

21st June 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 27th June 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/EPCPOKWxiMQ> 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 7-24)
To receive and agree the Minutes from the Planning Committee Meeting held on 20th June 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 APPEALS (Pages 25-26)
 - a) To receive notice of the submission of the following appeal:
 - **APP/G2245/W/22/3294524: 21/02502/PAC – 160 London Road**

INFORMATIVE:

Sevenoaks Town Council was not consulted on this as an application made under General Permitted Development.

b) To note that Sevenoaks Town Council may make representation via the following link, and that the comment deadline is 19th July 2022:

<https://acp.planninginspectorate.gov.uk/>

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7 DEVELOPMENT CONTROL COMMITTEE (Pages 27-28)

a) To receive notice that the below application is due to be considered by the Development Control Committee on Thursday 30th June 2022. This was previously allocated to Cllr Dr Canet.

- 22/00613/FUL – 73 Bradbourne Vale Road

INFORMATIVE:

On 4th April 2022, Sevenoaks Town Council recommended refusal on the following grounds:

- The large block garage and single storey building in the garden would constitute overdevelopment of the site
- The design is not in keeping with the Residential Area Character Assessment
- Loss of amenity to No71

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=R88CGJBKH8G00>

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

8 DEVELOPMENT CONTROL COMMITTEE (Pages 29-30)

a) To receive notice that the below application is due to be considered by the Development Control Committee on Thursday 30th June 2022. This was previously allocated to Cllr Clayton.

- 22/00859/FUL – Garage Block North of 32 Bethel Road

INFORMATIVE:

On 19th April 2022, and then subsequently on an amended version on 30th May 2022, Sevenoaks Town Council recommended refusal on the following grounds:

- The proposed dwelling is out of scale with other modern houses nearby, and too intrusive to the street scene in Bethel Road and the Hartslands conservation area; it therefore fails to meet the conservation area management criteria that new infill dwellings should respect the scale and character of the conservation area
- by reason of its height, width and mass, and close proximity, the proposed house would enclose, overshadow and dominate the garden space of neighbouring houses, downhill to the north, in Bethel Road

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- by reason of its size and design, it would not preserve or enhance the wider conservation area, including the setting of the locally listed early Victorian pub
- 'Bricklayers Arms' in Sandy Lane in whose garden part of the application site lies, or the open view from Sandy Lane to St Johns URC church.
- In addition the Town Council regrets the further loss of off street parking spaces in Bethel Road, which are at a premium throughout the Hartslands area.

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=R9GPPRBKJCV00>

c) To nominate an Eastern Ward Councillor to attend the meeting, if deemed appropriate.

9 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

a) To receive notification of invitation to Sustrans' second stage of its engagement process as part of its development of the Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan. This for Sustrans to present its findings as informed by the online Mapping public consultation data analysis, and to receive feedback on the draft list of cycle routes and core walking zones being considered.

b) To note that this will take place on 12th July 2022 at 11am, with the Teams joining link to be forwarded by the Planning Committee Clerk separately.

10 DRAFT STC DOCUMENT DETAILING POLICIES RELATING TO PLANNING APPLICATION RECOMMENDATIONS (Pages 31-37)

a) To receive update from the Working Party on their progress of this project, as deferred from the previous meeting on 20th June 2022.

b) To review and agree any changes made to date, and to discuss whether the document be adopted as STC policy or edited for review at the next Planning Committee.

11 PLANNING APPLICATIONS (Pages 39-43)

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.

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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 20th June 2022.

12 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held on Monday 20th June 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/x20H2sBXSHU>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Present – left at 8pm
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry – Mayor	Present
Cllr Dr Canet	Absent	Cllr Parry	Present
Cllr Clayton	Apologies	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Apologies	Cllr Shea	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
11 Members of the Public

PUBLIC QUESTION TIME

None.

157 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

158 DECLARATIONS OF INTEREST

Cllr Parry declared that he had a non-pecuniary interest in [Plan no. 1] 22/00683/FUL, as he knows someone that lives opposite the proposed development.

Cllr Eyre, Cllr Raikes and Cllr Hogarth declared that they had a disclosable pecuniary interest in [Plan no. 2] 22/00818/ADV, due to their status as District Councillors and the building being owned by the District Council. They did not take part in discussions and abstained from voting.

Cllr Raikes declared that he had a disclosable pecuniary interest in [Plan no. 3] 22/00895/FUL due to the property's connection to a site of his employment. He did not take part in discussions and abstained from voting.

159 DECLARATIONS OF LOBBYING

Cllr Parry declared that he had received and engaged in emails, telephone conversations and in-person meetings with both the Oakhill Road Development Association, and Berkely Homes. This regarding [Plan no. 1] 22/00683/FUL – Berkeley House, 7 Oakhill Road.

Cllr Eyre declared that he had been lobbied by and met with residents of Oakhill Road regarding [Plan no. 1] 22/00683/FUL.

160 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 30th May 2022.

It was **RESOLVED** that the minutes be approved.

161 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.

162 APPEALS

Councillors received and noted submission of the following appeal:

- **APP/G2245/W/22/3295529: 21/04174/FUL – Summerhill, Seal Hollow Road**

163 NEIGHBOURHOOD DEVELOPMENT PLAN: FINAL SIGN OFF

a) The Planning Committee received copy of the Final Submission Draft of the Neighbourhood Development Plan and its supporting documents, available via the below links. An overview was also presented by Hugo Nowell (see Appendix)

- **Submission Draft with appendices:**
https://sevenoaksndp.files.wordpress.com/2022/06/4166_20220610-sevenoaks-neighbourhood-plan-june-2022.pdf
- **Consultation Statement:**
https://sevenoaksndp.files.wordpress.com/2022/06/4166_20220610-sevenoaks-neighbourhood-plan-consultation-statement-june-2022-compressed.pdf
- **Basic Conditions Statement:**
https://sevenoaksndp.files.wordpress.com/2022/06/4166_20220610-sevenoaks-neighbourhood-plan-basic-conditions-statement-june-2022.pdf
- **Neighbourhood Plan designated area plan:**
https://sevenoaksndp.files.wordpress.com/2022/06/sevenoaks_neighbourhood_area_designation.pdf

b) The following was discussed and noted by the Planning Committee:

- That the next steps include the District Council publicly advertising receipt of the NDP for six weeks before appointing an Independent Examiner.
- That this Independent Examiner may make comments or minor amendment recommendations, however that these would be limited to *technical issues only* – for instance, making the NDP fully compliant with existing planning legislation and Statutory Consultee comments.

- That the Neighbourhood Development Plan makes reference to the Consultation Statement, which includes a schedule of all changes made to the document since the January 2020 Regulation 14 consultation. This document, which will remain available online alongside the Neighbourhood Development Plan as its evidence base, outlines both the previous and current wording – including proposed design quantum that have since been removed from the Draft.
- That the document would go to Referendum following receipt and consideration of the Independent Examiner's Report, with a requirement of over 50% positive votes in order for it to be adopted.

c) It was **RESOLVED** that the Submission Draft of the NDP and its supporting documents be approved and signed-off for submission to the Local Planning Authority, Sevenoaks District Council.

164 KCC NATIONAL BUS STRATEGY UPDATE

a) Councillors received and noted correspondence from KCC, providing an update on the status of its National Bus Strategy programme, and that this included notification that KCC is currently developing its stakeholder engagement groups for future update meetings.

b) Cllr Shea noted the importance of receiving an update, given the significant difference between what funding was applied for and what has been received and the impact that the strategy could have on Sevenoaks Town.

165 WEST KENT HOUSING ASSOCIATION – PRIOR NOTIFICATION OF INTENT TO REVIEW OFFICE USE AT 101 LONDON ROAD

a) Councillors received and noted correspondence from West Kent Housing Association (WKHA), notifying the Planning Committee of its intention to review usage of its offices at 101 London Road, and explore suitability for potential conversion to mixed-tenure residential use.

b) Councillors noted that WKHA had been booked to deliver a presentation to the Planning Committee on 5th September 2022, providing further information and potential pre-application consultation dates.

166 DRAFT STC DOCUMENTS DETAILING POLICIES RELATING TO PLANNING APPLICATION RECOMMENDATIONS

a) Cllr Shea gave an update from the Working Party on the progress of this project, which included comments on permeability needing to be clarified in the document, as well as an advertisement strategy following its adoption by the Planning Committee.

b) It was **RESOLVED** that the item be deferred to the next Planning Committee to allow members time to consider the updated document.

167 PLANNING APPLICATIONS

- (a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 1] 22/00683/FUL – Berkeley House, 7 Oakhill Road (Against)

- (c) The Committee considered planning applications received during the two weeks ending 13th June 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

168 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing that the Steering Committee and Planning Committee had signed-off the Final Draft of the NDP for submission to the Local Planning Authority, Sevenoaks District Council. To be accompanied by the following summary of the NDP's main purpose, including its current and predicted achievements and with an outline of the next steps:

1. The NDP is part of the Statutory Planning Process and therefore has 'statutory weight' in considering planning applications. It will also add local detail to the existing and emerging Local Plan.
2. The NDP precedes the emerging SDC's Local Plan and will therefore introduce important new policies around such issues as biodiversity, net gain and managing surface water to reduce risk of flooding.
3. The NDP identifies design principles and the benefits that should be delivered as part of potential development on vacant and under-utilised sites in the town. This includes guidance on the scale and massing of development that would be appropriate. Whilst site capacities have been removed from the main text of the NDP on planning advice, reference remaining in the consultation appendix, this guidance will be important to delivering appropriate development on the identified sites.
4. There have been several planning applications submitted over the last year where it was agreed if the NDP had been in place it would have helped oppose such applications. The NDP puts in place a policy whereby 'The Town Council will normally require major planning applications to be submitted to a Design Review Panel for review early in the planning process'. Had this been in place, this could have addressed for instance, public concerns with parking provision and housing density at the Sevenoaks gasholder site, concerns about medical provision at the Tarmac Quarry site, the bulk mass of the design at Berkley House.

5. The NDP has been updated and incorporates climate change aspirations and initiatives
6. Promoting safe walking and cycle routes via – reinvigorating the dormant Cycle Strategy, supported 20 mph proposals
7. Introduced proposals for a Cultural Quarter and improvements to Public Realm
8. Identifying and in some cases progressing enhanced community and sports facilities
 - Bat & Ball Station and Access Ramp
 - Bat & Ball Centre (identified as a priority and refurbished as per Policy COM1, which has been widely successful and benefited the community especially throughout COVID-19)
 - Business Hub
 - Sevenoaks Day Nursery development
 - 3G Hockey Pitch at Hollybush Rec
 - Greatness Football Pavilion
 - Oast House
9. Identified objectives supported by the community
10. Policies relating to protection of Sevenoaks character, heritage, and identity
11. Proposals to develop and enhance key areas of the town including Station Square
12. Proposals for new blue and green infrastructure including additional allotments and further protection of current.
13. Proposals for improvements to Bat & Ball junction
14. Proposals for development of key sites that would not have otherwise been identified as the District Council requires site owners' agreement and a demonstration that sites are deliverable within the Local Plan period to allocate them. E.g., Edwards Electrical site.
15. Engaged residents in the process formally and informally (see consultation statement), and most importantly *reflected* these in the NDP and voted for in a referendum rather than local council committee. The initial public response identified the following most important objectives:
 - Improve the areas that detract from the positive character of the town
 - Undertake an Integrated Transport Study
 - Improve the gateways into and out of the town, including the stations
 - Protect the architectural characteristics of the town
 - Retain pathways, historic alleyways and promote for pedestrian use
 - Support tree retention and tree planting

- Protect green belt and green spaces
- Promote an effective pedestrian, cycling and vehicle strategy
- Consider inclusion of Sevenoaks in TFL's Oyster Card charging zone
- Consider 20 mph speed limits in areas of town

16. Due to the length of time to develop the NDP some supporting documents will need review and updating, although key principles remain – this should be part of the future NDP Action Plan

17. Provides an overall indicative development plan for lobbying for additional infrastructure e.g., health and education facilities.

18. Having the NDP adopted and in place, with its policies on high quality housing and design guidance reduces the risk of unwanted development from developers that would have otherwise been able to push the application through due to the presumption in favour of sustainable development.

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

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 20-6-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00683/FUL	Sean Mitchell 29/06/2022	Cllr Parry	Boyer Planning 0203 268 8810
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Berkeley Homes Eastern Count	Berkeley House	7 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/06/22	

22/00683/FUL - Amended plan

Demolition of existing building and ancillary structures and the erection of a residential apartment building (69 units) together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.

A summary of the main changes are set out below:

Applicants response to consultations, a further vibration assessment, aboricultural review and further highways comments.

Comment

Sevenoaks Town Council recommended refusal on the following grounds and with reference to the following policies:

Overdevelopment and loss of amenity by virtue of the proposed building's increased height, mass and scale - contrary to Policy EN2 in the Allocations and Development Management Plan

Lack of affordable housing, the provision of which should be at least 40% as per Policy SP3 of the Core Strategy and accompanying Affordable Housing SPD.

The proposed development is not in keeping with the Residential Character Area Assessment, which mostly comprises two storey buildings.

Loss of established landscape and trees, including TPO'd trees.

Loss of employment area

The proposal, by virtue of its design, size, scale and bulk would result in a prominent and obtrusive addition that would neither preserve or enhance the setting, character and appearance of this area, which is also adjacent to a Conservation Area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00818/ADV	Charlotte Brooks-Lawrie 23/06/2022	Cllr Michaelides	Mrs G Kemmonoe
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks District Council		26-28 Pembroke Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/05/22	

Consent to display signs.

Comment

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

Planning Applications Considered

Applications considered on 20-6-22

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00895/FUL	Samantha Simmons 04/07/2022	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Shefik		Gallery 88	3 Station Parade, London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/22
Change of use from Art Gallery to Restaurants/Cafes and Hot Food Takeaway.				

Comment

Sevenoaks Town Council recommended approval, subject to the Environmental Health Officer being satisfied that the noise and smells to be emitted are within acceptable limits.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01082/ADV	Ashley Bidwell 22/06/2022	Cllr Bonin	ADC Limited 01543 2629
<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>
				31/05/22

22/01082/ADV - Amended plan

Two new illuminated fascia signs and one new projecting sign.

A summary of the main changes are set out below:

Internal illumination for the fascia signage removed from the proposal.

Comment

Sevenoaks Town Council recommended approval, subject to the following:
Confirmation that there will be no internal illumination of the signs,
Appropriate restriction of what times the signs may be illuminated, in order to protect neighbourhood amenity and to reduce light pollution.

Informative: The Application Form needs to be updated to show the removal of the internal illumination.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01210/HOUSE	Samantha Simmons 01/07/2022	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Woo			26 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/22

Demolition of existing ground floor extension to facilitate erection of a single storey rear extension with rooflights and a two storey side extension. Construction of front extension to include porch. Landscaping works to include enlargement of parking area to accommodate two vehicles.

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:
Sevenoaks Town Council recommended refusal on the grounds that the proposals would lead to an excessive increase in the density of buildings, loss of light and an uncharacteristic loss in the visual character.

Planning Applications Considered

Applications considered on 20-6-22

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01278/FUL	Ashley Bidwell 22/06/2022	Cllr Parry	Andrew Wells Design 016 24 386300
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr T Kinghorn	Halfway House	London Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/05/22	
Erection of a covered outdoor seating area.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01333/MMA	Ashley Bidwell 27/06/2022	Cllr Clayton	Alderton Associates 0124 7 488888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Martins	Site of	60 Bethel Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/06/22	
Minor material amendment to 18/00313/FUL.				

Comment

Recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended refusal on the grounds that:

- the proposed design is set at the same height as no 62 up the hill, but significantly higher than no 58, so breaking the roofline of Bethel Road which adversely affects the conservation area
- it would partially block the view across the conservation area from Sandy Lane to Prospect Road and the church, again adversely affecting the conservation area
- it contains a large full width dormer at ridge height, which would be dominating to neighbours, and against design principles set out in the conservation area management plan.

Planning Applications Considered

Applications considered on 20-6-22

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01333/MMA	Ashley Bidwell 04/07/2022	Cllr Clayton	Alderton Associates 0124 5400000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Site of	60 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/22

22/01333/MMA - Amended plan

Minor material amendment to 18/00313/FUL.

A summary of the main changes are set out below:

Amended plans to include a dormer to the rear.

Comment

Recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended refusal on the grounds that:

- the proposed design is set at the same height as no 62 up the hill, but significantly higher than no 58, so breaking the roofline of Bethel Road which adversely affects the conservation area
- it would partially block the view across the conservation area from Sandy Lane to Prospect Road and the church, again adversely affecting the conservation area
- it contains a large full width dormer at ridge height, which would be dominating to neighbours, and against design principles set out in the conservation area management plan.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01344/HOUSE	Louise Cane 28/06/2022	Cllr Eyre	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms A White		Westra Lodge	114 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/22

Demolition of existing detached outbuilding. Construction of a new detached outbuilding. Associated alterations to landscaping.

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01348/HOUSE	Charlotte Brooks-Lawrie 23/06/2022	Cllr Eyre	Studio Hudson Architects 01899670450
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Naylor		Torrens	77 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/05/22

Demolition of the existing garages and the erection of a replacement outbuilding comprising a single carport with electric charging point and associated external landscaping works.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-6-22

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01362/HOUSE	Stephanie Payne 04/07/2022	Cllr Morris Brown	Kentec DS 01634 248900
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Daulby			4 North View Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/22
Hip to gable loft conversion with rear dormer and rear first floor balcoy; 2no. rooflights to the front elevation; addition of front porch with pitched roof; side extension with pitched roof; removal of chimney.				

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01363/HOUSE	Samantha Simmons 28/06/2022	Cllr Clayton	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Colenso			12 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/22
To demolish the attached timber extension and construct a two storey side extension, a two storey and single storey front extension and a single storey rear extension with roof lights. Extension to formation of vehicle access.				

Comment

To be recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended refusal on the grounds that the proposed development is set beyond the lines of existing properties and would therefore damage the residential character of Swaffield Road, as defined in the Residential Character Area Assessment.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01369/HOUSE	Louise Cane 27/06/2022	Cllr Parry	Harringtons 2006 01732 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kitts		The Cedars	62 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/22
To demolish part the single storey kitchen area and erect a single storey extension with roof lights covering both the extension and existing dining room. Convert the car port to a gymnasium with external retaining walls and steps to form patio area.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-6-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01377/FUL	Anna Horn 01/07/2022	Cllr Eyre	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Emmenis			28 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/22
Demolition of the existing garage, sub-division of the plot and construction of a new 5 bedroom detached dwelling with basement and rooms in the roof and new garden building, associated hard landscaping and alterations to the existing drive.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01388/FUL	Charlotte Brooks-Lawrie 29/06/22	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Orme		2 Tubs Hill Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/22
Replace shopfront and change layout of entrance.				

Comment

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

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01400/HOUSE	Stephanie Payne 29/06/2022	Cllr Granville-Baxter	JAT-Surv Ltd 0754065186
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Page			6 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/22
Conversion of existing garage with mono pitch roof and roof windows.				

Comment

Recommended from the Chair with Cllr Granville-Baxter's apologies:

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01401/HOUSE	Stephanie Payne 29/06/2022	Cllr Clayton	Mksummer 07939 934809
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Li			23 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/22
Single storey rear and side extension.				

Comment

Recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, provided the SDC Planning Officer is satisfied there will be no loss of residential amenity to neighbours.

Planning Applications Considered

Applications considered on 20-6-22

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01416/HOUSE	Stephanie Payne 30/06/2022	Cllr Shea	Martin Bush 0173274077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Melsom			9 Filmer Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/22
Demolition of existing single storey porch, and erection of a larger single storey porch containing a shower room. Replacing the stained tongue and grooved boarding on the front elevation at first floor level, adding insulation, and re-cladding.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01426/LBCALT	Anna Horn 30/06/2022	Cllr Bonin	Mr Frank Thrush 07764 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Craig			8 Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/22
Reduce internal wall between kitchen and dining room area. Replace and re-instate defective floor boards living room and wc replace.				

Comment

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

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01441/CONVAR	Anna Horn 04/07/2022	Cllr Eyre	Open Architecture 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
F Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/22
Variation of conditions 2 and 3 of: 20/03255/HOUSE for Demolition of existing rear extension and construction of replacement extension, with alterations to drawings approved and materials.				

Comment

Sevenoaks Town Council recommended approval.

Appendix:

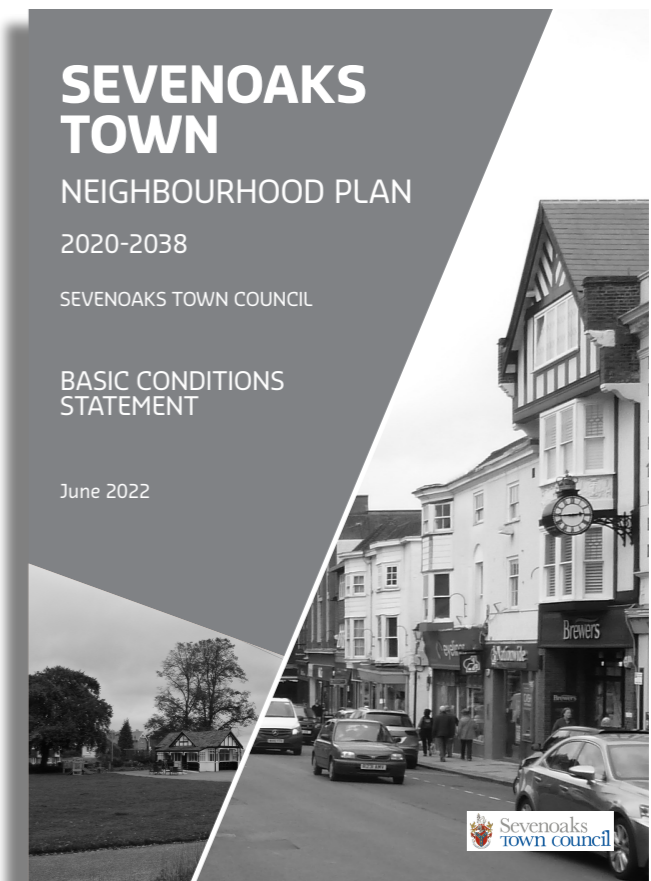
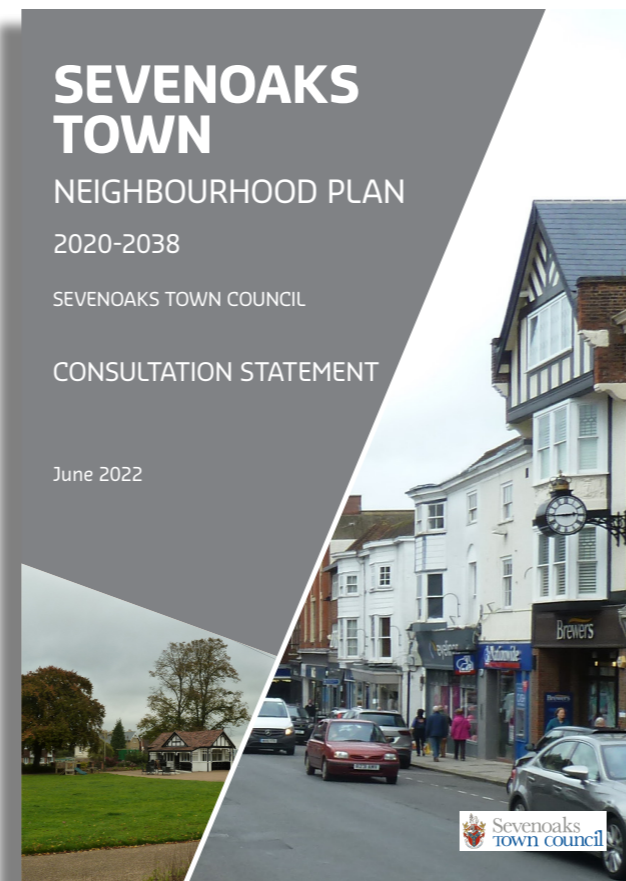


Sevenoaks Town Neighbourhood Plan

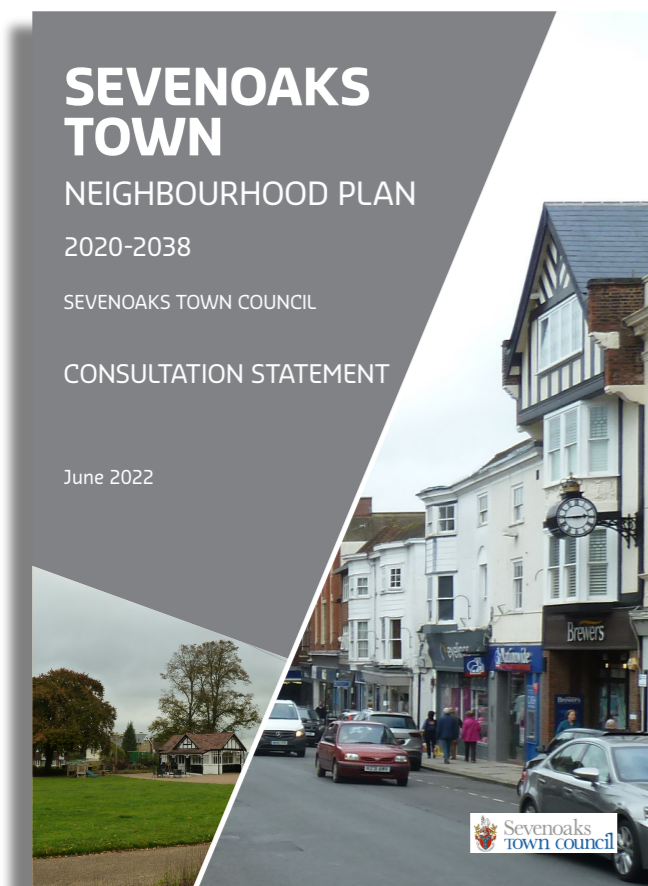
Planning Committee Presentation (20th June 2022)

SUBMISSION TO SEVENOAKS DISTRICT COUNCIL

- Submission Draft Neighbourhood Plan
- Consultation Statement
- Basic Conditions Statement
- Neighbourhood Plan Area



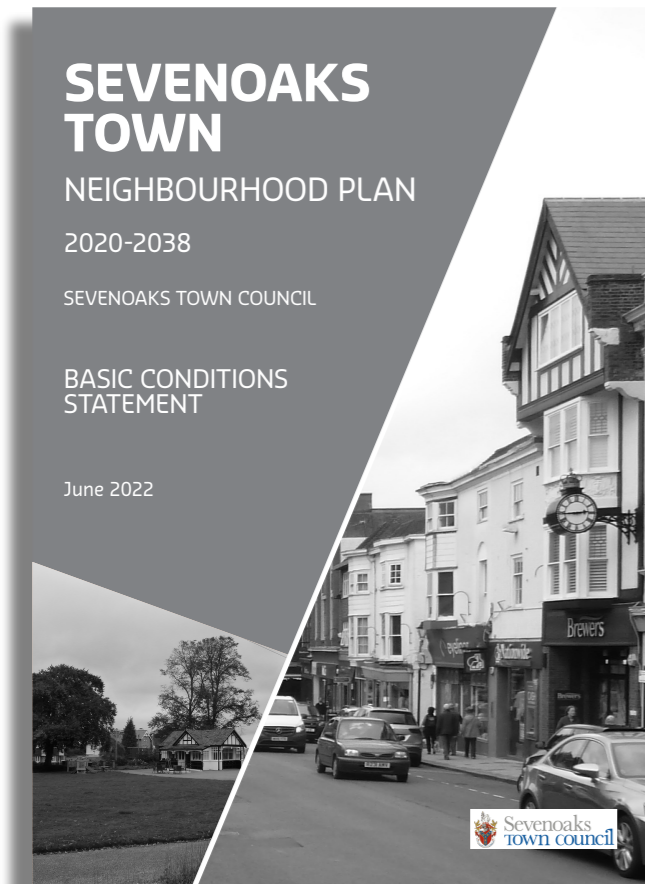
CONSULTATION STATEMENT



What it covers

- **Preparing the Draft Plan**
- **Regulation 14 Consultation**
- **Preparation of the Submission Draft Plan**
- **Appendices**
 - Summary of consultation activities
 - Town wide survey (2014)
 - Early stage consultation (2015)
 - Northern Sevenoaks masterplan (2017)
 - Regulation 14 consultation (2020) - responses and how they have informed the submission draft plan
 - Schedule of changes from pre submission to submission draft plan

BASIC CONDITIONS STATEMENT



What it covers

- States how the Neighbourhood Plan meets legal requirements and basic conditions
- Assessment of Neighbourhood Plan in relation to NPPF Policy objectives
- Assessment of how the Neighbourhood Plan contributes to achieving sustainable development
- Assessment of Neighbourhood Plan in relation to Sevenoaks District Local Development Plan
- Assessment of Neighbourhood Plan in relation to Environmental Regulations (SEA outcomes)

NEXT STEPS

- **Sign off Submission Draft Neighbourhood Plan** and supporting documents with Neighbourhood Plan Steering Group and Town Council **20 June 2022**
- **Submit Submission Draft Neighbourhood Plan** to District Council along with Consultation Statement, Basic Conditions Statement and SEA **June / July 2022**
- SDC will then: **July 2022**
 - **publicise the plan** for a six week period;
 - notify anyone referred to in the consultation statement that the plan has been received; and
 - **appoint an independent examiner**

Any representations received on the plan during the 6-week consultation period will be passed to the independent examiner for consideration.
- **Examiners Report** **August 2022**

At the end of the 6-week period the independent examiner will issue a report to the SDC and the Town Council and may make recommendations on modifications required to the plan prior to going to referendum.
- **Modify Neighbourhood Plan** in response to Examiner's recommendations **September 2022**
- **Referendum** **Autumn 2022**

Assuming that the plan is found to be satisfactory then SDC will organise a referendum. They will need to publicise this 28 working days before the referendum is held.

If more than 50% of those voting in the referendum vote yes to support the plan, then it becomes a part of the statutory development plan.



Parish Council

Tel: 01732 227000 Option 3
Ask for: Sean Mitchell
Your ref:
My ref: 21/02502/PAC
Date: 16th June 2022

Town and Country Planning Act 1990

Dear Sir/Madam,

Appeal by: R20 Advisory Limited
Site: 160 London Road Sevenoaks KENT TN13 2JA
Nature: Prior approval for a change of use from Offices (Class B1 (a)) to Dwellinghouses (Class C3). This application is made under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015.

SDC Appeal Ref: 22/00025/RFPAPD
Start Date: 14th June 2022

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of prior approval 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/22/3294524**.


Comments need to be submitted by **19th July 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>

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Aaron Hill'.

Aaron Hill
South Team Manager



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Samantha Simmons
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/00613/FUL
Your Ref:
Date: 21 June 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 73 Bradbourne Vale Road Sevenoaks Kent TN13 3DN

Development: Proposed replacement detached dwelling with associated garage, parking and landscaping. New outbuilding.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **30 June 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



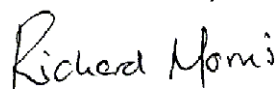
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27

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 initial 'R'.

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



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Ashley Bidwell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/00859/FUL
Your Ref:
Date: 21 June 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Garage Block North Of 32 Bethel Road Sevenoaks Kent TN13 3UE

Development: Demolition of existing garages to be replaced with a proposed two-storey detached dwelling with car port and associated landscaping.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **30 June 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:

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Chief Executive: Dr. Pav Ramewal
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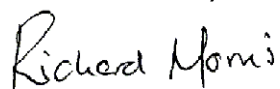
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Until 2022
29

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

Sevenoaks Town Council
Policies relating to Planning Application Recommendations

0. Revision History

Version	Issued	Notes
Version 1		Presented to Planning Committee 07/02/2022
Version 2		Presented to Planning Committee 20/06/2022

1. Introduction

The purpose of this document is to identify Sevenoaks Town Council's policies relating to Planning Application Recommendations to the Planning Authority (Sevenoaks District Council), and the Planning Committee's processes.

2. Planning

2.1. What do we mean by planning?

When talking about planning, this encompasses planning applications forwarded by the Local Planning Authority, Sevenoaks District Council. 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.

2.2. Planning System

The United Kingdom is working under a plan-led system meaning that each Local Planning Authority (LPA) must create a development plan for its area.
Sevenoaks Town Council's LPA is Sevenoaks District Council. The District Council is currently updating its Draft Local Plan which will supersede the Local Plan.

Under the National Planning Policy Framework, there is a presumption of favour of sustainable development.

2.3. Sevenoaks Town Council's Role

- i)** Town and Parish Councils have a statutory right to be consulted on planning applications within their boundaries and are important consultees on any LPA policy documents being drawn up.
- ii)** STC's Planning Committee has delegated powers to consider and make recommendations on behalf of STC regarding planning applications within its boundaries and significant applications on neighbouring boundaries well as local and regional plans.
- iii)** Sevenoaks District Council, as Sevenoaks' LPA, is ultimately responsible for all planning matters in the District as set out in **2.1** of this policy. Kent County Council however is responsible for highways and planning applications regarding their own sites such as schools and libraries as well as mineral extraction within the County.
- iv)** Communities, led by Parish and Town Councils and in partnership with local stakeholders, now have the right to create a Neighbourhood Development Plan which sets out policies on the development and use of land in the parish neighbourhood plan area. Sevenoaks Town Council is in the process of finalising such a document, and as of February 2022 is nearing the final stages before the completed plan may be submitted to the Local Planning Authority for arrangement of independent examination and finally, referendum. Once adopted, the Neighbourhood Plan becomes a Supplementary Planning Document which is viewed in conjunction with the Local Plan prepared by the LPA and will have weight in the determination of planning applications.
- v)** All planning applications are governed by the National Planning Policy Framework and local Supplementary Planning Documents, and Sevenoaks Town Council brings its own local perspective when considering planning applications with the intentions of ensuring that the needs of the town, residents and visitors remain a priority. However it should be remembered that the technical expertise lies within the LPA.
- vi)** The Local Authority is required to prepare street naming and numbering schemes, and to maintain a good standard of street nameplates. This is not currently delegated to Town Councils, with only three local councils being known to operate this function on behalf of the District Council. The Town Council's stance is that it should be policy to ensure that road numbers are shown on all house/premises in Sevenoaks Town, especially in the Town Centre.

2.4. Planning Applications

In making its considerations and recommendations on planning applications the Town Council's Planning Committee give due thought to a number of factors, including material considerations, any effects on neighbouring properties, conservation issues, any impact on wildlife, over-development, flood risks and suitability for the neighbourhood – the latter cognisant to any relevant part of the Residential Character Area Assessment.

When submitting a recommendation on an application to the Local Planning Authority (Sevenoaks District Council) this will be supported by reasons/and or suggestions for conditions where applicable with any permission granted. Sevenoaks District Council make the decisions on planning applications, taking in to account any comments by the consultees and/or public comments. The majority of applications are determined by District Council Officers under delegated authority, and the remaining are determined by Sevenoaks District Council's Development Control Committee. These are open to the public and the Town Council is invited to elect a representative from the Planning Committee to speak on its behalf for or against the application.

Sevenoaks Town Council will be consulted on any application that has been validated by the LPA. It may be totally new, or take the form of a major or minor amendment. Whilst members may wish to and normally will take account of a prior recommendation when reviewing amendments, they are nevertheless treated as separate application and viewed as such. When an amendment has been made to an application, the Town Council is re-consulted and additional comments invited, however when an appeal is made against a decision on a planning application, this is considered by the District Council only; the Town Council is not consulted again. The District Council does not consider the appeal and the Town Council is rarely able to make additional representations.

By law every Town and Parish Council is required to comply with its Standing Orders (rules of the Council). The following is specific to reviewing amended plans and listed under 7c of Sevenoaks Town Council Standing Orders:

- “Every plan/amended plan which is validated by Sevenoaks District Council is considered by Sevenoaks Town Council on its own merits and does not recommend Approval or Refusal based on prior recommendations to previous applications and the recommendations which were provided.”

Sevenoaks Town Council will normally ask a Ward Councillor to review a planning application and provide a recommendation. Where possible, the Town Council Ward Councillor considering the planning applications will have visited the site(s) in question before making decisions.

2.5. Policy Decisions

Policy no.	Sevenoaks Town Council Planning Committee Policy	Notes
e.g. STC1	e.g. policy to promote ... through objectives a) ... b) ... c) ...	e.g. when and where proposed, references to relevant planning policy from SDC, STC Emerging NDP, STC Green Community Investment Plan, date adopted by Planning Committee
PC1	<p>Planning Committee Policy 1 – Sustainable boundaries: to promote sustainable boundaries such as hedgegrows in preference to fences which create a hard barrier to wildlife</p> <p>Objectives: a) To provide green screens which can screen houses from roads, and from each other, as well as creating shade and absorb CO2 b) To create boundaries which are porous to wildlife, allowing creatures to pass through where fences would stop them, as well as habitat for birds and insects</p>	<p>Proposed at Planning Committee 15-11-2021</p> <p>SDC Tree Strategy 2021-2031: “to maintain a healthy, resilient tree stock, Sevenoaks District Council will aspire to plant 2 trees for every tree removed”</p> <p>SDC Core Strategy Policy SP1: “in all areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment”</p> <p>STC Emerging NDP Objective 5: “to recognise the significant contribution that trees and hedgegrows make to the town’s character and biodiversity”</p> <p>STC Emerging NDP Policy L4: “Wherever possible, existing trees and hedgegrows must be retained and protected as part of development proposals [...] any trees or hedgegrows lost through development should be replaced”</p> <p>STC Draft Green Community Investment Plan: “STC’s overall aim is to put in place affordable and practical initiatives with long term green benefits for</p>

Commented [CS1]: Assuming this is adopted, how will we communicate this to applicants? Will it be for cllrs to raise it in responding to applications or will it be more broadly available to applicants during the design process?

Commented [CS2]: The policies on the right address objective (a) but not (b). I would hope that we could evolve this into a policy requiring new boundary treatments to be porous in this way e.g. hedgehog holes in fencing, so that we are consistently responding to planning applications with reference to boundary treatments.

		the local community and to support and encourage residents to pursue individually. Little steps together, reducing Sevenoaks carbon consumption footprint = big changes to the planet”
PC2	<p>Planning Committee Policy 2 – Porous Drives: to require planning applications to incorporate porous surfaces and/or rain collectors into their plans in order for STC to approve of the application.</p> <p>Objectives:</p> <ul style="list-style-type: none"> – To allow most of the water falling on paved surfaces to pass onto the ground beneath – To avoid runoff into the street where this would increase the possibility of flooding 	<p>Proposed at Planning Committee 15-11-2021</p> <p>SDC Core Strategy Policy SP1: “in all areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment”</p> <p>Emerging NDP Policy L2: “new development will be expected to manage surface water to minimise flood risk and flows to watercourses. Development proposals should normally incorporate sustainable urban drainage (SuDs)”</p>
PC3	<p>Planning Committee Policy 3 – Tree Planting: to promote/require the planting of 2 replacement trees for every 1 tree that a planning application proposes to remove.</p> <p>Objectives:</p> <p>To mitigate the loss of air quality, biodiversity, wildlife homes and insect food caused by tree felling.</p> <p>To contribute to the Green Community Investment Plan’s goal of making Sevenoaks greener.</p>	<p>Proposed at Planning Committee 15-11-2021</p> <p>Emerging NDP Objective 5: “to recognise the significant contribution that trees and hedgerows make to the town’s character and biodiversity”</p> <p>Emerging NDP Policy L4: “Wherever possible, existing trees and hedgerows must be retained and protected as part of development proposals [...] any trees or hedgerows lost through development should be replaced”</p> <p>STC Draft Green Community Investment Plan Theme 3: “where there used to be tree lined avenues, STC will encourage the public via resident associations to plant trees in their front gardens (subject to KCC permission). STC will consider providing grants for trees to voluntary organisations</p>

Commented [CS3]: Is the intention of this that all cllrs refer to it in planning responses?

		and will support the Queen's Jubilee Tree Canopy initiative."
PC4	Planning Committee Policy 4 – Internally Illuminated Signs: To object to and discourage planning applications with proposals for internally illuminated signs	Proposed at Planning Committee 15-11-2021
PC5	Planning Committee Policy 5 – 1m boundary minimum: to support development where it is set back at a minimum of 1m from the boundary line. – need to qualify whether this is the entire boundary or for instance, only at the front or to the sides.	Proposed at Planning Committee 15-11-2021
PC6	Planning Committee Policy 6 – Protocol for an alternative Development Control Speakers to be booked: to outline circumstances in which an alternative Town Councillor may be registered to speak on behalf of the Planning Committee at Development Control Committee, following a Planning Committee resolution. Circumstances in which a resolution for a speaker may be overturned: Unexpected Councillor illness or unavailability At the discretion of the Chairman	Proposed at Planning Committee 07/02/2022

Commented [CS4]: I am not sure quite what is meant by this policy line. There are plenty of places where 1m from all edges of the boundary would make improvement to existing stock extremely difficult.

2.6. Pre-Planning Representation and Policies

As per its Planning Pre-Applications Discussions protocol, the Planning Committee welcomes, where possible, pre-planning discussions from developers, which have a number of potential benefits to the public, the developer, and the Planning Authority, and stakeholders. These benefits include possible objections or Councillor concerns being identified and addressed prior to formal application, thus removing public objections to the scheme. (For full details attached, see Appendix.) The purpose of these is to allow questions and clarifications from Councillors.

Commented [CS5]: Do we have a mechanism for recording the existence such pre-app discussions so that the public can know that they have taken place, and can be reassured that due process is being followed?

2.7. Public Speaking at Planning Committee

As per the Town Council's Standing Orders and Speaking at Public Meetings Policy, members of the public will be able to make representations on each planning application, providing that they have registered to speak before 12pm the day of the

meeting. This is limited to one speaker for, and one against per application whilst the meeting is suspended. No further contribution is permitted thereafter. Any correspondence received in advance of the meeting regarding an application on the agenda will be forwarded to all members of the Committee, although not necessarily discussed at the meeting. (For full details attached, see Appendix)

3. Implementation

Due to the nature of this policy, the majority of the policy decisions affect the Planning Committee and Council Officers when assisting the Committee.

Any changes affecting this policy or additions to the policy itself have to be agreed by the Full Council for adoption as an amendment to the policy.

Council Officers will continue to monitor the national and local plans for any changes that affect this policy and would bring this to the attention of the Council.

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Planning Applications to be Considered

Planning Applications received to be considered on 27 June 2022

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00683/FUL	Sean Mitchell 08/07/2022	Cllr Parry	Boyer Planning 02032682018
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Berkeley Homes Eastern Countries Ltd		Berkeley House	7 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/22
22/00683/FUL - Amended plan				
<p>Demolition of existing building and ancillary structures and the erection of a residential apartment building (69 units) together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.</p> <p>A summary of the main changes are set out below:</p> <p>Daylight and sunlight assessment appendices.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8L8TYBK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01274/HOUSE	Stephanie Payne 05/07/2022	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>
				16/06/22
22/01274/HOUSE - Amended plan				
<p>Two storey front and side extension. Relocation of front entrance, Roof alterations. Alterations to fenestration.</p> <p>A summary of the main changes are set out below:</p> <p>The proposed elevation drawing has now been amended to include a window that was missing but shown on the proposed floor plan.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBF2Z6BKMJD00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01302/ADV	Louise Cane 08/07/2022	Cllr Shea	M G SignsLtd 01604 493226
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davies		Land West of Former Builders Y	14 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/22
6 Internally illuminated signs, 5 small non illuminated signs & 4 AO Poster Frames				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBGXPNBKMNF00			

Planning Applications to be Considered

Planning Applications received to be considered on 27 June 2022

4	Plan Number	Planning officer	Town Councillor	Agent
	22/01337/ADV	Louise Cane 07/07/2022	Cllr Raikes	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr G Garcia		The Granville School	2 Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				16/06/22
Fence hoarding signs x7				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBQ6YHBKN2900			

5	Plan Number	Planning officer	Town Councillor	Agent
	22/01388/FUL	Charlotte Brooks-Lawrie 11/07/2022	Cllr Michaelides	N/A
Case Officer				
Applicant		House Name	Road	Locality
Miss C Orme		2 Tubs Hill Parade	London Road	Town
Town		County	Post Code	Application date
				21/06/22
22/01388/FUL - Amended plan				
Replace shopfront and change layout of entrance. New non-illuminated signage for shop front.				
A summary of the main changes are set out below:				
New signage is also proposed for the shop front. This is a non-illuminated fascia sign in grey and white.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBZEX4BK0LO00			

6	Plan Number	Planning officer	Town Councillor	Agent
	22/01413/HOUSE	Louise Cane 08/07/2022	Cllr Michaelides	WA Architects 01959 565065
Case Officer				
Applicant		House Name	Road	Locality
Mr S Wallinger			3A Lime Tree Walk	Town
Town		County	Post Code	Application date
				17/06/22
First floor extension and internal alterations to provide an additional bedroom. Road and fenestration alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC5098BKG0800			

7	Plan Number	Planning officer	Town Councillor	Agent
	22/01456/FUL	Samantha Simmons 08/07/2022	Cllr Camp	PJ Architectural Design 07989770220
Case Officer				
Applicant				
Wood Lodge Grange & Ferndale Ltd	Wood Lodge Grange	St Johns Hill	St Johns	

Planning Applications to be Considered

Planning Applications received to be considered on 27 June 2022

Town	County	Post Code	Application date
			17/06/22
Provide four additional visitor car parking spaces.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCCF1WBKGC500		

8	Plan Number	Planning officer	Town Councillor	Agent
	22/01468/HOUSE	Charlotte Brooks-Lawrie 05/07/22	Cllr Hogarth	RX Architects 01797 217220
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Davies		Manorbier	Linden Chase	St Johns
Town		County	Post Code	Application date
				14/06/22
Two storey side extension and external and internal alterations to existing dwelling. Proposed changes including facing elevations with new cladding treatments, new roof coverings and landscaping works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCE9NUBKGL00			

9	Plan Number	Planning officer	Town Councillor	Agent
	22/01472/LBCALT	Louise Cane 05/07/2022	Cllr Busvine	George Burn 07815 133732
Case Officer				
Applicant		House Name	Road	Locality
Mr E & Mrs A Foulkes		The Chantry	High Street	Town
Town		County	Post Code	Application date
				14/06/22
Internal alterations at first and second floor.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCE9P1BKGF00			

10	Plan Number	Planning officer	Town Councillor	Agent
	22/01478/FUL	Ashley Bidwell 06/07/2022	Cllr Bonin	ADV Limited 01543 262999
Case Officer				
Applicant		House Name	Road	Locality
Mr C Moore			104-106 High Street	Town
Town		County	Post Code	Application date
				15/06/22
Shop fit-out to create an art gallery.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCG4AQBKGIZ00			

11	Plan Number	Planning officer	Town Councillor	Agent
	22/01479/LBCALT	Ashley Bidwell 06/07/2022	Cllr Bonin	ADC Limited 01543 262999

Planning Applications to be Considered

Planning Applications received to be considered on 27 June 2022

Case Officer			
Applicant	House Name	Road	Locality
Mr C Moore		104-106 High Street	Town
Town	County	Post Code	Application date
			15/06/22
Shop fit-out to create an art gallery.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCG4ARBKGJ000		

12	Plan Number	Planning officer	Town Councillor	Agent
	22/01491/HOUSE	Stephanie Payne	Cllr Eyre	Mr B Best 07721 010293
Case Officer				
Applicant		House Name	Road	Locality
Mr S Wagstaff		Wildbriar	Solefields Road	Kippington
Town		County	Post Code	Application date
				15/06/22
Infill existing open porch.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCHIJSBK0LO00			

13	Plan Number	Planning officer	Town Councillor	Agent
	22/01508/CONVAR	Samantha Simmons 07/07/2022	Cllr Camp	Offset Architects 01732 753333
Case Officer				
Applicant		House Name	Road	Locality
Mr O'Keefe		Mayfield	Linden Chase	St Johns
Town		County	Post Code	Application date
				16/06/22
Removal of condition 2 (materials) and variation of condition 3 (drawings) of 21/03830/HOUSE for extensions and refurbishment to the existing property; demolition of existing garage and construction of new detached garage with associated landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCJTMEBKGPC00			

14	Plan Number	Planning officer	Town Councillor	Agent
	22/01511/HOUSE	Samantha Simmons 06/07/2022	Cllr Morris Brown	Harringtons 01732 742200
Case Officer				
Applicant		House Name	Road	Locality
Mrs Z Trotman			29 Hillingdon Rise	Eastern
Town		County	Post Code	Application date
				15/06/22
To demolish the outbuildings and construct a single storey rear extension with roof lights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCJTN0BKGP100			

15	Plan Number	Planning officer	Town Councillor	Agent
	22/01540/HOUSE	Louise Cane 07/07/2022	Cllr Dr Canet	Kent BC 01303 656001

Planning Applications to be Considered

Planning Applications received to be considered on 27 June 2022

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs MacLennan	Peal Chase	Ash Platt Road	Northern
Town	County	Post Code	Application date
			16/06/22
Two storey side extension with balcony to rear. Roof alteration.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCR8CUBKH1700		

16	Plan Number	Planning officer	Town Councillor	Agent
	22/01542/HOUSE	Samantha Simmons 07/07/2022	Cllr Parry	M R Garland Limited 01892 7245 42
Case Officer				
Applicant	House Name	Road	Locality	
Mr M EL Alfy		21 Burntwood Road	Kippington	
Town	County	Post Code	Application date	
			16/06/22	
Single storey side and rear extension. Conversion of existing garage.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCR8D8BKH1B00			

17	Plan Number	Planning officer	Town Councillor	Agent
	22/01589/HOUSE	Stephanie Payne 11/07/2022	Cllr Busvine	Martin Bush 01732 740778
Case Officer				
Applicant	House Name	Road	Locality	
C/O Agent		19 Argyle Road	Town	
Town	County	Post Code	Application date	
			20/06/22	
Proposed conversion of the roof space to create an additional bedroom and shower room. Dormer and roof light.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RD61KEBKHNJ00			

18	Plan Number	Planning officer	Town Councillor	Agent
	22/01595/LBCALT	Anna Horn 11/07/2022	Cllr Eyre	Open Architecture 01732 779580
Case Officer				
Applicant	House Name	Road	Locality	
F Lee	Tylers Cottage	50 Oakhill Road	Kippington	
Town	County	Post Code	Application date	
			20/06/22	
Repairs to original hallway crittal window, addition of secondary glazing installed internally for thermal upgrade, wood panelling replacement. Internal works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RD61M6BKHNW00			