

2. The Sevenoaks Town Neighbourhood Plan

- 2.1 The Sevenoaks Town Neighbourhood Plan (STNP) has been produced by Sevenoaks Town Council and the Neighbourhood Plan Steering Committee for the Sevenoaks Town Area.
- 2.2 The Neighbourhood Plan has a clear vision which sets out what the town will be like in 20 years' time.

“A Vision for Sevenoaks in 2038.

‘Sevenoaks will continue to be a successful and friendly market town set on the Greensand Ridge that takes advantage of its good connections and easy access to open countryside and to London. It will continue to have a strong sense of community with an active network of volunteers. The town will be proud of its history and the legacy of fine historic buildings, spanning six centuries, that contribute to an attractive townscape in its leafy streets.

However, Sevenoaks will not be stuck in the past but firmly wedded to the future and the quality of life of its children and their children to come. As one of the UK’s first carbon zero towns, Sevenoaks will be environmentally responsible and resource-efficient. Despite its undulating topography, walking and cycling will be the standard mode of travel with a network of safe walking and cycling routes that provide access to the towns excellent schools and to recreational and employment opportunities. New buildings in Sevenoaks will be built to the highest environmental standards and the town will celebrate its connection with the surrounding landscape that the views to the Kent Downs provide.

The town centre will continue to provide a good mix of shops, including many independent traders, and provide a rich cultural offer within an emerging cultural quarter and thriving markets. The centre will be easy to access and provides attractive streets and spaces for locals and visitors alike. Residents will live in a variety of homes set within well-kept neighbourhoods and also benefit from convenient neighbourhood centres at St John’s, Tubs Hill and Hollybush Lane.

Knole Park, Sevenoaks Wildlife Reserve, Greatness Lake and Recreation Ground will provide a unique and rich natural environment for both active sports and quiet contemplation, and the town is proud of its remarkable trees.

The town will be protective of its landscape assets but also recognises the need to plan for and deliver new homes and community facilities to provide

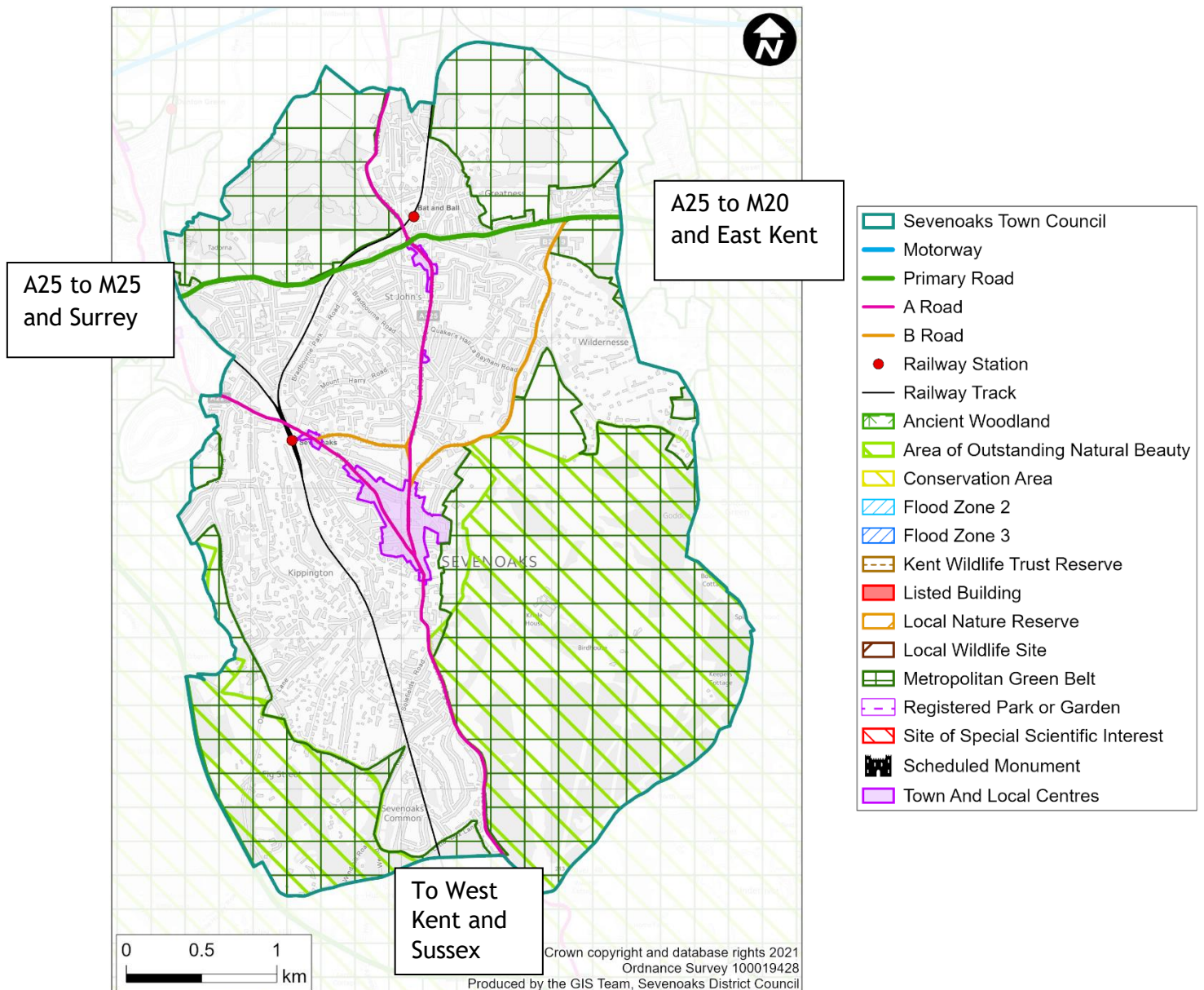
for future generations. Sevenoaks will celebrate its uniqueness, protect its special assets and plan for future prosperity!’

- 2.3 The Plan also includes 17 objectives set out under the following themes:
- Theme 1:** Character, Heritage and Identity
 - Theme 2:** Landscape and Blue and Green Infrastructure
 - Theme 3:** Movement and Public Realm
 - Theme 4:** Local Economy
 - Theme 5:** Community and Culture
 - Theme 6:** Sports and Recreation
 - Theme 7:** Development and Housing
- 2.4 The neighbourhood plan includes policies to promote sustainable development within Sevenoaks Town as well as more aspirational non-planning aims.
- 2.5 Although the STNP identifies suitable sustainable sites for development, the plan does not allocate them and the majority are already identified or allocated within the adopted or emerging Local Plan.
- 2.6 The STNP is in general conformity with the Sevenoaks District Adopted Core Strategy, Allocations and Development Management Plan and national policy.

3. Characteristics of Sevenoaks Town Area

3.1 The neighbourhood area corresponds to the Sevenoaks Town Council boundary of Sevenoaks Town as shown in Map 1.

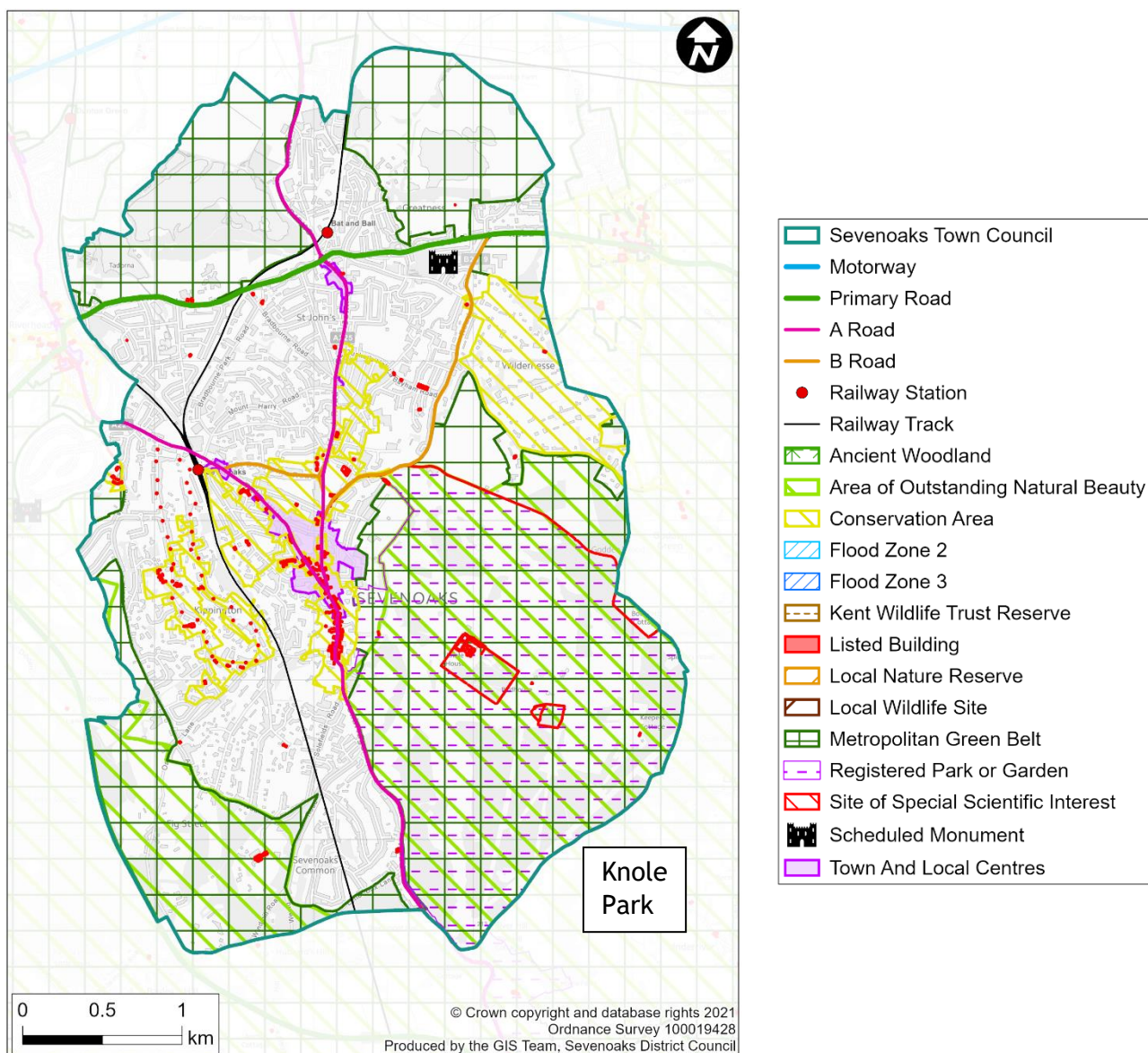
Map 1: Sevenoaks Town Neighbourhood Plan Area



3.2 Sevenoaks Town lies within North West Kent and is the principal town within Sevenoaks District, on the edge of London. The Town is well connected with links to the strategic road network and two railway stations with services to London, Kent and Sussex. The A25 provides a key route through the town to the M20, East Kent, the M25 and into Surrey.

3.3 Sevenoaks is a historic town with numerous listed buildings and 8 conservation areas. The historic Knole Park lies within the boundary to the south east.

Map 2: Sevenoaks Town - Historic Features

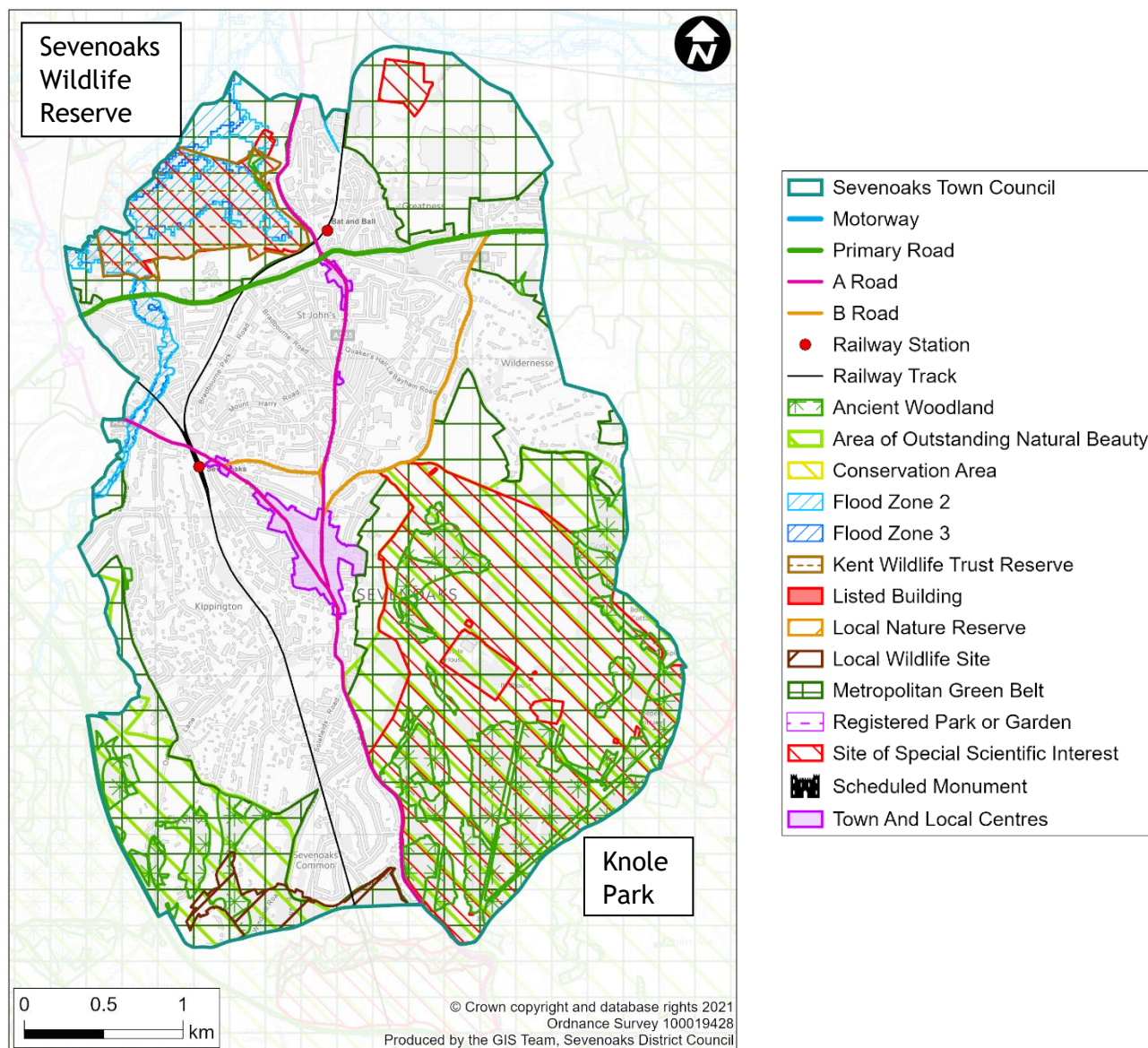


3.4 Sevenoaks Town Area also includes the town centre which provides the majority of the services and facilities for the town and surrounding areas.

3.5 The town does have some issues with air quality along the A25, particularly the bat and ball junction, and also within the town centre.

3.7 The Town lies partly within the Kent Downs Area of Outstanding Natural Beauty with views towards the North Downs. There are a number of areas protected for their biodiversity value including Sevenoaks Wildlife Reserve to the north and Knole Park to the south which are both designated as Sites of Special Scientific Interest. The Town does not lie close to any Special Protection Areas, Special Areas of Conservation or Ramsar sites.

Map 3: Sevenoaks Town - Natural Environment Features



3.8 There is a small area of Flood Zone to the north but this is mostly within the Sevenoaks Wildlife Reserve. Other biodiversity designations, such as Ancient Woodland and Local Wildlife Sites are not within the built up area.

4. SEA Screening Assessment

SEA Screening Assessment Part 1: Is SEA Required?

4.1 Table 1 sets out how the guidance provided in paragraph 2.18 of the government’s ‘Practical Guide to the Strategic Environmental Assessment Directive’ has been applied. This suggests a flowchart of questions to determine whether SEA is required.

Table 1: Is SEA Required?

	Assessment Question	Commentary	Conclusion
1	Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	<p>The preparation of and adoption of the STNP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011.</p> <p>The STNP has been prepared by the Sevenoaks Town Council (as the ‘relevant body’) and will be ‘made’ by Sevenoaks District Council (as the local authority), if successful at referendum.</p> <p>The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012.</p>	Yes - go to Q2
2	Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if ‘made’, form part of the Development Plan for the District. It is therefore important that the screening process considers whether the STNP is likely to have significant environmental effects and hence whether a full SEA is required under the Directive.	Yes - go to Q3

Assessment Question	Commentary	Conclusion
3 Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	Whilst the STNP covers a range of land use matters, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive.	No - go to Q4
4 Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	An assessment is not required as there is no SPA, SAC or Ramsar site that will be impacted by the Neighbourhood Plan.	No - go to Q6
5 Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Not applicable	Not applicable
6 Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Yes, once made the Neighbourhood Plan will be part of the Development Plan for the area, and will be used to determine planning applications	Yes - go to Q8
7 Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAFF programmes 2000 to 2006/7? (Art 3.8, 3.9)	Not applicable	Not applicable

Assessment Question	Commentary	Conclusion
<p>8 Is it likely to have a significant effect on the environment? (Art. 3.5)</p>	<p>See Table 2 below. Overall conclusion: The Neighbourhood Plan does not propose to allocate specific sites for future development. It promotes policies that seek to shape future development proposals in a way that supports sustainable development.</p> <p>Specific policies are included that seek to enhance and protect the environment.</p> <p>The content and broad approach of the plan has to be in general conformity with the Sevenoaks District Core Strategy (CS) and Allocations and Development Management Plan (ADMP), which has already had regard to European Directives and National Regulations on Environmental Impact.</p> <p>Overall, the Plan is therefore considered to have no significant effect on the environment, or on designated sites. Therefore SEA is not required.</p>	<p>SEA not required</p>

SEA Assessment Part 2: Effect on the Environment

4.2 Table 2 sets out the assessment undertaken to determine whether the Neighbourhood Plan is likely to have any significant effects on the environment, using criteria set out in Annex II of the SEA Directive and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004.

Table 2: Effect on the Environment

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Assessment	Likely Significant Environmental Effect?
The Characteristics of the Sevenoaks Town Neighbourhood Plan (STNP)		
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources	<p>Once made, the Neighbourhood Plan will form the framework for decision making for development proposals in the area. The plan does not make any development allocations or site designations.</p> <p>The plan is in general conformity with the adopted plans for Sevenoaks District and as such, the SA/SEA carried out for the Core Strategy and the ADMP is considered sufficient.</p>	No
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy	The influence of the STNP on other plans or programmes is limited. The STNP will sit below the Development Plan for the District in the hierarchy of plans and must be in conformity with adopted documents and national planning policy.	No
The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.	<p>The STNP has a focus on sustainable development and the policies are designed to help achieve this end.</p> <p>The plan does not allocate any land for development.</p>	No

<p>Environmental problems relevant to the plan</p>	<p>Any environmental problems relevant to the plan (e.g. air quality along A25) are localised and small scale and therefore not considered significant in the context of SEA.</p>	<p>No</p>
<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).</p>	<p>The STNP is in general conformity with the Development Plan for the District and national planning policy. The CS and ADMP has had regard to National and European legislation on the environment.</p>	<p>No</p>
<p>The characteristics of the effects and of the area likely to be affected</p>		
<p>The probability, duration, frequency and reversibility of the effects</p>	<p>An element of environmental change is likely to occur, as the plan does not seek to prevent change. The impact of this change will depend upon the individual proposals and will be assessed at the development management stage.</p> <p>The STNP seeks to promote sustainable development that will conserve and enhance the environment.</p>	<p>No</p>
<p>The cumulative nature of the effects</p>	<p>As above</p>	<p>No</p>
<p>The transboundary nature of the effects</p>	<p>Effects will be localised with limited impact on neighbouring areas, therefore little transboundary effects are expected.</p>	<p>No</p>
<p>The risks to human health or the environment (e.g. due to accidents)</p>	<p>There is limited risk to human health or the environment as a result of the neighbourhood plan. The plan seeks to improve human health by improving pedestrian safety and reducing pollutions levels.</p>	<p>No</p>

<p>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>The STNP covers only the Sevenoaks Town area and therefore it is likely that any effects will be primarily limited to the town.</p>	<p>No</p>
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values • Intensive Land-use • The effects on areas or landscapes which have a recognised National, Community or International protection status. 	<p>The STNP extent includes some areas that are environmentally or culturally sensitive e.g. AONB, SSSI, Registered Park and Garden, conservation areas.</p> <p>The STNP recognises and supports these designations and has taken them into account in drafting policies. They are also considered by the CS and ADMP which the STNP is in conformity with.</p> <p>The STNP is unlikely to adversely affect the value or vulnerability of these designated areas.</p>	<p>No</p>

5. Conclusion

- 5.1 The results of the above assessment conclude that the Sevenoaks Town Neighbourhood Plan is unlikely to have any significant environmental effects and therefore SEA is not required.

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Appendix: Report to Sevenoaks Town Council detailing next stages and requirements for the NDP to be submitted:

Sevenoaks Town Council

Planning Committee 17th May 2021

Sevenoaks Neighbourhood Development Plan (NDP) – SEA Screening Assessment

The Sevenoaks NDP has successfully moved through another significant stage. Sevenoaks District Council has carried out an SEA Screening assessment and concluded that the Neighbourhood Plan is unlikely to have any significant environmental effects and that therefore a Strategic Environmental Assessment (SEA) is not required – please see attached report.

The SEA Screening is now with the statutory consultees and they have 6 weeks to comment and hopefully concur with the SDC assessment.

Sevenoaks Town Council will work on the next stage of the NDP to formally submit to SDC. This is legally required to include:

- a map or statement which identifies the area that the NDP relates to
- a statement explaining how the proposed neighbourhood development plan meets the requirements of Paragraph 8 of Schedule 4B to the 1990 Act (the Basic Conditions statement); and
- a consultation statement.

The Consultation Statement must:

- contain details of the persons and bodies who were consulted on the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Prior to submitting to SDC the final draft of the Sevenoaks Neighbourhood Development Plan will be signed off by the SNDP Steering Group and then the Sevenoaks Town Council Planning Committee.

Sevenoaks District Council will then organise the 6-week publication, examination and referendum.

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Appendix: Development Control Committee Correspondence



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Sean Mitchell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 21/00703/HOUSE
Your Ref:
Date: 11 May 2021

Dear Sir/Madam

Town and Country Planning Act 1990

Site: The Old Bakehouse Six Bells Lane Sevenoaks KENT TN13 1JE

Development: Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **20 May 2021** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here: https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

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.

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.) 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.

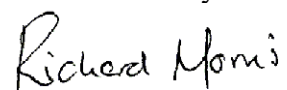
Please note that written information is not permitted to be used as a “visual aid”.

Those wishing to speak, may address the Committee remotely or in person but are encouraged to do so remotely. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. In order to adhere to social distancing, please make it known when registering to speak whether you will be attending remotely or in person.

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

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.

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

Planning Applications to be Considered

Planning Applications received to be considered on 17 May 2021

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01135/HOUSE	Michael Clawson 25-05-2021	Cllr Clayton	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss S Smith			26 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Single-storey extension to the rear of our house and a development to the first floor bedroom 3, making the rear elevation symmetrical, alterations to rooflights and fenestration and associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRGKBRBKIKV00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01218/CONVAR	Alexis Stanyer 25-05-2021	Cllr Michaelides	Mr Matthew Bennett 01227 3141
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hammond			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Removal of condition 12 (soft and hard landscaping) of 17/03797/FUL to erect a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=QRTIZWBKJ7U00&previousCaseNumber=000W4VBKBU000&previousCaseUpn=100061010579&activeTab=summary&previousKeyVal=000ZOBKLI000			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01293/HOUSE	Samantha Simmons 25-05-202	Cllr Camp	Mr B Best 07721 010293
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hughes		Windy Ridge	13 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/21
Removal of existing roof. Construction of a first floor with new roof over existing ground floor footprint. First floor side extension. Ground floor rear conservatory.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QS5W2SBK0L000			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01316/HOUSE	Alexis Stanyer 26-05-2021	Cllr Waite	Adam Draper 07985 264117

Planning Applications to be Considered

Planning Applications received to be considered on 17 May 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Thomas		8 Nursery Close	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			05/05/21
Ground floor front, side, rear and roof extensions and a rear garden outbuilding. Landscaping works including decking.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=QS8C9XBKJXZ00&activeTab=summary		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01317/FUL	Sean Mitchell 27-05-2021	Cllr Piper	Timothy Ball 07985 961633
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr N Varley		85 Britains Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/05/21	
Demolition of existing dwelling and erection of a replacement dwelling.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QS8CA2BKJY100			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01321/HOUSE	Samantha Simmons 25-05-202	Cllr Raikes	Melvyn Jarvis 01689667488
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Ashurst		6 Chancellor Way	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/05/21	
Two Storey Rear Extention and Internal Alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QS8CALBKJY900			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01338/HOUSE	Alexis Stanyer 25-05-2021	Cllr Camp	Nathan Burr 01732 742200
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs McGlynn		7 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/05/21	
Proposed roof terrace with privacy screening to garage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSA6YQBKK2R00			

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01369/LDCEX	Alexis Stanyer 28-05-2021	Cllr Eyre	Steve Clark 01474 703705

Planning Applications to be Considered

Planning Applications received to be considered on 17 May 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D & Mrs J Whitelock		90 Weald Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			07/05/21
The property is a residential flat that also incorporates a recording studio/gaming room by the applicants and their family as well as for commercial recording.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSDW8UBKK9W00		

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01378/FUL	Anna Horn 01-06-2021	Cllr Clayton	Miss Charlie Buckley 01959 5610
<i>Case Officer</i>				
<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>	
			10/05/21	
Window replacement from existing timber framed to Timber Slim Heritage double glazing.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSDWALBKKAE00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01379/HOUSE	Samantha Simmons 28-05-202	Cllr Morris Brown	Paul Briner 01227 209904
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Walsh		7 Knole Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/05/21	
Erection of a rear side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSDWARBKKAG00			