

6th July 2021

REPORT TO PLANNING COMMITTEE

12TH JULY 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 July 19th 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 12th July 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 12th July 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/amvPT_ltee0 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

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 (Pages 5-13)

To receive and agree the notes on the report to Planning Committee Meeting held on 28th June 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 July 19th 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 NEIGHBOURHOOD DEVELOPMENT PLAN SEA SUPPORT APPLICATION

- a) To note that the Town Council’s application for Technical Support for an SEA was submitted to Locality on 06-07-2021, to be provided by AECOM if successful.
- b) To note that the Town Council is also seeking quotes from individual companies through Urban Initiatives Studios, should the application for free technical support be unsuccessful.

7 SEVENOAKS DISTRICT COUNCIL’S LOCAL PLAN UPDATE (Pages 15-23)

- a) To receive and note an update on SDC’s Local Plan.

8 UPDATE ON TARMAC’S SEVENOAKS QUARRY DEVELOPMENT (Page 25)

- a) To receive and note an update received from Tarmac relating to their Sevenoaks Quarry planning application.

9 PLANNING APPLICATIONS (Pages 27-30)

- 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 6th July 2021.

10 PRESS RELEASES

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

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Notes on the report to PLANNING COMMITTEE Working Party*
 Monday 28th June 2021 at 7:00pm via Zoom.

Present:

Committee Members

Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry	Present
Cllr Dr Canet, Mayor	Apologies	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

PUBLIC QUESTION TIME

None.

130 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

131 DECLARATIONS OF INTEREST

Cllr Piper declared a non-pecuniary interest in [Plan no. 8 and 9] Barclays – 80 High Street.

Cllr Shea declared a non-pecuniary interest in [Plan no. 12 and 13] Springbank, Clock House Lane, and requested that her abstention from voting be noted.

132 DECLARATIONS OF LOBBYING

Cllr Waite reported that he was lobbied on [Plan no. 2] 7 Swaffield Road.

133 NOTES

Councillors received the notes on the report to Planning Committee Meeting held 14th June 2021. **It was RESOLVED** that the notes be approved.

134 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 arrangements were subject to review.

135 SEVENOAKS NEIGHBOURHOOD DEVELOPMENT PLAN

- a) The Committee received and noted a report providing an update on the NDP's progress.
- b) It was **RESOLVED** that the Town Council seek three quotes for a Strategic Environmental Assessment (SEA) and continue its application for grant funding from Locality. This to be done in conjunction with arranging an emergency Finance and General Purposes meeting for this same funding to avoid further delays, should the grant application be unsuccessful.

136 PRESENTATION FROM ENVIRONMENTAL HEALTH SDC OFFICER BOOKED

- a) The Committee noted that an Officer from Sevenoaks District Council's Environmental Health Team has been booked to present to the Planning Committee on Monday 6th September 2021.

137 MEDWAY FLOOD PARTNERSHIP UPDATE BRIEFING

- a) The Committee noted the Medway Flood Partnership published by the Environment Agency in May 2021.
- b) It was noted that the Town Council have reached out to the Environment Agency for a presentation on flooding issues in Sevenoaks and in relation to developing land mentioned in the NDP draft.

138 PLANNING APPLICATIONS

- (a) No members of the public registered to speak on individual applications.
- (b) The Committee considered planning applications received during the two weeks ending 21st June 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

139 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued regarding [Plan no. 9] Barclays, 80 High Street and the Town Council's resolve that it welcomes more housing towards the Town Centre, but remains committed to maintaining the High Street as a fully serviced viable commercial space meeting all the needs of the community.

There being no further business the Chairman closed the meeting at 8:15pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 28-6-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00882/FUL	Alexis Stanyer 07-07-2021	Cllr Clayton	James Reuther 01303 81 4455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms T Gee			1C Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21

21/00882/FUL - Amended plan

Sub division of land with demolition of existing garage and store room to form new two storey dwelling and formation of vehicle access to number 1c.

Main changes:

Amended drawings received 2nd and 16th June.

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Overdevelopment of the site and inadequate space between proposed development and adjacent houses.
- The development will result in a terrace of houses significantly longer than other terraces along the road.
- The proposed development will result in a loss of light to the side windows on 1 Nursery Close and loss of privacy to the garden of 1 Nursery Close.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01341/FUL	Anna Horn 08-07-2021	Cllr Waite	Sarah Dias 07905 821042
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Powell			7 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21

REVALIDATED:

Application to separate the annex from the main house and create a separate dwelling. Including amendments to the approved front and rear elevation and parking.

Received new Application FUL Plans Application Form and CIL Form.

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment of a small site.

Informative: The Town Council noted that this appears to be a retrospective application. Had the application been originally for a separate dwelling it would have been recommended for refusal. The Town Council also requested that it be noted that they would like to avoid setting the precedent of applicants converting annexes into separate dwellings.

Planning Applications Considered

Applications considered on 28-6-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01661/FUL	Emma Gore 09-07-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Y Zhou		Unit 3	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/21
The unit was part of a dry cleaning shop, it has been converted into a sushi takeaway shop. It was a very simple layout: a toilet, a big sink and a few hand wash sinks, an air extraction fan.				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01722/HOUSE	Alexis Stanyer 07-07-2021	Cllr Piper	Peter Hadley 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J. Abson		Willow House	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21
Erection of single storey garden building to be used as home gym.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01723/MMA	Emma Gore 02-07-2021	Cllr Michaelides	Graeme Williamson 0777 150034
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
E & M Kobler		West Lodge	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
Minor material amendment to 20/02080/FUL.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01749/FUL	Alexis Stanyer 12-07-2021	Cllr Busvine	Dylan Simmons 07921 23 1000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Governors of:		Lady Boswells C Of E Primary	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/21
Installation of new free standing canopy alongside existing building to provide a covered area outside classrooms.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-6-21

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01751/FUL	Mark Mirams 05-07-2021	Cllr Busvine	Adrian Watt 01892 61488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yalman			99-101 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/21
Change of use from A2 (financial services) classification to A3 (cafe/ restaurant). To remove 2 internal walls and to install a flue to the rear of the property for kitchen extraction.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Conservation Officer being satisfied that the historic fabric of the property will not be adversely affected
- The Environmental Health Officer being satisfied that there will be no detrimental effects of noise and odour to occupants of nearby shops and flats, passersby, and users of the surrounding area.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01752/LBCALT	Mark Mirams 05-07-2021	Cllr Busvine	Adrian Watt 01892 61488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yalman			99-101 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/21
Change of use from A2 (financial services) classification to A3 (cafe/ restaurant). Installation of a flue to the rear of the property for kitchen extraction.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Conservation Officer being satisfied that the historic fabric of the property will not be adversely affected
- The Environmental Health Officer being satisfied that there will be no detrimental effects of noise and odour to occupants of nearby shops and dwellings, passersby, and users of the surrounding area.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01757/FUL	Anna Horn 02-07-2021	Cllr Bonin	Jorge Conde Valverde 01 895 503707
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XPS Self Invested Pensions		Barclays	80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
Partial conversion of commercial building (use class E(c)(i)) to provide 6no self contained flats and 1no commercial unit (use class E)				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Loss of retail space in a key commercial area, which is against current Sevenoaks District Council Planning Policy
- The flats will have inadequate daylight and sunlight and will likely be overlooked by the neighbouring building.

Planning Applications Considered

Applications considered on 28-6-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01763/LBCALT	Mike Holmes 08-07-2021	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G McDowell		Co Op Funeralcare	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21
Repair roof, repair sash windows and roof light and remove a stud partition wall on the ground and second floor.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that historic fabric of this Grade II listed building is not adversely impacted and that the building materials proposed are appropriate.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01771/HOUSE	Anna Horn 02-07-2021	Cllr Michaelides	Joanna Loizou 01732 779
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wong			64 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
Demolition of existing sun room and erection of new single storey infill side and rear extension with new roof lights and associated internal alterations. Infill entrance porch and new steps with planter on front driveway and wall cut back.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the designs and materials and the Conservation Officer being satisfied that this development enhances and promotes the Granville Road Conservation Area.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01784/HOUSE	Alexis Stanyer 29-06-2021	Cllr Hogarth	Miss J Nash 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Killington		Springbank	Clock House Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/21
Demolition of existing detached garage. Two storey front and side extension and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval. Cllr Shea abstained from voting due to a non-pecuniary interest.

Planning Applications Considered

Applications considered on 28-6-21

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01784/HOUSE	Alexis Stanyer 05-07-2021	Cllr Hogarth	Miss J Nash
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Killington		Springbank	Clock House Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/21

**21/01784/HOUSE - Amended plan
Demolition of existing detached garage. Two storey front and side extension and alterations to fenestration**

Amendment:
The agent for the applicant has amended the proposed plan and elevation drawing to reflect changes to the materials as render to part of the exterior is now proposed in the place of tile hanging.

Comment

Sevenoaks Town Council recommended approval. Cllr Shea abstained from voting due to a non-pecuniary interest.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01799/HOUSE	Anna Horn 01-07-2021	Cllr Bonin	Open Architecture 01732 770500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Kangis			6 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/21

Infill ground floor rear extension, side extension and loft conversion.

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01806/HOUSE	Samantha Simmons 08-07-202	Cllr Eyre	Carmen Austin 07866 962 000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs De Widt			56 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21

House extension to side and new garage to front. New dormers.

Comment

Sevenoaks Town Council recommended refusal based on:
- Overdevelopment of the plot, especially of its width at the front overlooking the road
- Overdeveloping the Character Area Assessment of the road, especially on the Southern border of this property.

Planning Applications Considered

Applications considered on 28-6-21

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01813/FUL	Emma Gore 02-07-2021	Cllr Parry	Colin Smith 07879 47262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brindley		The Maples	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
Demolition of existing dwelling and the erection of new four bedroom dwelling together with access parking.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
 - There is insufficient information which informs how the adjacent property, April Cottage, will be "retained"
 - If the permissions were granted, the resulting new dwelling would be an over-development, un-neighbourly and detrimental to the street scene.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01814/FUL	Emma Gore 09-07-2021	Cllr Piper	Chris Wilmshurst 01483 41888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cullen, Mr J Cullen and M		Land South of Larches	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/21
Formation of new agricultural field vehicle access. New gate.				

Comment

Sevenoaks Town Council recommended refusal on safety grounds in relation to access to narrow lane.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01826/HOUSE	Samantha Simmons 02-07-202	Cllr Morris Brown	Miss J Nash 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Menzel			53A Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/21
Proposed garage conversion and associated roof alterations.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that it does not unduly impact the Conservation Area.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01840/FUL	Anna Horn 07-07-2021	Cllr Waite	Nigel Goulding 02085 049744
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Greensleeves Homes Trust		Gloucester House Nursing Hom	Lansdowne Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21
Demolition of brick walls. Erection of a single-storey front extension to main kitchen.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-6-21

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01848/HOUSE	Samantha Simmons 08-07-2021	Cllr Granville Baxter	Simon Flashman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Roberts			113B Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21
Front extension to an existing ground floor flat to create another bedroom and increase the size of the existing kitchen/ lounge. Roof alterations.				

Comment

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01854/HOUSE	Alexis Stanyer 07-07-2021	Cllr Parry	Andrew Jenner 01892 852
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Fleetham		Spinneys	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/06/21
Demolition of garage and car port. Erection og a single storey side and rear extension				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01860/FUL	Sean Mitchell 12-07-2021	Cllr Michaelides	Thomas Beard
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o agent		Baby Gap	5 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/21
Shopfront alterations, together with external alterations to the side elevation and associated works, and installation of external plant equipment to the roof.				

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied the plant equipment will not cause any loss of light, interference or noise to neighbours.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01888/HOUSE	Anna Horn 08-07-2021	Cllr Eyre	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Osier		Heatherbank	17A Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/21
Proposed ground and first floor rear extension, proposed solar panels.				

Comment

Sevenoaks Town Council recommended approval.

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Local Plan Update

Development and Conservation Advisory Committee - 6 July 2021

Report of: Deputy Chief Executive, Chief Officer - Planning & Regulatory Services

Status: For Information

Executive Summary: This report provides an update on the Local Plan and outlines the next steps in the plan making process.

This report supports the Key Aims of:

Protecting the Green Belt

Supporting and developing the local economy

Supporting the wellbeing of residents, businesses and visitors,

Ensuring that Sevenoaks remains a great place to live, work and visit.

Portfolio Holder: Cllr. Julia Thornton

Contact Officer: James Gleave ext. 7326

Recommendation to Development and Conservation Advisory Committee:

That the Development and Conservation Advisory Committee

a) Notes the content of the report.

Background and Introduction

- 1 Members were briefed on the emerging Local Plan in March. Officers advised on the Council's legal challenge, the emerging evidence base and the next steps to move the Plan forwards. This report provides an update on all of these points, considers some emerging trends that are likely to influence planning policy in the longer term and sets out the latest position with regard to the Housing Delivery Test (HDT).

The Legal Challenge

- 2 On 8th April 2021 the Council received confirmation from the Court of Appeal that its application to challenge the judgement of Mr Justice Dove, regarding the approach to meeting the Duty to Co-operate (DtC), had not been successful. All members were advised of the decision on 9th April 2021.
- 3 The Council Appealed on two grounds, a failure to consider the 'margin of appreciation' that should have been afforded and insufficient reasoning being given to the original High Court decision, leaving uncertainty as to what had

been decided. Both grounds were well supported by the Council's legal team, including external Counsel and it is clear that the Court of Appeal judge simply disagreed with our case.

- 4 Officers disagree with the determination of the Court of Appeal, but can do nothing more to challenge the Inspector's decision. The Council's legal action has now concluded and officers will move forward with the production of an updated Local Plan, as set out in this report.

Next Steps in the Local Plan Process

- 5 Officers reported in March on the main steps for taking the Plan forwards. The Council wrote to Christopher Pincher, Minister of State for Housing, on 28th May 2021, to confirm that further public money would not be risked until there is assurance that we can move forwards with confidence, particularly now the government appears to believe the DtC is not fit for purpose. A response has been received from the Minister and the Council is awaiting a selection of dates to meet with MHCLG. In addition to representatives from MHCLG, the Council has also requested attendance from the Planning Inspectorate.
- 6 Officers continue to be of the view that the development strategy underpinning the emerging plan - to accommodate as much development as possible in main settlements and release Green Belt land only where there are exceptional circumstances for doing so - remains sound. It is hugely significant that the plan submitted to the government had the support of residents across the District. Members will be aware that approximately 30% of all households responded to the Issues and Options stage and officers recognise the importance of maintaining public engagement in the plan making process.
- 7 Discussions at the meeting with MHCLG will focus on moving forwards as quickly as possible to meet the government target of ensuring that all local authorities have a Local Plan in place by 2023. Our objective for that meeting is to secure agreement with MHCLG of our route to achieve the 2023 deadline. Once agreed, the latest timetable for the emerging plan will need to be reflected in an updated Local Development Scheme (LDS). Subject to the outcome of the discussion, officers will present an updated LDS at the next DCAC meeting.
- 8 Discussions are on-going with the promoters of proposed larger site allocations that were put forward in the emerging Local Plan to ensure they remain deliverable or developable, make the best use of available land, meet infrastructure needs and deliver the right type of development over the Plan period. Reviews of development management policies are also on-going.
- 9 A further strand of work is to update the supporting evidence base. These studies will proceed in accordance with the timescales set out elsewhere in this report. Updates to the evidence base will be raised during the course of discussions with MHCLG.
- 10 Members will recall that the March report highlighted some key themes to be addressed in the evidence base. As a reminder, these were:

- Making best and most efficient use of land;
- Changes in work patterns and economic drivers; and
- The future of town centres.

11 Officers noted that a number of additional evidence base documents would be prepared to respond to these themes. The latest position on this work is explained in the following paragraphs.

District -Wide Characterisation Study

12 The District-Wide Characterisation Study (DWCS) is an important piece of work in seeking to ensure that policies and allocations in the updated Local Plan, as well as new development coming forward in the form of planning applications, makes the best and most efficient use of land.

13 The aim of the work is to understand the key characteristics across the District which, when read alongside other evidence base documents, will inform a context-led approach to growth and change. The DWCS will consider:

- Past influences and growth: both the historic and more recent factors that have shaped growth in Sevenoaks District;
- The present state: a snapshot of the current social, economic and physical character of our places; and
- Future trends: the factors that will influence growth and change over the period of the emerging Local Plan and the sensitivity of places to these changes.

14 The study will consider different aspects of character across Sevenoaks District, including:

- Physical - natural and built: This relates to the built form, but will also refer to the natural elements of physical character included in the Council's Landscape Character Assessment.
- Social and socio-economic: Information on how people use the District, particularly in respect of living, working, leisure and tourism and how these activities are distributed. Much of this information will be obtained from the existing or emerging evidence base documents.

15 The DWCS will provide a commentary on how social and economic drivers for change have shaped and will continue to shape our places over the period of the emerging Local Plan. Relevant factors will include demographic pressures, such as migration away from London, changes to travel and working patterns and physical alterations to the transport network.

16 Officers are particularly keen to understand if the significant changes experienced in outer London over recent years will 'spill over' into adjoining authorities. The demographic trends and the social and economic changes that have been accelerated by the Covid-19 pandemic, such as home working

and changes in housing expectations, are particularly significant in this regard.

Timescale

17 The indicative timeline for the DWCS is as follows:

- An invitation to tender was issued on Friday 18th June 2021
- Deadline for submission of expressions of interest: Friday 9th July 2021
- Appointment of consultant: w/c 26th July 2021
- Submission of draft report: November 2021
- Submission of final report: January 2021
- Workshop event to present findings: February 2022

Town Centre Strategy

18 The March update referred to the significant changes that have occurred in shopping patterns over recent years and the resulting impacts on High Streets. Officers noted that these on-going trends have been accelerated by the Covid-19 pandemic. The Town Centre Strategy (TCS) will inform Local Plan policy interventions and provide recommendations on maintaining the vitality and viability of town centres, in the light of changing social and economic conditions.

19 The Strategy will cover the four towns of Sevenoaks, Swanley, Edenbridge and Westerham. It should reflect the broader corporate strategies and address the following issues:

- Context: Overview of the issues affecting High Streets in Sevenoaks District, including emerging trends, current vacancies and future capacity for retail.
- Vision: A clear vision for these town centres, to be achieved over the period of the Local Plan.
- Leadership and Governance: Advice on a best practice approach to bring about change in town centres.
- Potential Projects: Specific projects to ensure that town centres remain successful. These could include 'meanwhile' uses on vacant sites, public realm improvements, and/or further guidance to support independent traders.

Timescale

20 The indicative timetable for the TCS is as follows:

- Deadline for submission of expressions of interest: 13th July 2021
- Appointment of consultant: Late July 2021
- Submission of draft TCS: September 2021
- Submission of final TCS: October 2021

Targeted Review of Housing Needs

- 21 Officers have issued an invitation to tender for consultants to update the Council's evidence on housing needs. The current Strategic Housing Market Assessment (SHMA) was completed in 2017. The update to this work will inform policies relating to affordable housing in the emerging Local Plan and the Corporate Housing Strategy, which is due for publication later this year. Particular issues for consideration will be migration in and out of the District, the number of affordable homes, the size of homes and tenure needed down to place making level. Further explanation will be provided on this aspect at the meeting.
- 22 The study is due to commence at the end of June and should be completed in September, to inform the Council's emerging Housing Strategy.

Other Work

- 23 Members will be aware that the Council has commenced a Settlement Capacity Study to proactively identify sites to accommodate new homes. A shortlist of potentially suitable sites has been compiled and officers will be writing to the respective landowners to assess availability. Sites found to be deliverable and/or developable will be included in the emerging Local Plan as sources of housing capacity.
- 24 Officers will be instigating an update to the current Green Belt review, which also forms part of the evidence base for the emerging Plan. Further updates on this work will be provided in future reports.

Emerging Trends

- 25 This section of the report contains information on emerging areas of policy and research that are likely to influence the built environment in Sevenoaks over the period of the Local Plan. It provides a short narrative on two key concepts, examples of how and where they have been implemented and the relevance to Sevenoaks District over the period of the Local Plan.
- 26 The following paragraphs consider the application of specific Local Plan policies related to health and wellbeing and the concepts associated with 'Smart City' technology.

Health and Wellbeing

- 27 There is a strong and long association between planning and public health. Successive versions of the Local Plan and government planning guidance have contained policies that seek to protect social infrastructure, including healthcare and public open space, internal space requirements and a host of environmental standards, such as those related to air quality
- 28 Much of the focus to date has been on improvements to physical health and Covid-19 has brought a renewed interest on this aspect. However, the role of planning in improving mental health and wellbeing has also received an increased level of scrutiny in recent years.

- 29 The Council's Mental Health Strategy provides an overview of this issue in the District. The Strategy identifies the measures that can be taken to improve mental health, including improved housing, environmental protection, supporting health and social care to address individual lifestyle factors, engaging with social and community networks and improved environmental conditions. The issue of wellbeing is being actively considered in Sevenoaks and there is greater scope to address the matter as a central theme in the emerging Local Plan.
- 30 In addition to established planning approaches to address physical health, there is on-going research to understand the concept of wellbeing, the causes of poor mental health and how changes to the built environment and planning policy might influence this. Key outcomes include the susceptibility of particular communities, the need for partnership working across different agencies to ensure wellbeing is incorporated into emerging Local Plan policy and how environmental stressors, such as heat, air quality and noise, can influence mental health.
- 31 Recommendations for the emerging Local Plan could include; the need for locally specific assessments of wellbeing to accompany large scale development proposals, the formation of a health and wellbeing advisory group and the instigation of partnerships with the academic community to monitor emerging research and consider how this could be translated into policy. Given the current global circumstances, it is important that the wellbeing agenda lies at the heart of the Local Plan vision.

Smart City Technology

- 32 A Smart City or Smart Development is an area of the built environment that uses different types of electronic methods and sensors to collect data, which is then used to manage assets, resources and services more efficiently. Data collected from residents' devices can interact with a wide range of systems and services, including traffic and transportation, utilities, waste collection and other community services.
- 33 The success of the Smart City concept requires a technology layer, including a network of connected devices and a series of smart applications, to make informed decisions. It also requires adoption by users, residents and decision-making bodies.

Current examples

- 34 The City of Westminster has implemented a Smart Parking network consisting of over 3,400 in-ground vehicle detection sensors, which detect if a parking bay is occupied or available. This real-time information is delivered to a Smart Cloud platform, which analyses the data and feeds into an app that provides GPS directions to available parking spaces.
- 35 Looking further afield, the Smart Dublin initiative is a partnership between the city and key infrastructure and technology providers, which incorporates a number of districts in the city as testbeds for Smart technology. The 'Smart Docklands' area includes smart waste bin technology to provide real-time data on bin capacity, a safer cycling app which uses crowd source data from

mobile phones to map safer cycling routes as an alternative to the car and a scheme which uses an array of sensors around the city to monitor rainfall and surface water build up to manage flood risk.

Implications for Sevenoaks

- 36 These examples are in the latter stages of implementation or trial. They represent the tip of the iceberg of what smart technology is predicted to bring to the management of the built environment over the coming years. Smart technology is being rolled out across the world and is likely to become a mainstream aspect of planning, design and the operation of new development.
- 37 Whilst the majority of existing examples of this type of smart technology are in larger urban areas, there is no doubt that there are relevant applications in Sevenoaks District. Indeed, Cleaner and Greener's 'Binrastructure Strategy' has just launched its first Smart Public Waste bin in Bligh's Meadow. The Council will therefore be considering how its application can be used in the development of policies in the Local Plan and in discussions with developers.

HDT Action Plan Update

- 38 The March report set out the latest Housing Delivery Test (HDT) result, which confirmed that the Council is delivering 70% of the number of homes required, against the housing need calculated using the government's 'standard method'. Certain sanctions apply for different levels of under delivery according to the test and are cumulative. The sanctions are set out by the NPPF and include:
- Below 95% - The Council must produce an action plan, which explores reasons for under delivery and sets out actions to improve the delivery of housing. The action plan must be published on the Council's website.
 - Below 85% - The Council must include a 20% buffer on 5-year housing land supply.
 - Below 75% - The presumption in favour of sustainable development applies.
- 39 Two previous action plans have been prepared. The latest version is published on the Council's website and demonstrates that housing delivery has far exceeded the targets in the adopted Core Strategy. It also sets out the main barriers to delivering housing in the District, the measures being taken to increase housing delivery and further actions that could be taken to address the issue. The HDT action plan is being updated in response to the latest HDT result. The key barriers to increasing the delivery of housing include:

Delay in adopting the new Local Plan

- 40 The Council cannot make significant improvements in housing delivery until an up to date Local Plan is in place. As noted elsewhere in the report, steps are being taken to address the issue.

Non implementation of planning permissions

- 41 The Council is aware of sites across district where the developer has chosen not to implement a planning consent for residential use.

Constrained nature of the District

- 42 The District is highly constrained with 93% Green Belt, 60% AONB and Designated Heritage Assets. In addition, the amount of available brownfield land within developed areas is a finite resource and can only go so far to deliver additional housing sites.

- 43 Other identified challenges include the recruitment market for senior level planners, the impacts of Covid-19 on the development industry and the complexities of developing brownfield sites. The action plan also looks at measures that have already been taken to improve delivery, including:

- Innovative recruitment schemes and training to hire, retain and develop planners;
- Effective use of Planning Performance Agreements;
- Fast and effective planning application validations;
- An interactive Brownfield Land Register;
- Member training on planning matters;
- The Rural Landowners Forum; and
- Quercus Housing - delivering affordable housing schemes.

- 44 The document also identifies additional actions that could be taken to improve housing delivery:

- Reintroduction of developers forum;
- An updated Strategic Housing and Economic Land Availability Assessment (SHELAA) and associated interactive map;
- Adoption of new Local Plan;
- New and updated evidence base documents;
- Updated monitoring, including contact with developers of large sites; and
- Continuing with measures that are already in place, such as review of the Brownfield Land Register, consideration of Council land for development and maintaining and updating the validation checklist.

- 45 The updated HDT action plan is due to be published on the Council's website by 20th July 2021.

Key Implications

Financial

The production of the Local Plan will be funded from the Local Plan reserve.

Legal Implications and Risk Assessment Statement.

Preparation of a Local Plan is a statutory requirement. There are defined legal requirements that must be met in plan making which are considered when the Plan is examined by a Government Planning Inspector. Risks associated with the Local Plan are set out in the Local Development Scheme

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Conclusion

Officers will be happy to take any questions on the content of this report at the meeting.

Appendices

None

Background Papers

None

Richard Morris

Deputy Chief Executive, Chief Officer - Planning & Regulatory Services

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Sevenoaks Town Council

Planning Committee 12th July 2021

Proposed Tarmac's Sevenoaks Quarry Development – Neighbourhood Development Plan

The following Update has been received relating to the Tarmac's Sevenoaks Quarry planning application:

- Constructive meetings have been held with the Planning Authority – Sevenoaks District Council.
- Expecting to submit an Outline Planning Application in November 2021.
- Currently undertaking Scoping Opinion for statutory consultees. The Scoping Opinion is for the maximum density not necessarily what will be included in the application - a housing number of 950, including 150 care homes.
- Tarmac to host online consultation events: Tuesday 20th July for elected members and Thursday 22nd July for the public via webinar.
- STC have offered foyer area of Bat & Ball Centre for display boards week commencing 26th July 2021.
- A further round of public consultation will take place in September 2021 incorporating feedback from July consultation.
- Tarmac confirmed that STC areas of interest, including the protective wall at entrance of Bat & Ball Road (removed to create green space), access points between Tarmac and the Greatness Recreational Ground, and the locally listed Oast House remain important to the development. Tarmac will look to keep STC updated as the development plans progress.

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Planning Applications to be Considered

Planning Applications received to be considered on 12 July 2021

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01465/LBCALT	Sean Mitchell 14-07-2021	Cllr Michaelides	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A and Ms K Golding			41 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/21
Replace the 7 south facing box sash windows in the main building.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSWEWUBKL4D00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01661/FUL	Emma Gore 16-07-2021	Cllr Bonin	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Y Zhou		Unit 3	205 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/21
21/01661/FUL - Amended plan				
Change of use from dry cleaning shop into a sushi takeaway with internal alterations and air extraction and ventilation ducts.				
The proposal has been amended for clarification.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTMCA7BKMF100			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01801/HOUSE	Alexis Stanyer 19-07-2021	Cllr Piper	Frank Knight 07966 484610
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Johnson			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/21
Double storey side, single rear and first floor side extensions. Loft and garage conversion to habitable spaces. Rear dormer and balcony. Alterations to fenestration. Raised terracing to garden. Removal of chimneys. Raised terracing to garden.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=QUC9M5BKFW00&previousCaseNumber=000VMBKBKBU000&previousCaseUpnr=100061009526&activeTab=summary&previousKeyVal=000YR2BKLI000			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01848/HOUSE	Anna Horn 16-07-2021	Cllr Busvine	Christine Melody 01278 764426

Planning Applications to be Considered

Planning Applications received to be considered on 12 July 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lea	Rectory Stables	St Nicholas Drive	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			25/06/21
Single storey orangery style rear extension.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=QUUSALBKGXV00&previousCaseNumber=0012NUBKBU000&previousCaseUprn=100061019042&activeTab=summary&previousKeyVal=0017GFBKLI000		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01893/FUL	Alexis Stanyer 19-07-2021	Cllr Parry	Mark Bretherton 07812 072605
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D Brown		1 Garvock Drive	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/06/21	
Demolition of existing dwelling house and construction of new detached 3-storey dwelling house.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUP8CUBKGV00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01900/CONVAR	Sean Mitchell 14-07-2021	Cllr Bonin	Thomas Beard 02038 971110
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Pegasus Group Ltd	Blighs Meadow	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/06/21	
Variation of condition 2 (unloading/loading times) of SE/12/00827/CONVAR to extend permitted delivery hours of the retail premises at 5 Bligh's walk only to be serviced Monday to Saturday 6am to 9pm and Sundays and Public Holidays from 7am to 9pm.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUR2XVBKGO00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01911/HOUSE	Samantha Simmons 21-07-2021	Cllr Dr Canet	Andrew Gerken
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Perris		11 Lake View Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/06/21	
Proposed side and rear wraparound extension and alterations following demolition of attached garage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUR309BKGP000			

Planning Applications to be Considered

Planning Applications received to be considered on 12 July 2021

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01923/HOUSE	Alexis Stanyer 14-07-2021	Cllr Eyre	Andrew Wells 01634 786728
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mrs M Szczycinska		Garnetts	Grassy Lane Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/21
Erection of a single storey rear extension and new link between the house and garage/workshop. Conversion of loft to habitable space with new dormers and rooflight. Replacement windows.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=QUSXOGBKGTE00&previousCaseNumber=000W6QBKBU000&previousCaseUpn=100061010646&activeTab=summary&previousKeyVal=000ZQGBKLI000			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01973/HOUSE	Anna Horn 21-07-2021	Cllr Piper	Miss J Nash
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs Wadera		The Orchard	Hopgarden Lane Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/21
Two storey side extension, front infill extension, front extension, first floor extension, replacement roof tiles and alterations to fenestration. Demolition of conservatory.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUWMY6BKH1N00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01993/HOUSE	Samantha Simmons 22-07-2021	Cllr Shea	Andy Gay 07748778563
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr P Shilson		27 Orchard Close	Northern	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/21
Removal of 1 No window and addition of 2 No windows to front elevation of existing dwelling.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=QV26X6BKH9B00&previousCaseNumber=0010FDBKBU000&previousCaseUpn=100061016144&activeTab=summary&previousKeyVal=0014VV BKLI000			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02006/HOUSE	Anna Horn 22-07-2021	Cllr Morris Brown	Richard Kostyrka 07889 615587
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr I. & Mrs J. Prideaux		37 Prospect House	Eastern	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/07/21
Demolition of existing 2 storey rear extension to be replaced with a new wider 2 storey rear extension. Demolition of retaining walls to rear garden.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV26YYBKHA100			

Planning Applications to be Considered

Planning Applications received to be considered on 12 July 2021

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02016/HOUSE	Anna Horn 23-07-2021	Cllr Parry	Carmen Austin 07866 962268
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Ms M Lemos	Copper Beech	8 White Friars	Kippington	
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
02/07/21				
Side single storey extension with new steps and alterations to fenestration's.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV41MHBKHDR00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02071/HOUSE	Anna Horn 26-07-2021	Cllr Eyre	Offset Architects 01732 753333
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Ford	Model Cottage	Ashgrove Road	Kippington	
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
05/07/21				
Single storey side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV9LM9BKHPE00			