

24th May 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 30th May 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/x20H2sBXSHU> 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 Ancrum
Cllr Bonin
Cllr Busvine OBE
Cllr Camp – **Vice Chairman**
Cllr Dr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter

Cllr Hogarth
Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry – Mayor
Cllr Parry
Cllr Piper
Cllr Raikes – **Chairman**
Cllr Shea

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



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 5-13)
To receive and agree the Minutes from the Planning Committee Meeting held on 16th May 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 at the Town Council Chambers 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 CLLR PLANNING TRAINING COURSE: MAKING DEFENSIBLE PLANNING DECISIONS
 - a) To feedback whether or not Councillors found the below presentation, as prepared by Planning Advisory Service (PAS), to provide sufficient Planning Committee training for new and existing Councillors. This item as deferred from the previous Planning Committee meeting on 16th May 2022.

<https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.local.gov.uk%2Fsites%2Fdefault%2Ffiles%2Fdocuments%2Fmaking-defensible-planning-decisions%25202022%2520version.ppt&wdOrigin=BROWSELINK>
 - b) To decide whether a tailored training session be booked with a paid PAS consultant, should Councillors believe additional guidance would be of value.

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7 OTFORD PARISH COUNCIL – INVITATION TO COLLABORATE ON ACTIVE TRAVEL OPTIONS (Page 15)

a) To receive copy of correspondence from Otford Parish Council inviting Sevenoaks Town Council to collaborate on broadening travel options and managing traffic growth, following proposed large developments that will impact both communities.

b) To discuss and agree on a response from Sevenoaks Town Council, and to suggest preliminary meeting dates for a potential initial discussion between interested Councillors.

8 APPEALS (Pages 17-18)

a) To receive notice of the submission of the following appeal:

- **APP/G2245/W/22/3292870: 21/01058/FUL – Lyndhurst Cottage, Holly Bush Lane**

INFORMATIVE:

On 26th April 2021 Sevenoaks Town Council recommended refusal on the following grounds:

- The design is out of character with the Vine Court Conservation Area management plan which says that "All development in the Vine Court Conservation Area, must respond to its immediate environment and context in terms of scale, density, form, materials and detailing"
- The scale of development is bigger and more intrusive than that which Sevenoaks District Council refused earlier, because of its impact on the neighbours.
- First floor windows will result in loss of privacy to adjoining gardens, especially The Coach House
- The increase in bulk at first floor level will result in overshadowing to the garden of 7A
- The increase in bulk will impact the amenity of the garden of The Coach House
- It neither conserves or enhances the Vine Court Conservation Area and would be detrimental to the setting of the adjoining locally listed buildings.

b) To note that any comments to be made in addition to Sevenoaks Town Council's above representation must be submitted by 22nd June 2022.

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9 SEVENOAKS DISTRICT COUNCIL – TOWN CENTRES STRATEGY

To receive notice that Sevenoaks District Council has published its Town Centres Strategy, available via the below link.

[https://www.sevenoaks.gov.uk/downloads/download/878/emerging_local_plan_2022 - evidence base documents](https://www.sevenoaks.gov.uk/downloads/download/878/emerging_local_plan_2022_-_evidence_base_documents)

10 PLANNING APPLICATIONS (Pages 19-23)

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

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 24th May 2022.

11 PRESS RELEASES

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

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AMENDED Minutes of the PLANNING COMMITTEE meeting held on Monday 16th May 2022 at 7:00pm at Town Council Chambers, available to view on YouTube:

https://www.youtube.com/watch?v=5_4lo6NBSaQ

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Apologies
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Present – Acting Chairman	Cllr Mrs Parry	Present
Cllr Dr Canet - Mayor	Apologies	Cllr Parry	Present
Cllr Clayton	Apologies	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Apologies
Cllr Granville-Baxter	Apologies	Cllr Shea	Present – left at 7:20pm

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

87 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

88 DECLARATIONS OF INTEREST

Cllr Eyre declared that he had a non-pecuniary interest in [Plan no. 10] 18 Bradbourne Park Road.

Cllr Eyre declared that he had a disclosable pecuniary interest in [Plan no. 15] Stag Community Arts Centre, London Road, and did not take part in discussions.

89 DECLARATIONS OF LOBBYING

None.

90 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 3rd May 2022.

It was RESOLVED that the minutes be approved.

91 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19th January 2022, to be live streamed on Youtube.

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

92 WELCOME TO NEW COMMITTEE MEMBER, CLLR LIBBY ANCRUM AND NOTING OF MAYOR AND DEPUTY MAYOR CHANGE

a) The Councillors welcomed Cllr Libby Ancrum to the Planning Committee, and congratulated the Mayor and Deputy Mayor on their new roles.

93 CLLR PLANNING TRAINING COURSE: MAKING DEFENSIBLE PLANNING DECISIONS

a) Councillors noted that PAS had published an updated presentation – available via the below link – for Cllr planning training, and that a PAS consultant can be hired to deliver this.

b) It was **RESOLVED** that the Councillors review the presentation, and feedback to the next Planning Committee as to whether this is sufficient for refreshing existing Cllrs knowledge, as well as providing training to new Planning Committee member, Cllr Ancrum. The option to decide whether a more tailored training session be booked with a PAS consultant to be deferred to the next Planning Committee.

<https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.local.gov.uk%2Fsites%2Fdefault%2Ffiles%2Fdocuments%2Fmaking-defensible-planning-decisions%25202022%2520version.ppt&wdOrigin=BROWSELINK>

94 APPEALS

The Planning Committee noted that the following appeal had been submitted:

- **APP/G2245/W/22/3290131: 21/00882/FUL – 1C Wickenden Road**

95 SEVENOAKS TOWN NEIGHBOURHOOD DEVELOPMENT PLAN: FINAL SIGN OFF COMMITTEE DATES

a) Councillors noted that SDC had approved the inclusion of an Appendix to the Draft NDP that explains all changes made to the NDP following its public consultation in 2020. This to include outline of all design quantum that have since been removed following Statutory Consultee advice.

b) The following amended Committee dates, which include a swap of the upcoming Community Infrastructure Committee with a Planning Committee date, were received and noted. Councillors noted that the final sign off of the NDP by the Steering Committee and Planning Committee would occur on 20th June 2022.

- **7pm 13th June 2022 – Community Infrastructure Committee**
- **6pm 20th June 2022 – Steering Committee**
- **7pm 20th June 2022 – Planning Committee**

96 CONSULTATION STAKEHOLDER MEETING TO INFORM SDC'S EMERGING LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

a) Councillors received notice of Sustrans' progress and next steps for the Local Cycling and Walking Infrastructure Plan that they are completing on behalf of SDC.

b) Councillors recognised the great achievement of SDC having secured £1 million in funding in order to implement the routes identified through the LCWIP.

c) Councillors noted that the online exercise that can be used to indicate and comment on physical barriers to walking, cycling and wheeling, as well as potential walking and cycling routes, would be available until 17th June via the following link:

- <https://communitymap.uk/project/111>

97 PRE-APPLICATION CONSULTATION FOR LAND ON GRACIOUS LANE, SOUTH OF ENTRANCE TO HERON WOOD

a) The Planning Committee received copy of pre-application consultation letter and plans regarding Cornerstone's proposals to upgrade equipment within an existing equipment cabinet on behalf of Vodafone. Deadline for comment being 17th May 2022.

b) It was **RESOLVED** that Councillors forward any comments they have to the Planning Committee Clerk by 17th May 2022, for collation and forwarding to the Agent.

98 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 9th May 2022. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

99 PRESS RELEASES

It was **RESOLVED** that a Press Release be published announcing that the Steering Committee and Planning Committee is due to sign-off the final draft of the Neighbourhood Development Plan on 20th June 2022. This to be advertised with prominence on the Sevenoaks Town Council website.

There being no further business the Chairman closed the meeting at 7:55pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 16-5-22

1	Plan Number	Planning officer	Town Councillor	Agent
	22/00480/HOUSE	Stephanie Payne 25/05/2022	Cllr Clayton	Mr David Dennis 01732 2 10140
Applicant	House Name	Road	Locality	
Mr & Mrs Makkai		33 Hillingdon Avenue	Eastern	
Town	County	Post Code	Application date	
			05/05/22	

22/00480/HOUSE - Amended plan

Proposed porch at front; demolition of existing shed; proposed summerhouse at rear with rooflight and covered walkway.

A summary of the main changes are set out below:

The proposed walkway has now been reduced to a height of 2.5m.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there is no longer any impact on the neighbouring gardens.

2	Plan Number	Planning officer	Town Councillor	Agent
	22/01002/FUL	Ashley Bidwell 30/05/2022	Cllr Parry	Mr J Woodgate 01892 53 1455
Applicant	House Name	Road	Locality	
Mr S Ingram	West Heath School	Ashgrove Road	Kippington	
Town	County	Post Code	Application date	
			09/05/22	

Increase in height of boundary fence.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

That the increased height in fence neither preserves or enhances an Area of Outstanding Natural Beauty in the Green Belt, contrary to SDC policies EN1 and EN4

3	Plan Number	Planning officer	Town Councillor	Agent
	22/01008/HOUSE	Charlotte Brooks-Lawrie 19/05/2022	Cllr Parry	Mr Steven French
Applicant	House Name	Road	Locality	
Mr N Vassilev		78 Brattle Wood	Kippington	
Town	County	Post Code	Application date	
			27/04/22	

3no dormer roof extensions to the rear roof slope, 1no dormer roof extension to the front roof slope and 5no rooflights to the front roof slope.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-5-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01068/MMA	Ashley Bidwell 21-05-2022	Cllr Raikes	Miss Nicola Harvey 01227 463545
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Latter		55 Mount Harry Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/04/22	
Amendment to 21/03983/MMA related to 18/02403/FUL of demolition of the existing dwelling and outbuildings and construct an apartment building containing 10 new flats with associated parking and amenities.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01080/FUL	Ashley Bidwell 20/05/2022	Cllr Bonin	Mrs Eve Burns 01543 262 888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Moore		104-106 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/04/22	
Installation of replacement shopfront.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01081/LBCALT	Ashley Bidwell 20/05/2022	Cllr Bonin	Mrs Eve Burns 01543 262 888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Moore		104-106 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/04/22	
Installation of replacement shopfront.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-5-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01082/ADV	Ashley Bidwell 20/05/2022	Cllr Bonin	Mrs Eve Burns
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Moore			104-106 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/22
Two new illuminated fascia signs and one new projecting sign.				

Comment

A recommendation for approval with conditions was made, seconded and lost at the vote.

Sevenoaks Town Council recommended refusal on the grounds of detrimental impact of internally illuminated signs to the Conservation Area and Listed Building.

INFORMATIVE:

Sevenoaks Town Council considered sign 1 to be acceptable and may be minded to look sympathetically at similar future plans, on the occasion that they be judged to conserve or enhance the Conservation Area, and on condition of the Conservation Officer's approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01086/HOUSE	Stephanie Payne 18/05/2022	Cllr Hogarth	Coleman Anderson Archit 01889507101
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Simons		Phillippa Cottage	99C Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/22
Single storey rear extension, internal alterations, side extension to ground floor and roof alterations, roof with the addition of dormer windows and chimney removal. Changes to existing fenestration and materiality of rear ground floor.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01088/MMA	Samantha Simmons 21/05/202	Cllr Michaelides	Mr Leeson 01732 832358
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Smith & McBride			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/22
Minor material amendment to 20/03395/FUL.				

Comment

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

Planning Applications Considered

Applications considered on 16-5-22

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01122/HOUSE	Stephanie Payne 21/05/2022	Cllr Camp	Mr Martin Bush 01732 74 6770
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Sinclair		18 Bradbourne Park Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/04/22	
Erection of new open porch with bedroom over.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the forward buildline and materials proposed are in keeping with the street scene.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01125/FUL	Samantha Simmons 24/05/202	Cllr Busvine	A&Q Partnership Ltd 0207 642221
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
HSBC Holdings	HSBC	69-71 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/05/22	
Replacement of external ATM.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01149/FUL	Samantha Simmons 30/05/202	Cllr Shea	Mr Jonathan Wadcock 07 228 011051
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
PureGym Limited	Currys Otford Road Retail Park	Otford Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/05/22	
Use of Unit 2 as a gym within Class E and external alterations.				

Comment

Sevenoaks Town Council recommended approval subject to the following conditions:
 - The Planning Officer is satisfied that there will be no loss of amenity to neighbouring properties,
 - That the details of signage that were not yet confirmed be approved in a separate application.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01159/HOUSE	Charlotte Brooks-Lawrie	Cllr Eyre	High Life Treehouses 077 04 042577
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs C Wang		22 White Hard Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/05/22	
Tree house in rear garden.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-5-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01170/MMA	Samantha Simmons	Cllr Michaelides	Mr Leeson 01732 832358
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Smith & McBride			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/04/22
Minor material amendment to 20/03396/LBCALT.				

Comment

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

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01222/PARSOL	Anna Horn 26/05/2022	Cllr Busvine	Mr T McEwen
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T McEwen		Stag Community Arts Centre	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/05/22
Installation of two Solar PV systems of 182 x 395W across two roofs using South facing elevations of The Stag Theatre.				

Comment

Sevenoaks Town Council made no comment.

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Dear Ms Larter,

I am writing on behalf of the Amenities and Services Committee of Otford Parish Council following a recent meeting of the committee. As you may be aware, OPC has recently implemented the first phase of a Traffic Management Scheme which aims to make the village safer for "active travel", specifically walking and cycling.

The committee and the broader council are becoming increasingly concerned about large developments local to Otford that will be likely to produce a significant growth in vehicle movements and are interested in ways to reduce the impact of this. The large planned development at Greatness, adding up to 950 new houses sits squarely between Otford and Sevenoaks. Given the shared nature of the impact on our communities, OPC would be very interested in collaborating with Sevenoaks Town Council on ways in which we can work together to broaden travel options for local residents and pro-actively manage the growth in traffic. We might also explore how to make road design and usage much safer to align with KCC's 'Vision Zero' strategy

Please let me know if Sevenoaks Town Council would be interested in an exploratory discussion to identify ways in which we might work together to improve local travel options for our residents.

Best regards,

Cllr Simon Featherstone
Otford Parish Council

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Parish Council

Tel: 01732 227000 Option 3
Ask for: Anna Horn
Your ref:
My ref: 21/01058/FUL
Date: 19th May 2022

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr Aidan Birkett
Site: Lyndhurst Cottage Holly Bush Lane Sevenoaks KENT TN13 3UN
Nature: Demolition of existing dwelling and garage and replacement with 4 no. bedroom dwelling and garage.
SDC Appeal Ref: 22/00012/RFPLN
Start Date: 18th May 2022

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>. The Planning Inspectorate appeal reference is **APP/G2245/W/22/3292870**.

Comments need to be submitted by **22nd June 2022**. Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. 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.

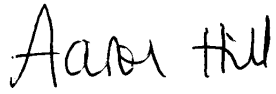
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

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

You will be able to view the Appeal Documents and Decision on our website [here](#).

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 30 May 2022

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00715/FUL	Ashley Bidwell 12/06/2022	Cllr Clayton	
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Davidson		Church Hall, St John The Bapti	Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/05/22
22/00715/FUL - Amended plan				
Demolition of existing front extension of a Church hall and construction of new replacement front extension.				
A summary of the main changes are set out below: Amended plans following conservation officer comments. Access in the centre of the proposed extension to reflect character of existing building.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8QV4HBK14800			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00859/FUL	Ashley Bidwell 10/06/2022	Cllr Clayton	Offset Architects 01732753333
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Garage Block North of	32 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/22
22/00859/FUL - Amended plan				
Demolition of existing garages to be replaced with a proposed two-storey detached dwelling with a car port and associated landscaping.				
A summary of the main changes are set out below: Revised drawings to alter the roof form and design from gable fronted to eaves fronted, along with a shallower roof pitch and reduced ridge height.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R9GPPRBKJCV00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00891/FUL	Anna Horn 04/06/2022	Cllr Raikes	Wyatt Glass Architects 01732 83 6499
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Alawiye		Basement Flat	62 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/22
22/00891/FUL - Amended plan				
Demolish garage. Basement kitchen/dining, ground floor rear and side extension, and two storey rear extension.				
A summary of the main changes are set out below: An amended design has been submitted following the comments made by the Conservation Officer. The amendments include the reduction of the side element and reduced bulk at the rear.				

Planning Applications to be Considered

Planning Applications received to be considered on 30 May 2022

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9LQMXBK0LO00
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4	Plan Number	Planning officer	Town Councillor	Agent
	22/01002/FUL	Ashley Bidwell 16/06/2022	Cllr Parry	DMP-LLP 01892 534455
Case Officer				
Applicant		House Name	Road	Locality
Mr S Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				24/05/22

22/01002/FUL - Amended plan

Increase in height of boundary fence.

A summary of the main changes are set out below:

Amended plans to more accurately show the location of the fence already installed.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9Z8B3BKK8W00
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5	Plan Number	Planning officer	Town Councillor	Agent
	22/01051/HOUSE	Joshua Ogunleye 08/06/2022	Cllr Camp	Nadia Ledger 07967 048613
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Tomlins			31 Camden Road	St Johns
Town		County	Post Code	Application date
				16/05/22

Remove existing single storey rear extension and construct new single storey side and rear extension with partially glazed roof.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA6N2TBKKL00
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6	Plan Number	Planning officer	Town Councillor	Agent
	22/01174/FUL	Samantha Simmons 11/06/22	Cllr Mrs Parry	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr M Martins		Little Hollow	Seal Hollow Road	Wilderness
Town		County	Post Code	Application date
				19/05/22

Demolition of existing dwelling, garage, car port and pavilion and construction of new detached replacement dwelling. Creation of new driveway cross over, gates and front boundary wall. Associated landscaping.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAYEZIBKLRR00
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7	Plan Number	Planning officer	Town Councillor	Agent
	22/01187/HOUSE	Anna Horn 15/06/2022	Cllr Busvine	

Planning Applications to be Considered

Planning Applications received to be considered on 30 May 2022

Case Officer			
Applicant	House Name	Road	Locality
Mr M Newman		148A London Road	Town
Town	County	Post Code	Application date
			23/05/22
Proposed loft extension including rear dormer and rooflights.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAYF3NBKLSH00		

8	Plan Number	Planning officer	Town Councillor	Agent
	22/01205/HOUSE	Ashley Bidwell 09/06/2022	Cllr Parry	Open Architecture 01732 779580
Case Officer				
Applicant		House Name	Road	Locality
Mr H O'Toole		Chenies	84 Oakhill Road	Kippington
Town		County	Post Code	Application date
				17/05/22
Two storey infill extension to the front, altered fenestration, change of material to the external walls, new roof with dormers to the front and rear.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RB09NMBKLW300			

9	Plan Number	Planning officer	Town Councillor	Agent
	22/01208/HOUSE	Charlotte Brooks-Lawrie 12/06/22	Cllr Camp	Willow Planning 07801 055198
Case Officer				
Applicant		House Name	Road	Locality
Mr T Byelikova		Woodside House	25 Woodside Road	St Johns
Town		County	Post Code	Application date
				20/05/22
Installation of balcony balustrade.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RB09O9BKLW900			

10	Plan Number	Planning officer	Town Councillor	Agent
	22/01214/FUL	Ashley Bidwell 09/06/2022	Cllr Dr Canet	Andrew Wells Design 01634 786 722
Case Officer				
Applicant		House Name	Road	Locality
Mr T Kinghorn		Land West of	11 Hill Crest	Northern
Town		County	Post Code	Application date
				17/05/22
Erection of a residential dwelling with new vehicular access, crossover and associated car parking.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RB249MBKLYQ00			

11	Plan Number	Planning officer	Town Councillor	Agent
	22/01241/FUL	Joshua Ogunleye 12/06/2022	Cllr Eyre	Stephen Langer 01892 524555

Planning Applications to be Considered

Planning Applications received to be considered on 30 May 2022

Case Officer			
Applicant	House Name	Road	Locality
Mr A Locke	Land South of	65 Kippington Road	Kippington
Town	County	Post Code	Application date
			20/05/22
Erection of new detached six bed dwelling.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBBDGGRBK0LO00		

12	Plan Number	Planning officer	Town Councillor	Agent
	22/01247/HOUSE	Samantha Simmons 11/06/2022	Cllr Hogarth	
Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Figaredo & Alvarez		6 Merlewood	St Johns	
Town	County	Post Code	Application date	
			19/05/22	
Demolish garage, and erect two storey front and side extension, replacement roof raising ridge with gable to rear and rooflights, single storey rear extension, change elevational treatments and replacement fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBBDNFBKMC300			

13	Plan Number	Planning officer	Town Councillor	Agent
	22/01258/FUL	Anna Horn 15/06/2022	Cllr Granville-Baxter	Mr D Dennis 01732 240140
Case Officer				
Applicant	House Name	Road	Locality	
	Knole Academy	Bradbourne Vale Road	Northern	
Town	County	Post Code	Application date	
			23/05/22	
Proposed to relocate the existing canopy; installation of number 1 new canopy.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBD89LBKMF000			

14	Plan Number	Planning officer	Town Councillor	Agent
	22/01270/HOUSE	Stephanie Payne 16/06/2022	Cllr Eyre	AK-Studios 07882 112427
Case Officer				
Applicant	House Name	Road	Locality	
Ms J Price		6 Redlands Road	Kippington	
Town	County	Post Code	Application date	
			24/05/22	
Garage conversion with alterations to roof level, alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF2XGBKMJ500			

15	Plan Number	Planning officer	Town Councillor	Agent
	22/01273/HOUSE	Samantha Simmons 16/06/2022	Cllr Hogarth	Coleman Anderson Architects 07 551388110

Planning Applications to be Considered

Planning Applications received to be considered on 30 May 2022

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hodder-Williams	The Dragon House	Bradbourne Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			24/05/22
Part two storey part single storey rear extension. Alterations to fenestration.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF2YYBKMB00		

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01274/HOUSE	Stephanie Payne 15/06/2022	Cllr Shea	Studio 264 07905 685973
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr R Morgan		18 Lambarde Drive	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/05/22	
Two storey front and side extension. Relocation of front entrance, Roof alterations, Alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF2Z6BKMJD00			

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01279/HOUSE	Charlotte Brooks-Lawrie 16/06/2022	Cllr Mrs Parry	Coleman Anderson Architects 01 222 527424
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Melpignano	Badgers Wood	Wilderness Avenue	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/05/22	
Demolition of rear extension. Erection of single storey rear and side extension, loft conversion, replacement triple garage with annexe room above and outdoor swimming pool.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF30YBKMN00			