

3<sup>rd</sup> August 2021

You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Bat & Ball Centre on **Monday 9<sup>th</sup> August 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/qfOgbNExJxw> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

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



**Town Clerk**

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

#### **Committee Members**

CLlr Bonin  
CLlr Busvine OBE  
CLlr Camp – **Vice Chairman**  
CLlr Dr Canet – Mayor  
CLlr Clayton  
CLlr Eyre  
CLlr Granville-Baxter  
CLlr Hogarth

CLlr Michaelides  
CLlr Morris Brown  
CLlr Mrs Parry  
CLlr Parry  
CLlr Piper  
CLlr Raikes – **Chairman**  
CLlr Shea  
CLlr 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.

Town Council Offices  
The Bourne Vale Road  
Sevenoaks Kent TN13 3QG

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



**Town Clerk**

## AGENDA

- 1 APOLOGIES FOR ABSENCE  
To receive and note apologies for absence.
  
- 2 REQUESTS FOR DISPENSATIONS  
To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).
  
- 3 DECLARATIONS OF INTEREST  
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.
  
- 4 MINUTES (Pages 5-23)  
To receive and agree the Minutes of the Planning Committee Meeting held on 26<sup>th</sup> July 2021.
  
- 5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS
  - a) To note that the Town Council is moving to face-to-face meetings, following the lifting of public health restrictions on 19<sup>th</sup> July 2021. These are to be held initially at Bat & Ball Centre and live streamed on Youtube.
  
  - b) To note that Councillors can attend meetings via Zoom, however will not be able to vote and will be counted as not legally present.
  
  - c) To note that all arrangements are subject to review.
  
- 6 TREE PRESERVATION ORDER NO. 4 OF 2021 SITUATED AT 2 GRANVILLE ROAD (Pages 25-31)
  - a) To receive notice that Tree Preservation Order No. 04 of 2021 took effect on a provisional basis on 12<sup>th</sup> July 2021. This is regarding a Hornbeam tree situated within the front garden of 2 Granville Road.
  
  - b) To note that STC may make representations about the trees covered by the order, up until 12<sup>th</sup> December 2021.

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Town Clerk

7 APPROVAL OF STC'S LOCALITY TECHNICAL SUPPORT APPLICATION AND UPDATED NDP DRAFT TIMETABLE (Pages 33)

a) To receive notice that STC's Technical Support Application has been approved by Locality.

a) To receive the draft NDP predicted progress timetable and note that this is subject to review. Future updates on the NDP's progress can be found on the [Neighbourhood Development Plan website](#).

8 APPEALS (Pages 35-46)

To receive notice of the submission of the following appeal:

**APP/G2245/W/21/3271010: 20/02823/FUL – The Old Barracks, 95 Dartford Road**

INFORMATIVES:

On 19<sup>th</sup> October 2020, Sevenoaks Town Council recommended refusal unless the Conservation Officer provides significant reasons that the additional bulk through the loss of the stepped roofline in such close proximity to the Old Barracks will not detract from the setting of the locally listed building.

9 PLANNING APPLICATIONS (Pages 37-40)

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

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

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

10 PRESS RELEASES

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

Town Council Offices  
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Sevenoaks Kent TN13 3QG

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

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Amended Minutes of the PLANNING COMMITTEE meeting held on Monday 26<sup>th</sup> July 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: : <https://youtu.be/gerHgQPKWBk>

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**Present:**

**Committee Members**

Cllr Bonin	Apologies	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Arrived 19:10
Cllr Camp - Vice Chairman	Present	Cllr Mrs Parry	Present
Cllr Dr Canet - Mayor	Present	Cllr Parry	Present
Cllr Clayton	Remote Attendance*	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Remote Attendance*

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk

\*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

**PUBLIC QUESTION TIME**

None.

175 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

176 **DECLARATIONS OF INTEREST**

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

[Plan no. 12] 21/02107/HOUSE – 77 Brittain's Lane.

177 **DECLARATIONS OF LOBBYING**

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

[Plan no. 3] 21/01254/FUL – Sevenoaks Gasholder Station, Crampton's Road was re-circulated to Cllrs.

Representations received objecting to the *original* version of the above plan were also re-circulated to Cllrs.

178 **NOTES**

The Committee received the notes on the report to Planning Committee Meeting (Working Party\*) held 12<sup>th</sup> July 2021. **It was RESOLVED** that the notes be approved.

- 179 COVID-19: PLANNING COMMITTEE ARRANGEMENTS
- a) It was noted that meetings will commence face-to-face following the lifting of public health restrictions on 19<sup>th</sup> July 2021, to be live streamed on Youtube.
  - b) It was noted that all arrangements were subject to review.
- 180 REPORT ON STC'S MEETING WITH AECOM REGARDING OUR LOCALITY TECHNICAL SUPPORT APPLICATION
- a) The Committee noted the topics and outcomes discussed with a consultant from AECOM and Urban Initiatives Studio.
  - b) It was noted that STC expect to hear back on the outcome of their Technical Support Application by the end of the month, and that Urban Initiatives Studio is obtaining alternative quotes, should the application not be successful.
- 181 ENVIRONMENT AGENCY PRESENTATION TO PLANNING COMMITTEE BOOKED
- a) Councillors noted that the Environment Agency will present to the Planning Committee on 18<sup>th</sup> October 2021. This regarding flooding issues in Sevenoaks and in relation to developing land in the NDP.
- 182 SDC PRESENTATION TO PLANNING COMMITTEE BOOKED
- a) Councillors noted that SDC's Development Manager and Planning Improvement and Standards Manager has been booked for 4<sup>th</sup> October. This regarding electronic consultations.
- 183 HUGOFOX PLANNING TRACKER
- a) The Committee noted that the Hugofox Planning Application Tracker is now live and available on the [Planning Committee webpage](#).
- 184 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 19<sup>th</sup> July 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.
- 185 PRESS RELEASES
- It was **RESOLVED** that a Press Release be issued announcing that the Planning Committee has now held its first in-person meeting, with the ability for public to attend, since the beginning of the pandemic. The meeting was held at the new Bat & Ball Centre. It was hoped that the meeting would also help to promote the success of the Bat & Ball Centre's refurbishment, and encourage public to view and hire its facilities.

There being no further business the Chairman closed the meeting at 20:10.

Signed .....  
Chairman

Dated .....

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# Planning Applications Considered

Applications considered on 26-7-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00861/FUL	Louise Cane 06-08-2021	Cllr Parry	Edward Plumptre 07799 8 04649
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Jeune		Brittains Farm	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
<b>Installation of three gates, fence. Landscaping. Internal timber repair works to the stable block and tack room and timber frame building.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00862/LBCALT	Louise Cane 06-08-2021	Cllr Parry	Edward Plumptre 07799 8 04649
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Plumptre		Brittains Farm	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
<b>Installation of three gates, fence. Internal timber repair works to the stable block and tack room and timber frame building.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-7-21

<b>3</b>	<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	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/07/21	

## 21/01254/FUL - Amended plan

Construction of a residential development of 136no. dwellings, new vehicular accesses from Otford Road and Crampton's Road, associated parking, landscaping, drainage, boundary treatments and earthworks.

A summary of the main changes are set out below;

The application has been amended, to provide an additional 6 car parking spaces, and 2 car club spaces

### Comment

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:

1. Layout and density of the development are not consistent with the Allocated Development Management Plan of 2015, nor the emerging and widely-consulted on Neighbourhood Development Plan or Local Plan for the site, being significantly taller and more dense;
2. The ten-storey rotunda tower is overdeveloped, overbearing, out of character and of a height incongruous with the residential character of the area. There are no buildings above four storeys in that locality and the loss of the former industrial gasometers is welcomed by residents of the area;
3. The design and materials are out of keeping with the SDC Residential Character Area Assessment for the areas local to it;
4. The rotunda tower would be intrusive to the green belt and SSSI which it would be adjacent to;
5. The rotunda tower would be solid, impermeable to light and views and internally lit at night, unlike the predecessor gasometer, impacting visual amenity for a considerable distance;
6. The townhouses on Cramptons Road are not in keeping with the Residential Character Area Assessment and have an uncomfortable relationship with the neighbouring properties with overlooking and loss of privacy issues;
7. Adequacy of parking is insufficient with a risk of overspill on-street parking in an area with already high demand. Sevenoaks Town Council recommends that the KCC policy of one space per unit be adhered to;
8. Lack of social housing - Sevenoaks Town Council recommends that 40% of the units be made available as affordable social rented housing, as per SDC policy, in perpetuity.

### Informatives:

The application includes a travel plan, which proposes frequent post-occupancy 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.

# Planning Applications Considered

Applications considered on 26-7-21

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 as might be the case in London boroughs, 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.

The Town Council enclosed a more detailed report on its views as an added informative. (See attached).

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01813/FUL	Anna Horn 03-08-2021	Cllr Parry	Colin Smith
<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>
				13/07/21

**REVALIDATED:**

Demolition of existing dwelling and the erection of new four bedroom dwelling together with access and parking.

A summary of the main changes are set out below:  
Certificate B has been signed.

*Comment*

Sevenoaks Town Council recommended refusal on the grounds the proposed dwelling would be an over-development, unneighbourly and detrimental to the street scene.

**Informative:**

The Town Council believes that the application provides insufficient information which informs how the adjacent property, April Cottage will be retained during construction works.

# Planning Applications Considered

Applications considered on 26-7-21

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01923/HOUSE	Alexis Stanyer 09-08-2021	Cllr Eyre	Andrew Wells 01634 7687
<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>
				19/07/21

## 21/01923/HOUSE - Amended plan

**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.**

**A summary of the main changes are set out below:**

**The proposal previously included the demolition of an existing small ground floor rear extension. The agent has amended the proposed plans as the applicant would now like to retain this existing extension rather than demolish it.**

### *Comment*

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/01968/FUL	Emma Gore 27-07-2021	Cllr Michaelides	Colin Smith 07879 47262
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Olivieri			4 The Shambles	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/21

**Change of use from Tattoo Studio (sui generis use) to a use for the sale of hot food where the consumption of that food is mostly undertaken off the premises.**

### *Comment*

**Sevenoaks Town Council recommended approval, providing that the Environmental Health Officer is satisfied that the proposal will not cause unacceptable levels of noise and smell to nearby residential flats, and that the Conservation Officer is satisfied that this application will not have a negative impact on a locally listed building in the Sevenoaks High Street Conservation Area.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02014/FUL	Sean Mitchell 02-08-2021	Cllr Bonin	Harold Parr 07944 64285
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Patel		J H Lorimer	78-78A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/21

**Change of use to existing 1st floor retail unit to residential dwellings 2 no. 2b4p flats and 1 no. 1b2p flat.**

### *Comment*

**Chairman presenting Cllr Bonin's recommendation:  
Sevenoaks Town Council recommended refusal on the grounds of potential for overlooking and lack of daylight / sunlight in various habitable rooms.**

### **Informative:**

**Sevenoaks Town Council regretted the loss of office space and especially retail space in this development.**

# Planning Applications Considered

Applications considered on 26-7-21

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02023/LBCALT	Mark Mirams 2-08-2021	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J. Oliver		Northdown	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/21
<b>Repair on a section of the roof.</b>				

*Comment*

**Chairman presenting Cllr Piper's recommendation:  
Sevenoaks Town Council recommended approval, subject to the views of the Conservation Officer**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02026/HOUSE	Emma Gore 27-07-2021	Cllr Eyre	Alistair Scott 01233 7333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Thomas		Primrose Cottage	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/21

**Demolition to garden room with two storey extension, internal alterations, replacement outbuilding and landscaping.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02065/HOUSE	Emma Gore 27-07-2021	Cllr Michaelides	Matthew Bennet 01227 31
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CCH Build Solutions Ltd			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/21

**Replacement windows to front elevation.**

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and the design**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02099/HOUSE	Anna Horn 06-08-2021	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Clarke		Keillour	9 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21

**Demolition of existing side entrance/bootroom, and building of new toilet/bathroom in its place.**

*Comment*

**Chairman presenting Cllr Waite's recommendation:  
Sevenoaks Town Council recommended approval, subject only to the extension being undertaken in such a way as to be in keeping with the already existing property.**

# Planning Applications Considered

Applications considered on 26-7-21

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02107/HOUSE	Samantha Simmons 30-07-2021	Cllr Parry	Tangent Space 01892 850000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hann			77 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/21
<b>Demolition of existing garage &amp; Porch. Construct two storey extension to front elevation but extending up to first floor with hipped roof over linking back to main roof of house. Construct two storey side extension including single storey rear extension on rear elevation.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02144/FUL	Mark Mirams 03-08-2021	Cllr Camp* reallocated from Cllr	Joe Alderman 01689 836000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Algar		Sunny Hatch	91 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
<b>Demolition of existing building and erection of an apartment block containing 7 flats (6 x 2 bedroom &amp; 1 X 3 bedroom) with basement car park and associated cycle parking, refuge storage facilities and amenity areas.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to a proper landscaping plan to replace some of the lost trees.**

**Informative: Sevenoaks Town Council believes it would be prudent for the developer to provide two additional car parking spaces for visitors' cars.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02147/HOUSE	Anna Horn 03-08-2021	Cllr Eyre	Tara De Linde 07973 628000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Isaci			39 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
<b>Roof alterations facilitating extension of the habitable space of the loft. First floor extension with new fenestration. Dormers and rooflights.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-7-21

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02154/HOUSE	Anna Horn 03-08-2021	Cllr Granville-Baxter	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Miss Firth-Nicoll			17 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
<b>Proposed ground floor rear extension with rooflight, proposed ground and first floor side extension, extension to existing vehicular access, new parking area at front, new open porch at front, balcony at the rear and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the consideration of the Planning Officer regarding the material finishes: i.e. tile-hung, brick-clad.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02162/LBCALT	Anna Horn 05-08-2021	Cllr Dr Canet	Craig Latowsky
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Devereux		Station House	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
<b>New Ticket Vending Machine (TVM) &amp; Canopy and new Waiting shelter on Platform 1.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02164/HOUSE	Samantha Simmons 03-08-2021	Cllr Piper	David Burr 01732 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Farley			21 Oak Warren	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/21
<b>To construct a single storey rear extension with rooflights and alterations to fenestration.</b>				

*Comment*

**Chairman presenting Cllr Piper's recommendation:  
Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02171/FUL	Mark Mirams 04-08-2021	Cllr Raikes reallocated from Mic	Ian Laverick 02088 91595
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Stevenson			1-2 Old School Walk, 2-6 Blighs	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/21
<b>Installation of a galvanised steel step over ladder at roof level to connect two existing service zones.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-7-21

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02184/HOUSE	Samantha Simmons 04-08-2021	Cllr Eyre	Amna Khan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Price			6 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/21
<b>Erection of two out-buildings in garden.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02189/HOUSE	Anna Horn 06-08-2021	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Valentine			48 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
<b>Erection of a summer house.</b>				

*Comment*

**Chairman presenting Cllr Piper's recommendation:  
Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02205/HOUSE	Mark Mirams 05-08-2021	Cllr Bonin	Tom Wallace 07920 4431
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H-J Ozanne			35 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
<b>Two storey rear and single storey rear extensions. Roof alterations to rear.</b>				

*Comment*

**Chairman presenting Cllr Bonin's recommendation:  
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no unacceptable overlooking or overshadowing of the neighbouring properties.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02208/HOUSE	Samantha Simmons 05-08-2021	Cllr Piper	Carmen Austin 07866 962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Read and Ms Sims			7 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
<b>Demolish existing porch and construct new porch. New side and rear extensions.</b>				

*Comment*

**Chairman presenting Cllr Piper's recommendation:  
Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 26-7-21

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02217/HOUSE	Samantha Simmons 05-08-202	Cllr Parry	Marta Ferreira 02073 998
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Harris		Ridgeway	38 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/21
<b>Existing garage space to be converted internally to accommodate new swimming pool room, new picture window within existing garage door opening, new garage space created in extension of current building, removal of existing tiled pitch roof to garage, replacing it with a new flat sedum roof with a new skylight and landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02220/FUL	Sean Mitchell 06-08-2021	Cllr Michaelides	James Baker 0207357800
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gail's Ltd		Phase Eight	1 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
<b>Alterations to shopfront including 2 awnings.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>25</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02221/ADV	Sean Mitchell 06-08-2021	Cllr Michaelides	James Baker
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gail's Ltd		Phase Eight	1 Blighs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21
<b>2 no. non-illuminated fascia lettering signs an 1 no. non-illuminated hanging sign.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>26</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02224/FUL	Mark Mirams 09-08-2021	Cllr Granville-Baxter	Ian Osman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
P. Deoclises			32 Mill Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/21
<b>Conversion of the existing single dwelling house into 1x2 bedroomed house and 1x3 bedroomed house; construction of one single-storey rear extension and one two storey side extension, installation of a window and door on the front elevation at ground floor level; installation of x3 rooflights on the roof; installation of x2 rooflights on the flat roof to single storey rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds of a lack of parking, and the design being inappropriate compared to the neighbouring area.**

# Planning Applications Considered

Applications considered on 26-7-21

<b>27</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02236/HOUSE	Anna Horn 06-08-2021	Cllr Clayton	David Dennis 01732 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Miss Collings-Chambers			1 Westfield	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/21

**Proposed demolish ground floor at side with removal of one chimney, proposed ground floor rear extension with rooflights, proposed ground and first floor side extension and alterations to fenestration.**

*Comment*

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the design and materials match the existing house.**

## INFORMATIVE for Sevenoaks District Council

### Sevenoaks Town Council 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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Mrs L Larter  
Sevenoaks Town Council  
Council Offices  
Bradbourne Vale Road  
Sevenoaks  
Kent  
TN13 3QG.

Tel No: 01732 227317  
Ask for: Mr H. Walker  
Email: Harry.walker@sevenoaks.gov.uk  
My Ref: HW/TPO/04/2021  
Your Ref:  
Date: 12<sup>th</sup> July 2021.

Dear Mrs Larter,

**IMPORTANT: THIS COMMUNICATION MAY AFFECT YOUR PROPERTY**

Town and Country Planning Act 1990  
Town and Country Planning (Tree Preservation) (England) Regulations 2012.  
Sevenoaks District Council Tree Preservation Order No. 4, 2021.

This is a formal Notice to let you know that on the 12<sup>th</sup> July 2021, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is available via the Council's website.

The Council have made the Order because of the amenity value and landscape benefits that this tree offers.

The Order took effect, on a provisional basis on the 12<sup>th</sup> July 2021. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever first occurs.

The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about the trees that are covered by the Order. Please remember that any comments made are treated as a public document and can be made generally available.

Chief Executive: Dr. Pav Ramewal

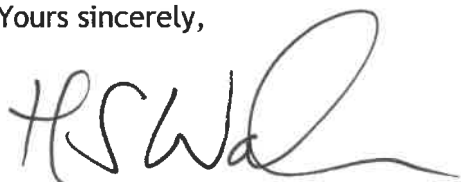
Council offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

t 01732 227000  
e [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
DX30006 Sevenoaks  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

If you would like to make any objections or other comments, please make sure we receive them in writing by Friday 13<sup>th</sup> August 2021. Your comments must comply with Regulation 6 of the Town and Country Planning (Trees) Regulations 2012, a copy of which is provided overleaf. Send your comments to Mr. H. Walker, Development Services Department, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks TN13 1HG. All valid objections or representations are carefully considered. If objections are made to the Order then the matter will often be referred to the Council's Development Control Committee to decide whether or not the Order should be confirmed.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact Mr. H. Walker, Telephone 01732 227317.

Yours sincerely,



Mr H Walker  
Assistant Arboricultural Officer

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)  
(ENGLAND) REGULATIONS 2012

## Objections and representations

6. (1) Subject to paragraph (2), objections and representations;
- (a) shall be made in writing and
    - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
    - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
  - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
  - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

## Town and Country Planning Act 1990

# TREE PRESERVATION ORDER, 04 OF 2021.

The SEVENOAKS DISTRICT COUNCIL, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

### Citation

1. This Order may be cited as Tree Preservation Order No. 04 of 2021, situated at 2 Granville Road, Sevenoaks, Kent.

### Interpretation

2.—(1) In this Order “the authority” means the Sevenoaks District Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2011.

### Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

### Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 12<sup>th</sup> day of July 2021.

[if the Council's Standing Orders require the sealing of such documents:]

The Common Seal of Sevenoaks District Council

was affixed to this Order in the presence of—

*Richard War*  
.....  
*Vice-Chairman*  
.....



[if the Council's Standing Orders do not require the sealing of such documents:]  
[Signed on behalf of the Sevenoaks District Council]

13,250.

.....

Authorised by the Council to sign in that behalf]

[CONFIRMATION OF ORDER

[This Order was confirmed by Sevenoaks District Council without modification on the day of ..... [insert month and year]]

OR

[This Order was confirmed by the Sevenoaks District Council, subject to the modifications indicated by ..... [state how indicated], on the day of ..... [insert month and year]]

[Signed on behalf of the Sevenoaks District Council]

.....

Authorised by the Council to sign in that behalf]

[DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by Sevenoaks District Council on the day of ..... [insert month and year]]

[Signed on behalf of Sevenoaks District Council]

.....

Authorised by the Council to sign in that behalf]

[VARIATION OF ORDER

[This Order was varied by the Sevenoaks District Council on the  
day of *[insert month and year]*  
by a variation order under reference number *[insert reference number to the*  
*variation order]* a copy of which is attached]

[Signed on behalf of the Sevenoaks District Council]

.....

.....  
Authorised by the Council to sign in that behalf]

[REVOCATION OF ORDER

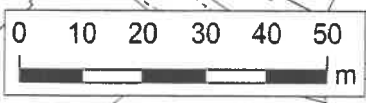
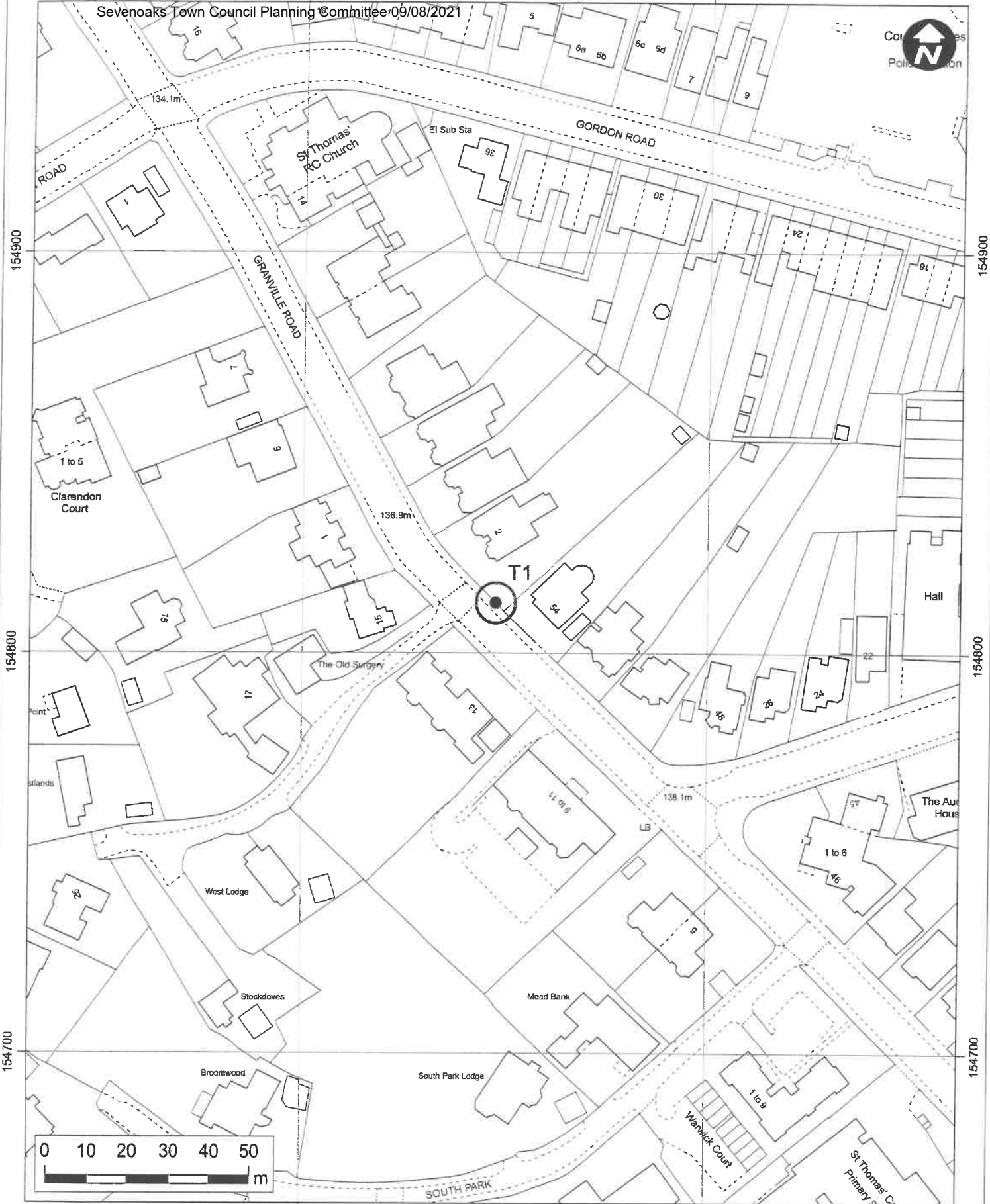
[This Order was revoked by the Sevenoaks District Council on the  
day of *[insert month and year]*

[Signed on behalf of the Sevenoaks District Council

.....

.....

Authorised by the Council to sign in that behalf]



### Tree Preservation Order (TPO)

TPO 4 (2021)

Scale: 1:1,250 @ A4  
Date: July 2021

2 Granville Road, Sevenoaks, Kent, TN13 1ER

**SCHEDULE 1**

**SPECIFICATION OF TREES**

**Trees specified individually**  
(encircled in black on the map)

<i>Reference on Map</i> T1	<i>Description</i> Hornbeam	<i>Situation*</i> Situating within the front garden of 2 Granville Road, Sevenoaks, Kent.
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**Trees specified by reference to an area**  
(Within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i> None	<i>Situation*</i>
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**Groups of trees**  
(Within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i> None	<i>Situation*</i>
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**Woodlands**  
(Within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i> None	<i>Situation*</i>
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\* complete if necessary to specify more precisely the position of the trees.

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SEA Timeline DRAFT	
<b>Approval of Strategic Environmental Assessment (SEA) Technical Support package, to be provided by AECOM</b>	End of July
<b>SEA carried out, estimated 10-12 weeks</b> – including 5 week consultation of Scoping Report to Statutory Consultees	Mid-end of October
<b>Modify Neighbourhood Plan in response to the SEA recommendations (if required) and preparation of Consultation Statement and Basic Conditions Statement</b>	November 2021
<b>Sign off Final (Regulation 16) Plan with NP Steering Group/Planning Committee</b>	November 2021
<p><b>Submit the Plan formally to SDC</b> Once the plan is submitted to SDC (with Basic Conditions Statement and Consultation Statement) they will be responsible for:</p> <ul style="list-style-type: none"> <li>a) Publicising the plan for a six-week period (Regulation 16)</li> <li>b) Notifying anyone referred to in the consultation statement that the plan has been received; and</li> <li>c) Appointing an independent examiner</li> </ul> <p>Any representations received on the plan during the 6-week consultation period will be passed to the independent examiner for consideration. At this stage, the examiner will only be concerned about whether the Plan meets the Basic Conditions (i.e., is in conformity with planning policy) not any other comments about its contents.</p>	December 2021
<p><b>Examiner’s report</b> At the end of the 6-week period the independent examiner will issue a report to the SDC and the Town Council and may make recommendations on modifications required to the plan prior to going to referendum.</p>	February/March 2022
<b>Modify Neighbourhood Plan in responds to Examiner’s recommendations</b> (if required)	March/April 2022
<p><b>Referendum</b> Assuming that the plan is found to be satisfactory then SDC will organise a referendum. They will need to publicise these 28 working days before the referendum is held.</p> <p>If more than 50% of those voting in the referendum vote yes to support the plan, it will then become a part of the statutory development plan.</p>	Spring 2022

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

Tel: 01732 227000 Option 3  
Ask for: Mark Mirams  
Your ref:  
My ref: SE/20/02823/FUL  
Date: 27th July 2021

### Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

**Appeal by:** Cassini Developments  
**Site:** The Old Barracks 95 Dartford Road Sevenoaks KENT TN13 3TF  
**Nature:** Erection of a pair of semi-detached dwellings with associated parking and gardens and alterations to dropped kerb.  
**Appeal Ref:** APP/G2245/W/21/3271010  
**SDC Ref:** SE/20/02823/FUL  
**Appeal Start Date:** 23rd July 2021

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

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, 3B, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/21/3271010, to arrive by 27th August 2021.

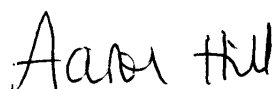
Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at:  
<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at:  
<https://acp.planninginspectorate.gov.uk>

Yours faithfully,

A handwritten signature in black ink that reads "Aaron Hill". The signature is written in a cursive, slightly slanted style.

Aaron Hill  
South Team Manager

# Planning Applications to be Considered

Planning Applications received to be considered on 09 August 2021

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02212/CONVAR	Sean Mitchell 16-08-2021	Cllr Hogarth	Martin Dowle
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Ms B Jones				
Conyers				
18 Woodside Road				
St Johns				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
26/07/21				
<b>Variation of condition 3 of 20/01035/FUL for demolition of existing house, garage and greenhouse and the erection of a replacement 5 bedroom house with integrated garage with alterations to the position of protection fencing and drawings.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QVTYZGBKIQF00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QVTYZGBKIQF00</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02252/HOUSE	Anna Horn 13-08-2021	Cllr Eyre	Dr Kirsten Thompson
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Pieterse				
12 Downsview Road				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
23/07/21				
<b>A double storey side extension, front extension and rear infill extension, with landscaping front and rear.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QVZIYCBKJ1900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QVZIYCBKJ1900</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02308/MMA	Samantha Simmons 12-08-2021	Cllr Raikes	Matthew Woodhams 07763 4637 54
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Penney				
9 Woodside Road				
St Johns				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
22/07/21				
<b>Amendment to 21/02308/MMA.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW8SBABKJG800">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW8SBABKJG800</a>			

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02337/HOUSE	Anna Horn 13-08-2021	Cllr Camp	David Burr 01732 742200
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr S Stanley				
5 Merlewood				
St Johns				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
23/07/21				
<b>Demolish the garage and store and erect a two storey side extension, two storey and single storey rear extension, front porch and bay window, raise the ridge level to form a crown roof and convert the roof space to living accommodation with roof lights. Change elevational treatments and replacement fenestration.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 August 2021

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWAMXJBKJK400">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWAMXJBKJK400</a>
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<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02375/HOUSE	Samantha Simmons 16-08-2021	Cllr Parry	Emma Gregson 07801 055198
<i>Case Officer</i>				
<i>Applicant</i>				
c/o Agent		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Oakley	19 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/07/21

**Single storey rear garden room extension, replacement entrance porch and veranda, painting of the exterior of the dwellinghouse, external alterations and associated landscaping.**

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW11OEBKJTH00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW11OEBKJTH00</a>
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<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02383/FUL	Mark Mirams 17-08-2021	Cllr Piper	James Woodgate
<i>Case Officer</i>				
<i>Applicant</i>				
Mr S Ingram		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/21

**Temporary siting of container in order to store school/furniture equipment so that proposed demolition can be carried out on unstable school hall.**

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW11PLBKJTX00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW11PLBKJTX00</a>
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<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02387/HOUSE	Samantha Simmons 17-08-2021	Cllr Dr Canet	Ian Fort 07447 168085
<i>Case Officer</i>				
<i>Applicant</i>				
Mr D Steele		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
			212 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/21

**To build a 2 story side and rear extension with a flat roof, to build a single-story ground floor extension across the full width of the rear of the house, add a hip to gable loft extension over the original house with rear-facing dormer.**

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW11Q3BKJU500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QW11Q3BKJU500</a>
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<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02393/HOUSE	Anna Horn 18-08-2021	Cllr Hogarth	Ofset Architects 01732 753333

# Planning Applications to be Considered

Planning Applications received to be considered on 09 August 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs May	Meadowfield	60 Hitchen Hatch Lane	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			28/07/21
<b>Demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWJW8YBKJXR00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWJW8YBKJXR00</a>		

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02396/FUL	Sean Mitchell 17-08-2021	Cllr Eyre	David Allen 01732 753 333
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Putnam		28 Burntwood Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/07/21	
<b>Subdivision of plot and erection of a new detached dwelling and garage with new entrance access and pavement crossover. Erection of new detached garage for no 28.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWJWA1BKJXX00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWJWA1BKJXX00</a>			

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02428/MMA	Anna Horn 20-08-2021	Cllr Piper	Nathan Burr 01732 742200
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Yates	Meadow Lodge	Wellmeade Drive	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/07/21	
<b>Amendment to 20/03278/HOUSE.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWNLL5BKK4V00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWNLL5BKK4V00</a>			

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02432/HOUSE	Samantha Simmons 20-08-2021	Cllr Michaelides	Ian Hudson 01892 673158
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Goddard	The Old Vicarage	High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/07/21	
<b>Demolition of the existing rear facing flat roof and construction of a new pitched roof over new first floor shower room, raising of the second floor ceilings to rafter level, new shower room to the second floor landing, introduction of a new flat rooflight to the existing ground floor larder flat roof, associated facade and internal modifications, plus replacement of the existing vehicle gate and localised external works.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWNLLVBKK5500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWNLLVBKK5500</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 09 August 2021

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02433/LBCALT	Samantha Simmons 20-08-202	Cllr Michaelides	Ian Hudson 01892 673158
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage		High Street
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				30/07/21
<b>Demolition of the existing rear facing flat roof and construction of a new pitched roof over new first floor shower room, raising of the second floor ceilings to rafter level, new shower room to the second floor landing, introduction of a new flat rooflight to the existing ground floor larder flat roof, associated facade and internal modifications, plus replacement of the existing vehicle gate and localised external works.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&amp;keyVal=QWNLLWBKK5600&amp;previousCaseNumber=21%2F02432%2FHOUSE&amp;activeTab=summary&amp;previousKeyVal=QWNLLVBKK5500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&amp;keyVal=QWNLLWBKK5600&amp;previousCaseNumber=21%2F02432%2FHOUSE&amp;activeTab=summary&amp;previousKeyVal=QWNLLVBKK5500</a>			

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02468/HOUSE	Charlotte Brooks-Lawrie 20-08-2021	Cllr Parry	Robert Fryer 07958 255649
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mrs A. Leverett		30 Grange Road		Kippington
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				30/07/21
<b>Single storey read extension.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWV0BOBKKB00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QWV0BOBKKB00</a>			