

19th January 2022

You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Bat & Ball Centre on **Monday 24th January 2022**.

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/WZxFrxKwGk> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public 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
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG
tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

Town Clerk

Prior to the commencement of the meeting, there will be a presentation from representatives of Croudace Homes, on its proposals for Land South of Little Brittain, Brittain Lane. The presentation will run for 20 minutes, followed by a Q & A session of 10 minutes.

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 NOTES (Pages 5-16)

To receive and agree the notes on the report to Planning Committee Meeting held on 10th January 2022.

5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) To note that the Town Council moved to face-to-face meetings, following the lifting of public health restrictions on 19th January 2022. These are to be held initially at Bat & Ball Centre and moved to the Town Council Chambers after 24th January 2022, 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.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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



Town Clerk

6 DEVELOPMENT CONTROL COMMITTEE (Pages 17-18)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 27th January 2022. This was previously allocated to Cllr Dr Canet.

- **20/03293/FUL – Pinehurst House Nursing Home, Pinehurst**

INFORMATIVE:

On 30th November 2020, Sevenoaks Town Council recommended refusal on the following grounds:

- Out of scale with the Residential Character Area Assessment
- Overdevelopment
- Inadequate for parking and increase of traffic.

Subsequently, on 14th December 2020, a motion for refusal on the above grounds was put forward, seconded and LOST at the vote. A motion for approval was put forward, seconded and PASSED at the vote.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJWF33BKLD200>

c) To nominate a Northern Ward Councillor to attend the meeting, if deemed appropriate.

7 DEVELOPMENT CONTROL COMMITTEE (Pages 19-20)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 27th January 2022. This was previously allocated to Cllr Granville-Baxter.

- **21/03048/HOUSE – 1 Bottle Cottages, Bradbourne Vale Road**

INFORMATIVE:

On 4th October 2021 and proposed from the Chair, Sevenoaks Town Council recommended refusal on the grounds that the proposals are:

- For inappropriate development within the Greenbelt in terms of bulk and overdevelopment
- Not in keeping and unsympathetic to the materials of a listed building.

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

On 29th November 2021, Sevenoaks Town Council subsequently recommended refusal, due to the impact of the garage on locally listed Bottle Cottage, unless the Conservation Officer is satisfied that this amended application is acceptable in both terms of setting and impact on locally listed Bottle Cottages, and that the materials are sympathetic to those of Bottle Cottages.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZHG9QBKHS400>

c) To nominate a Northern Ward Councillor to attend the meeting, if deemed appropriate.

8 PLANNING APPLICATIONS (Pages 27-31)

- a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council. (Pages 21-26)
- b) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 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 17th January 2022.

9 PRESS RELEASES

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

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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



Town Clerk

Notes on the report to PLANNING COMMITTEE Working Party*
Monday 10th January 2022 at 7:00pm via Zoom.

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
Hugo Nowell, Urban Initiatives Studio
Darren Bell, David Lock Associates
Will Bridges, Tarmac Ltd
Simon Tucker, David Tucker Associates
Duncan Flynn, Cratus Communications Ltd
1 member of the public

At 7pm, prior to the commencement of the meeting, there was a presentation from Hugo Nowell, STC's consultant from Urban Initiatives Studio for the NDP. This provided an update on the NDP's progress, including edits made and the processes that led to these being essential for the NDP's progression.

At 7:15pm, representatives for Tarmac Ltd provided a presentation on its Planning Application and proposals for the Sevenoaks Quarry site. The presentation was followed by a Q & A session.

PUBLIC QUESTION TIME

None.

440 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

441 DECLARATIONS OF INTEREST

None.

442 DECLARATIONS OF LOBBYING

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

[Plan no. 8] 21/04174/FUL – Summerhill, Seal Hollow Road

443 NOTES

Councillors received the notes on the report to Planning Committee Meeting held 20th December 2021. **It was RESOLVED** that the notes be approved.

444 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

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

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

445 APPEALS

a) Councillors noted that the following appeal was dismissed on 15th December 2021.

APP/G2245/D/21/328057: 21/00703/HOUSE – The Old Bakehouse, Six Bells Lane

b) Councillors also noted that a separate application for costs was made against SDC and refused on 15th December 2021.

446 TREE PRESERVATION ORDER NO. 08 OF 2021, SITUATED AT 22 ST GEORGES ROAD

a) The Committee received notice that the above Tree Preservation Order (TPO) took effect on a provisional basis on 13th December 2021, and noted the deadline of 14th January 2022 for comment.

b) Councillors questioned why STC had been consulted on this and whether STC owns any land near the provisional TPO. It was noted that the Chief Executive and Planning Committee Clerk would refer to the Open Spaces Manager for advice and that no comment or objection would be made at this time.

447 NEIGHBOURHOOD DEVELOPMENT PLAN (SEE APPENDIX FOR HUGO NOWELL’S FULL REPORT)

a) Councillors discussed the update provided by Hugo Nowell, STC’s consultant on the NDP from Urban Initiatives Studio. This included edits made to the 13 sites the NDP supports for future development, revised in line with comments and approval from Historic England.

b) Cllr Clayton voiced concerns that the edited version would not be supported at referendum with the design quantum and guidance on height and density removed.

c) The Chief Executive and Hugo Nowell explained that whilst principles that guide the scale, height and massing of development can be retained in the plan, guidance on potential development quantum and densities need to be removed as the sites will not

be allocated in the NDP. The NDP can then be accepted by the District Council for independent examination and referendum without significant further investigation and delays. It was **RESOLVED** that the edits be approved, and the NDP move forwards with next steps for it to be presented to the Steering Committee.

448 APPLICATION FOR DISABLED PERSONS PARKING BAY – HILLINGDON RISE

a) Councillors received details of an application for a disabled persons (blue badge) parking bay to be provided in Hillingdon Rise.

b) It was **RESOLVED** that STC support for this application be forwarded to SDC.

449 PLANNING APPLICATIONS

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

[Plan no. 8] 21/04174/FUL – Summerhill, Seal Hollow Road (Against)

(b) The Committee considered planning applications received during the two weeks ending 3rd January 2022. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

450 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:53.

Signed
Chairman

Dated

[Page deliberately left blank]

Planning Applications Considered

Applications considered on 10-1-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03147/LBCALT	Joshua Ogunleye 15/01/22	Cllr Hogarth	Stephen Langer 01892 52 4555
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Parker	Vale Lodge	124 Bradbourne Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/12/21	
Proposed repair and replacement of existing windows.				

Comment

**Recommended from the Chair:
Sevenoaks Town Council recommended approval, subject to the comments of the
Conservation Officer.**

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03217/FUL	Ravi Rehal	Cllr Raikes	Wyatt Glass Architects 01 793 888 488
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Alanwiye		62 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/12/21	

21/03217/HOUSE - amended plan

Basement kitchen/dining, ground floor rear and side extension, and two storey side extension. Demolish garage and side extension.

**A summary of the main changes are set out below:
Application invalidated due to wrong application type (HOUSE). Resubmitted as FUL.**

Comment

Sevenoaks Town Council recommended refusal, unless:
-The Planning and Conservation Officers are satisfied that any change to the front boundary and entrance gateposts will retain the integrity of the current appearance of the street scene
-The Aboricultural Officer is satisfied that the integrity of the tree in front of the property on St Johns Road will be retained.

Informative: Sevenoaks Town Council noted that there were no plans for the boundary treatment to enable an informed view.

Planning Applications Considered

Applications considered on 10-1-22

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03590/HOUSE	Charlotte Brooks-Lawrie 11/01/22	Cllr Dr Canet	Mr B Eames
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Rademaker			23 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/21

21/03590/HOUSE - Amended plan

Proposed single storey rear extension.

A summary of the main changes are set out below:

The proposed materials for the rear extension have been changed to a beige coloured composite cladding to match the brickwork. The size and location of the proposed extension remains the same.

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03852/FUL	Joshua Ogunleye 22/01/2022	Cllr Granville-Baxter	Mr Roland Lee 02077 700 858
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Industrial Property Investment Fund		Former Builders Yard	14 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/12/21

Erection of a 2.4 paladin fence with gates.

Comment

Sevenoaks Town Council recommended approval, as long as the Planning Officer is satisfied with the height of the boundary in a residential area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04117/MMA	Samantha Simmons 15/01/22	Cllr Granville-Baxter	Mr Neal Thompson 01689 888881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis			6 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/21

Minor material amendment to 17/01356/FUL.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that conditions detailed in the original planning approval are still met in this much enlarged proposal.

Planning Applications Considered

Applications considered on 10-1-22

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04136/LBCALT	Ashley Bidwell 17/01/22	Cllr Bonin	Mr Trevor Jones 07541 810044
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lickley		Halifax	100-102 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/21
Removal of external signage and an external ATM.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04168/FUL	Anna Horn 21/01/2022	Cllr Busvine	Mr John Pearson
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole Park	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/21
Engineering operations to install a fire hydrant pipeline.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the Construction and Environmental Management Plan is fit for purpose.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04174/FUL	Ashley Bidwell 17/01/22	Cllr Clayton	Ms Jacque Andrews 01783 450000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Limited		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/21
Demolition of existing dwelling. Erection of replacement detached dwelling with integral garage and associated works.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
The excessive bulk, height, mass and scale of the proposed dwellings would be detrimentally harmful to the residential amenities of the occupiers of Dawning House and Levenhurst, to the east of the site. This is due to the overbearing effect the buildings would have on the neighbouring properties due to the difference in ground levels and the proximity to the boundary. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan, using the same criteria as for 18/02306/FUL, which was previously refused.

Informative:

Its noted that the access does not meet Kent design requirements for Fire and Rescue, with Kent Fire and Rescue having put forward the following information:
"the driveway is a dead end and is in excess of 20m, therefore suitable turning facilities for a pumping appliance should be provided. Applicants should be aware that in the event of planning permission being granted, the Fire & Rescue Service would require the access routes, hardstanding and turning facilities onsite to meet the requirements of Approved Document B Volume 1:2019, Table 13.1."

Planning Applications Considered

Applications considered on 10-1-22

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04200/FUL	Ashley Bidwell 22/01/2022	Cllr Parry	Mrs Emma Gregson 0780 4055400
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portfolio Homes (Grassy Lane)		Land South of Otia Tuta	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/12/21
Construction of 2 x 5 bedroom houses with associated access and parking.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04205/FUL	Anna Horn 25/01/2022	Cllr Michaelides	Mr Lee Woodward
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			45 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/22
Change of use of existing workshop to a kitchen and bathroom to serve 45A London Rd.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the designs and materials and that the conservation officer is satisfied there will not be a negative impact on a listed building.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04206/LBCALT	Anna Horn 21/01/2022	Cllr Michaelides	Mr Lee Woodward 01959 585805
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			45 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/21
Internal works and alterations.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the designs and materials and that the conservation officer is satisfied there will not be a negative impact on a listed building.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04207/LBCALT	Samantha Simmons 21/01/202	Cllr Busvine	Nadia Ledger 07967 0486
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hawkins			15 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/21
Internal alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials to be used.

**Sevenoaks Town Council Planning Committee
Monday 10th January 2022**

Update Sheet

**Reference Update on the Neighbourhood Development Plan from Hugo Nowell
(Presentation No. 1 and Agenda Item No. 8)**

In August 2021 AECOM were appointed to prepare a Strategic Environmental Assessment (SEA) on the draft Sevenoaks Neighbourhood Plan. This was required following concerns raised by Historic England (as part of the consultation on the SEA screening carried out by SDC) on Policy D1 relating to development sites in the draft Neighbourhood Plan.

AECOM prepared an SEA Scoping report in September and consultation with Historic England, the Environment Agency and Natural England followed.

As part of the SEA process AECOM carried out a high-level appraisal of the Neighbourhood Plan (March 2021 version) and found that the policies and aims performed favourably in sustainability terms. AECOM made a number of recommendations on how policies in the plan relating to biodiversity, climate change, the historic environment and surface water management could be strengthened

AECOM also suggested updated wording for the Neighbourhood Plan policies on development. This followed clarification from the District Council that it would not be possible to allocate sites in the Neighbourhood Plan without significant further work to test deliverability and a further Regulation 14 consultation. This would significantly delay the submission of the plan for independent examination and referendum.

AECOM's recommended changes included rewording policies to make it clearer that the Neighbourhood Plan was not allocating sites and removing reference to development quantum under policies D1 (sites) and D2 (the Tarmac site). Importantly the design principles relating to each site were retained. A further draft of the Plan was circulated in December 2021 incorporating these suggested amendments.

The District Council will only accept the Plan and progress towards independent examination if statutory authorities are supportive and we therefore shared the updated version of the Neighbourhood Plan with Historic England in December. They confirmed that whilst they are supportive of the plan they were still not happy with the wording of policy D1 and recommended an alternative policy wording that would make it clearer that the sites are not allocated in the plan whilst also emphasising the benefits of development.

The revised wording of policy D1 and D2 is included on the pages that follow. This brings the benefits that should be secured on sites into the policy wording whilst making it clear that allocation would be a matter for the Local Plan.

It is recommended that these changes be supported in the Neighbourhood Plan and that the Plan is then finalised and submitted alongside a consultation statement and basic conditions statement (demonstrating that the plan is in general conformity with policy) to SDC for independent examination and referendum.

AECOM are in the process of completing the SEA Environmental Report and this will also be provided to SDC as part of the submission and will add greater robustness to the Plan.

THEME SEVEN: DEVELOPMENT AND HOUSING

Objective Fifteen: To promote high quality development that enhances the town and consolidates vacant or under-utilised land

Policy D1: The Neighbourhood Plan recognises that there are sites that may come forward for development, either as windfall or through allocation in the Local Plan, that have potential to deliver benefits that should be secured through the design, layout and use of each site. Planning applications on the following vacant and under-utilised sites within the Neighbourhood Plan area should demonstrate that they will deliver the relevant benefits set out below, in addition to other requirements set out in the Local Plan:

1. Bat and Ball Centre, Bat and Ball*

- Mixed-use development accommodating community use, office use and residential dwellings within buildings of up to four storey;
- A southern access and entrance to Bat and Ball station; and
- A building layout that would facilitate enhanced access to Bat and Ball station and provide an arrival space in front of the new southern entrance to the station.

2. Travis Perkins, Bat and Ball

- A longer term opportunity to relocate light industrial uses northwards to Vestry Industrial Estate / Otford (outside of the Neighbourhood Plan area) and redevelop the site with mixed-use development within compact blocks of up to four storey height;
- Removal of the conflict between the light industrial employment uses and residential accommodation within the Bat and Ball area; and
- Improved access towards Bat and Ball station and better animation of the streets in the area.

3. Cramptons Road, Water Works

- Potential for residential development close to Bat and Ball station. With its proximity to shops and facilities it could be a suitable site for a co-housing project;
- Layout must retain access to the water treatment works to the north of the site. The layout of development should facilitate a potential future pedestrian connection through Sevenoaks Business Centre to Bat and Ball station; and
- The scale and massing of development should respond to the lower scale properties to the west of the site.

4. Carpetright / Wickes, Otford Road

- Relocate existing uses northwards to the Vestry Industrial Estate where they are more appropriate;
- Strengthen the residential character of the area and remove the conflict between the big box retail uses and existing homes;
- Deliver buildings that create a positive frontage to Cramptons Road (houses) and Otford Road (apartments); and
- Respond positively with proposals for the adjacent gasholder station site (Site 5).

5. Sevenoaks Gasholder Station

- Residential development close to Bat and Ball station that supports the regeneration of Northern Sevenoaks;
- A development layout that provides positive frontages to streets and retains, fronts onto and overlooks the pedestrian path (a public right of way) that connects Cramptons Road with Otford Road through the site; and
- A scale and massing that responds to the context (i.e. two storey buildings on Cramptons Road but with potential for four storeys on Otford Road).

6. Bat and Ball Enterprise Centre

- Longer term opportunity to change this area close to Bat and Ball station to mixed-use;
- Strengthen the residential character of the area and improve access to the station for people living in Greatness through pedestrian routes (from Queens Drive) that are overlooked by new development;
- Deliver apartment buildings (with ground floor employment) that create a positive frontage to Bat and Ball Road; and
- Buildings could be up to four storeys in this location.

* Represents a site where further studies / actions may be pursued by the Town Council over the life of the Plan

THEME SEVEN: DEVELOPMENT AND HOUSING (CONTINUED)

7. Sevenoaks station and surrounding area

- Significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town;
- There are notable views down London Road towards the Kent Downs AONB to the north and any development should respond sensitively to this setting;
- Scale of buildings to be typically four to six storey. There may be potential for a taller building to mark the station; and
- Opportunity to reconsider transport interchange and public realm treatment at the station.

8. Edwards Electrical, High Street

- Development proposals to respond to heritage sensitivities (the site is located immediately to the south of, and adjacent to, the Vine Conservation Area);
- Development should respond to the character of the existing streetscape both in terms of materials, design language and height and massing — two / three storeys is appropriate;
- Development should provide a positive and active frontage to the High Street that is aligned to frontages on adjacent plots and is sympathetic to adjacent built form; and
- Potential for mews houses to the rear of the site.

9. Buckhurst Lane (Suffolk Way) sites

- Development proposals to respond to heritage sensitivities (the site is located on the edge of the Sevenoaks High Street Conservation Area) and development will need to respond to the historic development pattern, materials and character of the area;
- Access will need to be maintained to service yards of properties on High Street;
- Potential to provide development that provides a positive frontage to Suffolk Way and Buckhurst Lane;
- Scale and massing of development to respond to the existing context with potential for three storey buildings plus an additional set back storey;
- Development should front streets whilst concealing existing service yards from public view; and
- Pedestrian connections through the area to be retained and any trees that are removed to be replaced.

10. Post Office / BT Exchange

- Development proposals to respond to heritage sensitivities (the site is located adjacent to the Sevenoaks High Street Conservation Area and the locally listed Stag Theatre);
- The site is located on elevated ground with land dropping away to the south and development is likely to be highly visible from a number of locations. The height and massing needs to be carefully considered and modelled;
- Potential to re-establish the primacy of London Road through development providing active ground floor uses onto London Road with apartments above. Total building height three storeys plus an additional set back storey;
- Frontage onto London Road should be set back to create a public space that serves the adjacent theatre and provides a setting for the new ground floor uses;
- Development should provide a positive frontage to the lane connecting the car park to the rear of The Stag Theatre with London Road;
- Potential for public realm enhancement to South Park; and
- A comprehensive scheme should be prepared but could be delivered as two independent phases (Post Office and BT Building).

THEME SEVEN: DEVELOPMENT AND HOUSING (CONTINUED)

11. Town Council offices, Bradbourne Vale Road*

- Residential development in the form of apartments that provide a frontage to Bradbourne Vale Road with other dwellings to the rear;
- Development up to three storeys; and
- Potential to relocate existing office space to the Community Centre site at Bat and Ball station.

12. Adult Education site, Bradbourne Road

- Potential for sensitive residential conversion of the locally listed college building which maintains the integrity of the existing building;
- Potential for a new build residential annex; this must be subservient to main college building in respect of its design and scale and massing; and
- Existing mature trees and quality of landscape setting to be retained.

Developers will be encouraged to develop buildings constructed to the highest environmental standards to reduce carbon emissions through construction and later life



Policy D2: Should the Tarmac Ltd. Site at Greatness be brought forward for development, either as windfall or through allocation in the Local Plan, this should be guided by an agreed masterplan that indicates how development would be laid out to respond to, and provide a significant landscape resource for Sevenoaks, how it will be phased and the supporting infrastructure that would be delivered as part of the development.

Development of the site should also deliver the following benefits for the area:

- Community infrastructure including the potential provision of a primary school and medical facilities;
- Green infrastructure including the provision of a new lake and centre for sport, recreation and leisure, a network of walking and cycling routes and play space;
- Transport infrastructure and in particular proposals must demonstrate how vehicular access will be achieved and how any transport impacts will be mitigated, including but not limited to improvements to Bat and Ball junction;
- Re-use of historic buildings - the former oast house should be refurbished, integrated into the development and re-used for community use; and
- A mix of new homes that supports local needs and including affordable homes to meet the requirements of the Local Plan.



Objective Sixteen: To deliver a range of new homes to meet local needs

Policy D3: Where practicable larger residential developments will be expected to provide a range of homes. New housing should contribute to meeting the identified local need. Affordable housing provision will be required as part of all eligible developments



Policy D4: The development of on-site key worker housing will be encouraged as part of larger infrastructure developments and subject to a condition preventing sale or rent on the open market



Objective Seventeen: To provide homes that are energy efficient and minimise environmental impact

Policy D5: The Neighbourhood Plan promotes the delivery of new homes that are energy efficient, that are constructed using materials that reduce the impact on the environment and that are designed to maximise daylight and sun penetration whilst also avoiding overheating



Policy D6: The Neighbourhood Plan promotes the retrofitting of existing homes to increase their energy efficiency



* Represents a site where further studies / actions may be pursued by the Town Council over the life of the Plan

The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Sean Mitchell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 20/03293/FUL
Your Ref: MR MARK WISEMAN
Date: 18 January 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Pinehurst House Nursing Home Pinehurst Sevenoaks KENT TN14 5AQ

Development: Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block totalling 56 residential units with associated landscaping, cycle storage, car parking, waste and recycling stores, and external lighting.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **27 January 2022** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxiZk6Zqn6g

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

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

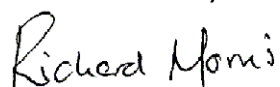
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: DC.Committee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a “visual aid”.

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

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

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

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The script is cursive and fluid.

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



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Samantha Simmons
Email: planning.comments@sevenoaks.gov.uk
My Ref: 21/03048/HOUSE
Your Ref:
Date: 18 January 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 1 Bottle Cottages Bradbourne Vale Road Sevenoaks KENT TN13
3DF

Development: Erection of detached garage outbuilding.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **27 January 2022** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

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

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

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: DC.Committee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a "visual aid".

Those wishing to speak, may address the Committee remotely or in person but are encouraged to do so remotely. Joining details for Zoom will be sent out the day

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



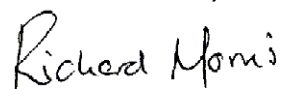
INVESTORS
IN PEOPLE

Platinum
Until 2022
19

before the Committee by Democratic Services. In order to adhere to social distancing, please make it known when registering to speak whether you will be attending remotely or in person.

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

Yours faithfully

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

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

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
21/04008/HOUSE	Charlotte Brooks-Lawrie 09/0	Cllr Morris Brown	Glenn Williams 01322 52
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H Samuel	Northbrook	Vine Court Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 15/12/21

Double-storey side extension with garage conversion and additional parking on the front yard which includes extending the formation of vehicle access.

Comment on 07/01/22

No. of days taken to comment 23

Considered under Chairman's Action:

Sevenoaks Town Council recommended refusal on the grounds of loss of privacy and overlooking, unless the Planning Officer is satisfied that the overlooking of No 3 from windows in the side of the extension can be overcome by enforceable conditions of obscure glazing and non-opening frames.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
21/04072/HOUSE	Stephanie Payne 08/01/22	Cllr Michaelides	Miss J Nash 01303 6560
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Father Gibbons		12 Granville Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 14/12/21

Demolition of and replacement of existing garage.

Comment on 07/01/22

No. of days taken to comment 24

Considered under Chairman's Action:

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the designs and materials.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
21/04066/HOUSE	Joshua Ogunleye 08/01/22	Cllr Clayton	Mr David Burr 01732 742
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Djakova		3 Westfield	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 14/12/21

To erect a part two storey part single storey side extension with the roof extended to form a loft conversion with rear dormer and roof lights to the front elevation.

Comment on 07/01/22

No. of days taken to comment 24

Considered under Chairman's Action:

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the impact on the street scene and on neighbours is acceptable, and that the proposal complies with the Residential Area Character Assessment.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
21/04100/MMA	Anna Horn 09/01/2022	Cllr Camp	Mr Glenn Ball 07974 870
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr ! & Mrs H Nash	Mount Cottage	Linden Chase	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 15/12/21

Amendment to 21/01731/HOUSE.

Comment on 10/01/22

No. of days taken to comment

26

Considered under Chairman's Action:

Sevenoaks Town Council recommended approval.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
21/03323/HOUSE	Ashley Bidwell 10/01/22	Cllr Eyre	Mr Neil Goodhew 01580
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bennett	Thorncroft Cottage	94 Oakhill Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 16/12/21

Proposed extension to the lower ground (basement) level, addition of rooflights and landscaped area, replacement of a garage door to the front elevation, replacement windows and door to the rear elevation, infill rear extension and alterations to fenestration.

Comment on 10/01/22

No. of days taken to comment

25

Considered under Chairman's Action:

Sevenoaks Town Council recommended approval.

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
21/03900/HOUSE	Charlotte Brooks-Lawrie 10/0	Cllr Granville-Baxter	Mr John Tomlin 01634 2
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Slocombe		4 The Meadway	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 16/12/21

21/03900/HOUSE - Amended plan

Proposed single storey rear and loft conversion.

A summary of the main changes are set out below:

The planning application has been amended by the applicant. The roof has been changed to a hipped roof and the dormer slightly reduced in size. The existing chimney is now shown on the plan, and it is not being removed.

Comment on 10/01/22

No. of days taken to comment 25

Considered under Chairman's Action:

Sevenoaks Town Council recommended refusal, as the proposed dormer windows would deprive the solar panels at no 2, The Meadway of light, contrary to the High Court ruling in the case of McLennan vs. Medway Council, unless the Planning Officer is satisfied that there would be no unacceptable impact.

Informative:

The High Court findings quoted by the applicant are shown below:

" - are solar panels material planning consideration or not?

I wish to draw your attention to the counsel of the high court judgement, McLennan v Medway Council. Medway Council considered that there were not of material consideration, the High Court disagreed with them and quashed the planning consent.

Here is a brief summary taken from www.vvv.co.uk solicitors

Mc McLennan sought a judicial review to quash the planning permission, and the court agreed with him. The essential point was that both the local plan and the National Planning Policy Framework recognise the positive contribution that could be made to the climate change by even small scale renewable energy schemes. Under s19(1A) of the Planning and Compulsory Purchase Act 2004 mitigation of climate change was a legitimate planning consideration."

Decision on

Appeal on

Planning Applications to be Considered

Planning Applications received to be considered on 24 January 2022

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03270/HOUSE	Charlotte Brooks-Lawrie 17/01/22	Cllr Parry	Stephen Langer
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/22
21/03270/HOUSE - Amended plan				
Proposed new two-storey garage with 2 bedroom residential accommodation at first floor level.				
A summary of the main changes are set out below:				
The description of the proposed development has been changed to better reflect the scope of the proposal. The plans remain the same as those previously consulted on.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0GMYSBKJMU00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03799/HOUSE	Ashley Bidwell 26/01/2022	Cllr Bonin	Nathan Burr 01732 742200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/22
Proposed rear access door, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2S1PSBKG1G00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03957/FUL	Anna Horn 27-01-2022	Cllr Granville-Baxter	Mr Matthew Hull 07709 449329
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association			51-54 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/22
51 & 53 and 52 & 54 Orchard Close share a bathroom. We are proposing to separate the bathrooms with a dividing wall so each property becomes self-contained with no shared facilities.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3G4EOBKH6O00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04135/HOUSE	Charlotte Brooks-Lawrie 25/01/22	Cllr Clayton	Mr Aron Ramadan

Planning Applications to be Considered

Planning Applications received to be considered on 24 January 2022

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Waller		31 Seal Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			04/01/22
Single story rear extension. Hip to gable loft conversion with dormer. Conversion of the existing garage into habitable accommodation. Garage extension.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R49R21BKIM600		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04166/FUL	Ashley Bidwell 26/01/2022	Cllr Parry	Mr John Whitlock 01892 534455
<i>Case Officer</i>				
<i>Applicant</i>				
Mr S Ingram				
<i>House Name</i>				
West Heath School				
<i>Road</i>				
Ashgrove Road				
<i>Locality</i>				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
05/01/22				
Temporary permission for 5 years for the siting of 20ft containers.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4FB52BKIUP00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04171/CONVAR	Ashley Bidwell 28/01/2022	Cllr Michaelides	Miss Georgina Mark 07799 3699 07
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
31 Granville Road				
<i>Locality</i>				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
07/01/22				
Variation of condition 12 (soft and hard landscaping) of 17/03797/FUL to erect a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4FB66BKIUZ00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04179/FUL	Anna Horn 02/02/2022	Cllr Bonin	Mr Jorge Conde Valverde
<i>Case Officer</i>				
<i>Applicant</i>				
XPS Self Invested Pensions				
<i>House Name</i>				
Barclays				
<i>Road</i>				
80 High Street				
<i>Locality</i>				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
12/01/22				
Partial conversion of commercial building (use class E(c)(i)) to provide 6no self contained flats and 1no commercial unit (use class E) including extension and internal works.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4FB7RBKIVF00			

Planning Applications to be Considered

Planning Applications received to be considered on 24 January 2022

8	Plan Number	Planning officer	Town Councillor	Agent
	21/04230/HOUSE	Charlotte Brooks-Lawrie 26/01/22	Cllr Raikes	Mr Adrian Rigby 07793 836977
Case Officer				
Applicant				
Mr & Mrs Williams				
House Name				
Road				
77 Dartford Road				
Locality				
St Johns				
Town				
County				
Post Code				
Application date				
05/01/22				
Demolition of spiral staircase. Construction of new rear balcony with privacy screen. Alterations to fenestration and internal alterations. New rear retaining wall and patio.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4MPQUBKJ8W00				

9	Plan Number	Planning officer	Town Councillor	Agent
	21/04234/HOUSE	Joshua Ogunleye 27/01/22	Cllr Morris Brown	N/A
Case Officer				
Applicant				
Mr & Mrs Browitt				
House Name				
Road				
30 Wickenden Road				
Locality				
Eastern				
Town				
County				
Post Code				
Application date				
06/01/22				
Alteration to vehicular access. Erection of a front and side extension.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4XEPHBK0P200				

10	Plan Number	Planning officer	Town Councillor	Agent
	21/04236/OUT	Ashley Bidwell 02/02/2022	Cllr Eyre	Stuart Crickett 07867 159510
Case Officer				
Applicant				
Croudace Homes				
House Name				
Land South of Little Brittain's				
Road				
Brittain's Lane				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
12/01/22				
Outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittain's Lane with associated landscaping, parking, open space, play areas, and all other associated development works. Means of access is the only detailed matter with some matters reserved.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4XGOXBK0L200				

11	Plan Number	Planning officer	Town Councillor	Agent
	21/04244/FUL	Anna Horn 04/02/2022	Cllr Clayton	Mr Colin Smith 07879 472627
Case Officer				
Applicant				
Portman Homes (WM) Ltd				
House Name				
Road				
34 & 36 Wildernesse Mount				
Locality				
Eastern				
Town				
County				
Post Code				
Application date				
14/02/22				
Demolition of 34 and 36 Wildernesse Mount and erection of four dwellings, together with access and parking.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4XGOXBK0L200				

Planning Applications to be Considered

Planning Applications received to be considered on 24 January 2022

[applications/applicationDetails.do?activeTab=summary&keyVal=R4XTQMBKJM00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4XTQMBKJM00)

12	Plan Number	Planning officer	Town Councillor	Agent
	21/04252/HOUSE	Joshua Ogunleye 31/01/22	Cllr Morris Brown	DEB Architects 07815 939513
Case Officer				
Applicant				
Mr M Eliades				
House Name				
Road				
51 Cobden Road				
Locality				
Eastern				
Town				
County				
Post Code				
Application date				
10/01/22				
Proposed conversion of attic to habitable room and replacement of windows.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4XTS0BKJM00				

13	Plan Number	Planning officer	Town Councillor	Agent
	22/00002/HOUSE	Stephanie Payne 28/01/22	Cllr Busvine	Mrs Carmen Austin
Case Officer				
Applicant				
Mr & Mrs Rudd				
House Name				
Road				
6 Plymouth Park				
Locality				
Town				
Town				
County				
Post Code				
Application date				
07/01/22				
Front single storey extension and first floor side extension, rear single storey extension. Alteration to fenestrations. Garage flat roof to be replaced with a pitched roof.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R57310BKK0F00				

14	Plan Number	Planning officer	Town Councillor	Agent
	22/00010/HOUSE	Charlotte Brooks-Lawrie 01/02/22	Cllr Michaelides	Mr Iain Fort 07447 168085
Case Officer				
Applicant				
McDonald				
House Name				
Road				
62 Granville Road				
Locality				
Town				
Town				
County				
Post Code				
Application date				
11/01/22				
Proposed wraparound rear ground floor extension with side return infill, and alterations to fenestration.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R57339BKK0V00				

15	Plan Number	Planning officer	Town Councillor	Agent
	22/00022/HOUSE	Charlotte Brooks-Lawrie 01/02/22	Cllr Granville-Baxter	Mr John Tomlin 01634 248900
Case Officer				
Applicant				
Ms C Slocombe				
House Name				
Road				
4 The Meadway				
Locality				
Northern				
Town				
County				
Post Code				
Application date				
11/01/22				
Roof alterations and single storey extension.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5A9I0BK0LO00				

Planning Applications to be Considered

Planning Applications received to be considered on 24 January 2022

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00067/HOUSE	Stephanie Payne 03/02/22	Cllr Parry	Mr Charles Phu 07942 606791
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chandrasekera		The Haven	33A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/22
Amended to the double garage building's position, re-orientation of fenestrations and Juliet balcony and reduced height.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5K1Q0BKKN500			

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00072/HOUSE	Samantha Simmons 03/02/22	Cllr Bonin	Miss Alice Reed
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Carloni			43 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/22
Single storey rear extension, 1st floor extension above garage, loft conversion, internal alterations & conversion of outbuilding to annexe.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5K1QPBKKNF00			