

19th July 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 25th July 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/6eu7ikSqlrg> 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.

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning Committee when making its recommendations, please [click here](#).

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

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



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.

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 7-15)

To receive and agree the Minutes from the Planning Committee Meeting held on 11th July 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 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

To receive notice that Sustrans' has rescheduled its LCWIP Engagement session, which will provide update on progress on the project and invite feedback from stakeholders.

This to be held on 4th August 2022 at 13:30 via Microsoft Teams, with joining instructions to be forwarded by the event coordinators separately.

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

7 NEIGHBOURHOOD DEVELOPMENT PLAN (Page 17)

a) To receive notice that Sevenoaks District Council have earmarked the below dates for the Regulation 16 consultation of the Sevenoaks Town Neighbourhood Plan, which include an additional week of consultation to account for school holidays:

9am on Thursday 4th August 2022 – 5pm on Thursday 22nd September.

b) To receive and note an updated timetable for the NDP, which takes these dates into account and provides further detail on what the above will entail and next steps.

8 APPEALS (Pages 18-21)

a) To receive notice of the dismissal of the following appeal on 12th July 2022:

APP/G2245/D/21/3287369: 21/02026/HOUSE – Primrose Cottage, Clenches Farm Road

b) To receive notice of the dismissal of the following appeal on 12th July 2022:

APP/G2245/D/22/3293448: 21/03380/HOUSE – 3 Oakdene Road

9 DEVELOPMENT CONTROL COMMITTEE (Pages 23-24)

a) To receive notice that the below application is due to be considered by the Development Control Committee on Thursday 21st June 2022. This was previously allocated to Cllr Bonin, as substitute for Cllr Michaelides who usually reviews applications at this address.

- 22/00893/HOUSE – The Old Bakehouse, Six Bells Lane

INFORMATIVE:

On 19th April 2022 Sevenoaks Town Council recommended refusal on the grounds that the building would detrimentally affect the character and appearance of this part of Sevenoaks High Street and fails to preserve or enhance the character and appearance of Sevenoaks High Street Conservation Area and the setting of the curtilage/listed buildings.

b) To note that the notification period preceding the DCC meeting does not allow for a Cllr to be nominated to speak on behalf of Sevenoaks Town Council by the Planning Committee. This will therefore be decided by the Chairman as per STC's planning recommendation policy PC6, which allows a Councillor to be registered to speak without Planning Committee approval, as per the Chairman's discretion.

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

10 DEVELOPMENT CONTROL COMMITTEE (Pages 25-26)

a) To receive notice that the below application is due to be considered by the Development Control Committee on Thursday 21st June 2022. This was previously allocated to Cllr Camp.

- 21/03402/FUL – Land East of 168 St Johns Hill

INFORMATIVE:

On 1st November 2021 Sevenoaks Town Council recommended refusal on the following grounds:

- The design and appearance is not in keeping, particularly as the adjacent building is part-listed.
- The bulk and scale is not in keeping with the street scene and it is overdevelopment of the site
- There is no parking provision for service and delivery vehicles on a development which is on the A25.
- Light pollution and other interferences from the hospital

Added informative:

Sevenoaks Town Council noted that more detail is needed for the affordable housing to ensure that it is affordable for the duration of the buildings.

Sevenoaks Town Council acknowledged the accessibility and transport services available near the development, but also encouraged provision of at least some parking for residents.

b) To note that the notification period preceding the DCC meeting does not allow for a Cllr to be nominated to speak on behalf of Sevenoaks Town Council by the Planning Committee. This will therefore be decided by the Chairman as per STC's planning recommendation policy PC6, which allows a Councillor to be registered to speak without Planning Committee approval, as per the Chairman's discretion.

PUBLIC TRANSPORT BRIEFING NOTE: POST PANDEMIC BUS NETWORK REVIEW FROM KENT COUNTY COUNCIL (Pages 27-33)

To receive and note a briefing report from Kent County Council's Public Transport Team, which identifies withdrawals that KCC expect bus operators to be making to services between July and October 2022.

11 PLANNING APPLICATIONS (Pages 35-38)

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.

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



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 18th July 2022.

12 PRESS RELEASES

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

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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



[Page deliberately left blank]

Minutes of the PLANNING COMMITTEE meeting held on Monday 11th July 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/ef-l5tBaipM>

Present:

Committee Members

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

Also in attendance:

Town Clerk

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

PUBLIC QUESTION TIME

None.

206 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

207 DECLARATIONS OF INTEREST

Cllr Mrs Parry and Cllr Parry personal interest in Planning Application
22 / 01779 / HOUSE

208 DECLARATIONS OF LOBBYING

None.

209 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 27th June 2022.

It was RESOLVED that the minutes be approved.

b) The Committee received the MINUTES of the Steering Committee held on 20th June 2022.

c) The Town Clerk requested that Charles George’s apologies be added to the Minutes, due to a mistype in the initial email announcing this meeting date leading to his missing it.

It was RESOLVED that the minutes be approved with the above matter resolved.

210 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.

211 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Refused by the Development Control Committee on 30th June 2022, and that Cllr Shea attended and spoke against the application on behalf of STC.

- 22/00613/FUL – 73 Bradbourne Vale Road

212 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Granted by the Development Control Committee on 30th June 2022, and that Cllr Shea attended and spoke against the application on behalf of STC.

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

213 ACTIONS AGREED AT STC'S MEETING WITH OTFORD PARISH COUNCIL CONCERNING ACTIVE TRAVEL COLLABORATION PROJECT

a) Councillors received and noted a list of actions agreed between OPC and STC concerning the above project.

b) The Town Clerk provided a summary of the meeting and it was noted that STC is awaiting receipt of OPC's 2017 feasibility study and quotes for updating it, before any further action be taken.

214 NOTIFICATION OF NEW CIL SPENDING BOARD

Councillors received and noted invitation to Sevenoaks District Council's next CIL Spending Board on 1st September 2022, and noted that applications to be considered at this, they must be submitted by 17th July 2022.

It was noted that Sevenoaks Town Council had insufficient time and resources to prepare a robust funding submission. It was hoped that Sevenoaks District Council would timetable future application dates and that the Town Council could submit an application for funding towards an Electric Bus for the No 8 route as per its priorities.

215 PAVEMENTS WITH OVERHANGING HEDGING

a) Councillors noted that specific locations and online logging of overgrown vegetation is required for KCC to investigate and rectify these.

b) It was **RESOLVED** that the following list of locations be logged by Sevenoaks Town Council's Planning Officer on Kent County Council's online reporting tool for inspection, in order for the Town Council to have an ongoing record of matters reported. It was also noted that Town Councillors could submit their concerns direct to KCC via its appropriate website:

- 4, 8A, 38 – 44, 141-147 Bradbourne Park Road
- Bradbourne Vale Road – Sevenoaks Town Council offices to A25 junction with Bradbourne Lakes
- Junction of Hitchen Hatch Land and Dartford Road.

216 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 4th July 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

217 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 7.50 p.m.

Signed
Chairman

Dated

[Page deliberately left blank]

Planning Applications Considered

Applications considered on 11-7-22

| | | | | |
|---|----------------------|---------------------------|-------------------------|-------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01308/FUL | Samantha Simmons 25/07/22 | Cllr Michaelides | Mr B Best barry.best@co |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr S Baber | Malabar Coffee House | 81 High Street | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 04/07/22 | |
| Change of use from open amenity land to Class E usage. | | | | |

Comment

Sevenoaks Town Council did not provide comment, having a pecuniary interest in this application.

| | | | | |
|---|--------------------|---------------------------|-------------------------|--------------------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01428/FUL | Ashley Bidwell 14/07/2022 | Cllr Bonin | APX Architecture Ltd 012 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr M Wear | St Botolphs Court | 10 Botolphs Road | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 23/06/22 | |
| Alterations to existing parking to create larger parking bays and improve manoeuvrability. | | | | |

Comment

Sevenoaks Town Council recommended approval.

| | | | | |
|---|--------------------|---------------------------------|-------------------------|------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01565/FUL | Charlotte Brooks-Lawrie 20/07/2 | Cllr Busvine | SJM Planning 01892 882 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr A Flawn | The Annexe | 84 Granville Road | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 29/06/22 | |
| Change of use of existing Annexe to provide holiday let accommodation. | | | | |

Comment

Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the concerns raised during pre-application consultation have been adequately addressed.

| | | | | |
|------------------|-------------------------------|---------------------------|-------------------------|-------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01593/FUL | Ashley Bidwell 14/07/2022 | Cllr Busvine | OA-Residential 01732 80 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr P McPartland | Specialist Lift Services, The | 5 Victoria Road | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 23/06/22 | |

Change of use from Commercial Offices to 3 new dwellings, new roof level and external alterations. Associated works.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-7-22

| | | | | |
|---|--------------------|---------------------------|------------------------|-----------------------------|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01604/FUL | Ashley Bidwell 15/07/2022 | Cllr Morris Brown | Mr Alex Raynor 01892 874999 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr J Cohen | | Flat 1 and Flat 2 | 43 Bethel Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 24/06/22 |
| Demolition of outbuilding and erection of a two storey side extension with roof alteration to form additional accommodation to the ground floor, first floor and second floor flats. | | | | |

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

The proposal would have a detrimental impact on the character of the conservation area and would be out of keeping with other properties in the area

It is a cramped form of development occupying almost all the area of the site, leaving no garden or amenity space for residents

The bulk and mass of the building plus extension - occupying almost all the width of the site within 3.8m of the rear gardens in Sandy Lane at first floor plus roof level - will enclose and overshadow homes and gardens of no 35 to 43 Sandy Lane damaging residential amenities.

The new windows created at first floor level would overlook at close range the gardens of 35 to 43 Sandy Lane.

There are Insufficient parking arrangements for the flats in a congested area.

| | | | | |
|---|--------------------|---------------------------|------------------------|-------------------------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01622/FUL | Ashley Bidwell 15/07/2022 | Cllr Michaelides | GMA Architecture 02088 045050 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Paragon Building Consultancy | | Moshulu | 3 Blighs Court | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 24/06/22 |
| Internal alteration to create one shop from two existing units and alteration to shop front to match existing. | | | | |

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the designs and materials.

| | | | | |
|--|--------------------|----------------------------|------------------------|-------------------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01646/HOUSE | Samantha Simmons 14/07/202 | Cllr Morris Brown | Nadia Ledger Architects 07837010010 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Moerdijk | | | 17 Bayham Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 23/06/22 |
| Remove existing single story rear extension, garage and shed. New single storey side and rear extension, pitched roof to front part of extension and flat roof at the rear with solar panels. | | | | |

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-7-22

| | | | | |
|---|--------------------|----------------------------------|-------------------------|--------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01664/HOUSE | Charlotte Brooks-Lawrie 18/07/22 | Cllr Camp | |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mrs O Maddison | Jutland | 7 Carrick Drive | St Johns | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 27/06/22 | |
| Rebuilding of rear conservatory and addition of room and carport to the front of dwelling. | | | | |

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied regarding the finish and materials used, particularly the large black framed windows in the new carport.

| | | | | |
|--------------------------------|--------------------|----------------------------|-------------------------|-----------------------|
| 9 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01667/HOUSE | Stephanie Payne 15/07/2022 | Cllr Clayton | RDJW Ltd 01784 459211 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Mr S Baker | | 7 Quarry Hill | Eastern | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 24/06/22 | |
| Proposed garden office. | | | | |

Comment

Sevenoaks Town Council recommended approval provided the planning officer is satisfied that the new building is not visible from surrounding houses and on condition that:

- the building is only for use of the house in the same property
- the trees and hedges to the north, west and south are maintained as effective screens in perpetuity

| | | | | |
|---|--------------------|---------------------------|-------------------------|--------------------------|
| 10 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01669/FUL | Ashley Bidwell 19/07/2022 | Cllr Bonin | JD Architects 07748 6378 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| C/O Agent | | 52 High Street | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 28/06/22 | |
| New 3 storey rear extension to existing office building. Alteration to fenestration. | | | | |

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 11-7-22

| | | | | |
|---|--------------------|----------------------------------|-------------------------|--------------|
| 11 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01698/ADV | Charlotte Brooks-Lawrie 19/07/22 | Cllr Michaelides | N/A |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| Pehasus Planning Group Ltd | | 5 Blighs Walk | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 28/06/22 | |
| Installation and display of 1no. Internally illuminated fascia sign and 1no. Internally illuminated projecting sign. | | | | |

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
- Sevenoaks Town Council continues to uphold its design policy on not permitting internally illuminated signs

| | | | | |
|--|--------------------|-------------------------|-------------------------|-------------------------|
| 12 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01744/HOUSE | Louise Cane 22/07/2022 | Cllr Busvine | Harringtons 2006 017327 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| S Harrison | | 81 London Road | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 01/07/22 | |
| Proposed external stair to access rear garden, repair/replace projection bay window to first floor and second floor window to front elevation, replacement roof covering. | | | | |

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied that the addition of the staircase will not unduly adversely impact on the heritage and character of this Grade II listed building and that proposed materials are appropriate.

| | | | | |
|--|--------------------|-------------------------|-------------------------|-------------------------|
| 13 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01745/LBCALT | Louise Cane 22/07/2022 | Cllr Busvine | Harringtons 2006 017327 |
| <i>Applicant</i> | <i>House Name</i> | <i>Road</i> | <i>Locality</i> | |
| S Harrison | | 81 London Road | Town | |
| <i>Town</i> | <i>County</i> | <i>Post Code</i> | <i>Application date</i> | |
| | | | 01/07/22 | |
| Proposed external stair to access rear garden, repair/replace projection bay window to first floor and second floor window to front elevation, replacement roof covering. | | | | |

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied that the addition of the staircase will not unduly adversely impact on the heritage and character of this Grade II listed building and that proposed materials are appropriate.

Planning Applications Considered

Applications considered on 11-7-22

| | | | | |
|---------------------------------|--------------------|----------------------------|------------------------|--------------------------------|
| 14 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01779/HOUSE | Samantha Simmons 25/07/202 | Cllr Eyre | Open Architecture 01732 770500 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs Landgrebe | | The Beeches | Little Julians Hill | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 04/07/22 |
| Proposed side extension. | | | | |

Comment

Sevenoaks Town Council recommended approval.

| | | | | |
|------------------|--------------------|-------------------------------|------------------------|-------------------------|
| 15 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01781/LBCALT | Anna Horn 25/07/2022 | Cllr Bonin | Purcell 01227 475375 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr T Nisbet | | Queens Court Flat, Knole Hous | Knole Lane | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 04/07/22 |

The construction of a fire rated partition, creating a protected escape route from the apartment sleeping accommodation, through the apartment kitchen to the exit to Queen's Court.

Comment

Sevenoaks Town Council recommended approval subject to the application being supported by the Conservation Officer.

[Page deliberately left blank]

| SEA Timeline | |
|---|--|
| <p>Regulation 16 consultation</p> <p>SDC have earmarked the following dates (shown on the right) for public consultation. This period includes an additional week of consultation, to account for school holidays.</p> <p>SDC will notify statutory consultees, town and parish councils, District Council Members, as well as its Strategic Planning Mailing list once consultation starts. Public notices, social media and notification to local community groups will also be posted.</p> <p>An Independent Examiner will be appointed by SDC to evaluate how well the NDP meets the Basic Conditions and conforms to planning policy.</p> | <p>9am Thursday 4th August 2022 – 6pm Thursday 22nd September 2022</p> |
| <p>Examiner's report</p> <p>At the end of the 7-week period, the independent examiner will issue a report to the SDC and the Town Council and may make recommendations on modifications required to the plan prior to going to referendum.</p> | <p>Late September 2022</p> |
| <p>Modify Neighbourhood Plan in response to Examiner's recommendations (if required)</p> | <p>October 2022</p> |
| <p>Referendum</p> <p>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.</p> <p>If more than 50% of those voting in the referendum vote yes to support the plan, it will then become a part of the statutory development plan.</p> | <p>October/November 2022</p> |

Appeal Decision

Site visit made on 14 June 2022

by Robert Naylor BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 July 2022

Appeal Ref: APP/G2245/D/21/3287369

Primrose Cottage, Clenches Farm Road, Sevenoaks TN13 2LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs N Thomas against the decision of Sevenoaks District Council.
 - The application Ref 21/02026/HOUSE, dated 22 June 2021, was refused by notice dated 31 August 2021.
 - The development proposed is described as "2 storey extension and alteration of replacement outbuilding".
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Kippington and Oakhill Road Conservation Area (KCA). Given its conservation area location, I am conscious of my statutory duty arising from section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reasons

3. The appeal site is a semi-detached property located in the KCA which has a semi-rural feel, given the low density properties and the verdant landscaping. The two properties known as "Croxley" and "Primrose Cottage" are situated at the corner of Clenches Farm Road and Oak Lane. The stretch of Oak Lane running northeast from Primrose Cottage is characterised by houses sitting in large roadside plots with leafy boundary treatments which limit visibility into most of the properties.
4. The appeal property is set back from both Clenches Farm Road and Oak Lane and orientated on an angle to both. This coupled with the significant boundary vegetation consisting of mature and well-established tree, bush and shrub species, provide only oblique views of the appeal site from public vantage points. I am told, and it is not disputed that "Croxley" and "Primrose Cottage" have been locally listed and are a good example of an historic architectural style, particularly one associated with Kent. Consequently, the appeal site, and surrounding properties form a group of modest buildings with an enclosed feel that contributes positively to the significance of the KCA.
5. I have noted the appeal property has an existing single storey rear extension, which I find proportionate to the main dwelling. The proposal would provide an

increased two-storey extension to the rear, which would also alter the roof form of the host property. Whilst the proposed roof height would be equivalent to the existing roof, the proposal would substantially elongate the hipped roof on the side profile, creating a crown roof form. In doing so, the proportions of the locally distinct pitched roof would be detrimentally altered, and there would be a significant visual change in the mass of the property at roof level. The resultant incongruous, side crown roof form, would diminish the modest roofscape of the host property and that of the adjoining property at "Croxley".

6. The extension at the rear of the property, would also be harmful, providing further bulk and mass at the ground and first floor levels, in addition to the changes of the roof form. The proposal would appear out of proportion and too large in relation to the host dwelling and the surroundings. As a result, the proposed extension would cause harm to the character and significance of the conservation area, and would not be compatible with local character, building proportions and form.
7. I noted during the site visit, that given its corner location the increased scale and associated solid mass would be noticeable from only glimpse views. Nevertheless, whilst views from Clenches Farm Road and Oak Lane would be limited, this does not preclude the need to achieve good design. Accordingly, the unsympathetic extension would have a negative impact on the appearance of the host property and the surrounding area where the modest properties make a positive contribution to the significance of the KCA.
8. I note the appellant contends the proposal would complement the host property and its neighbour, and is not overpowering given its subservient nature, and use of appropriate materials. However, in my view the scale, roof form and mass of the proposal fails to respond to the distinctive local character of the area in which it is situated. The use of matching materials would not minimise the harmful alteration to this significant feature. As such, the scale and height of the appeal site is not proportionate or harmonious in appearance and would therefore be harmful to the character and appearance of the host building and the KCA.
9. For the above reasons, I conclude that the proposed development would be harmful to the character and appearance of the host property, a locally listed building, and the KCA. The proposal would therefore be contrary to Policy SP1 of the Local Development Framework Core Strategy Development Plan adopted February 2011 and Policies EN1 and EN4 of the Local Plan Allocations and Development Management Plan adopted February 2015 which, amongst other things, require all development to be of high quality design; respect the topography and character and conserve or enhance, the significance, character and setting of non-designated heritage assets.

Conclusion

10. For the reasons given above I conclude that the appeal should be dismissed.

Robert Naylor

INSPECTOR

Appeal Decision

Site visit made on 14 June 2022

by Robert Naylor BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th July 2022

Appeal Ref: APP/G2245/D/22/3293448

3 Oakdene Road, Sevenoaks TN13 3HH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Burden against the decision of Sevenoaks District Council.
 - The application Ref 21/03380/HOUSE, dated 7 October 2021, was refused by notice dated 10 December 2021.
 - The development proposed is described as "first floor extension".
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue raised is the effect of the proposal upon the character and appearance of the existing building and the surrounding area.

Reasons

3. Oakdene Road is made up of semi-detached and detached properties. Many properties have been altered and extended overtime, with a number of bungalow properties providing roof extensions, thus enabling two storey accommodation and appearing more akin to chalet bungalows. Within the area, I also noted purpose built two storey detached properties, adding to the ad hoc appearance. Despite this variation, there is a rhythm to Oakdene Road, with houses incorporating gabled front roofs. Generally, relatively low building heights, set back from the road provide an unenclosed appearance.
4. The semi-detached chalet style bungalow on the appeal site is at the northern end of Oakdene Road, close to the junction with Bradbourne Vale Road. The property is set-back from the road and sits within a small cluster of similar bungalows which all exhibit gables, and front and rear flat roof dormer extensions, akin to the appeal site. This cluster occupies a prominent and important position, at the entrance to the road, which coupled with the local topography, emphasises the overall low building level and low-density character of the area.
5. The proposed first floor side extension would be extremely visible, and significantly higher than the original ridge height of the host property, and as a result would over-dominate the roofline. The additional height and scale of development would result in a disjointed appearance to the detriment of the host property and the adjoining cluster. I have noted that the ridge height over the main roof is maintained and would still align with the adjoining property at No. 5 Oakdene Road, retaining their relationship. Nevertheless, the

aforementioned first floor extension would be set above this, appearing visually dominant and unbalancing the pair.

6. The narrow width of the gable coupled with the protrusion above the main roofline would provide a disproportionate vertical feature, accentuating the overall height to the first floor side extension. This again would highlight the unbalanced nature to the front of the semi-detached pair. I have noted the appellant asserts that the form and appearance would be appropriate, responding positively to the distinctiveness of the road, however in my view, the scale and height of the proposal would be inappropriately excessive. It would thus appear awkward and would unbalance the appearance and form of the property as a whole, and would noticeably stray from the architectural form of the cluster of the bungalows that adjoin the site.
7. I have also noted the reference to other properties in Oakdene Road, that gained permission for an increase in ridge height, notably at Nos. 4 and 34. It is clear that the Council gave weight to retaining the existing form of the property when considering upward extensions and concluded that they would not harm the character and appearance of the area. However, the circumstances here are different. No. 4 is very different being detached, and thus is more proportionate to the size of the host property given this. No. 34 is similar, also being semi-detached, but the extension provides a more horizontal emphasis, which appears more proportionate to the existing building in that case. Furthermore, these examples do not provide an overriding influence over the style of dwellings, and I have considered this proposal on its merits in the context of the site.
8. In relation to the main issue, the proposal would be contrary to Policy SP1 of the Sevenoaks Local Development Framework Core Strategy Development Plan Document, adopted February 2011 which requires new development to respond to the distinctive local character of the area in which it is situated. The proposal would also be contrary to Policy EN1 of the Sevenoaks Allocations and Development Management Plan adopted February 2015 the advice of the Sevenoaks Residential Extensions Supplementary Planning Document which, amongst other things, require the layout of the proposed development to respond to the scale, height and site coverage as well as respecting the topography and character of the site and surrounding area.

Other Matters

9. I agree that the proposal would not adversely affect living conditions of neighbouring occupiers and parking provision would be adequate. However, these matters do not outweigh my conclusion on the main issue.

Conclusion

10. For the reasons given above I conclude that the appeal should be dismissed.

Robert Naylor

INSPECTOR

[Page deliberately left blank]



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Sean Mitchell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/00893/HOUSE
Your Ref:
Date: 12 July 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: The Old Bakehouse Six Bells Lane Sevenoaks Kent TN13 1JE

Development: Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **21 July 2022** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

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

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

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

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

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

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



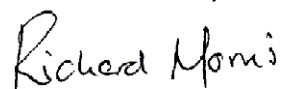
INVESTORS
IN PEOPLE

Platinum
Until 2022
23

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: Sean Mitchell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 21/03402/FUL
Your Ref:
Date: 12 July 2022

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Land East Of 168 St Johns Hill Sevenoaks KENT TN13 1PF

Development: Erection of part 3/part 4 storey building containing 8 flats as affordable housing (5 x 1 Bedroom and 3 x 2 Bedroom Flats) with associated cycle/refuse storage.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **21 July 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

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



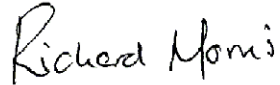
INVESTORS
IN PEOPLE

Platinum
Until 2022
25

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

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

Yours faithfully

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

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

Public Transport Briefing Note:

Post Pandemic Bus Network Review



Background

You will be aware from previous briefing notes and from changes to bus services already being experienced, that the combined impacts of the pandemic, of increased fuel costs, increased cost of vehicle parts, a national shortage of drivers and of engineers is making the commercial operation of some buses difficult to sustain.

Bus use in Kent, as with rest of the UK has only partially recovered since the pandemic and it is currently estimated that local use of buses stands at around 80% of pre-pandemic levels, with the use in the off-peak being much less than this.

Throughout the pandemic and to date, many services are only being sustained because of the financial support being provided by Government and from KCC, through protected levels of reimbursement on the English National Concessionary Travel Scheme and previously the Kent Travel Saver.

Current Government support in the form of a Local Transport Fund (LTF), is paid to Local Transport Authorities (LTAs) and to operators directly. This funding ceases at the end of September and Government have made clear that there is to be no extension or replacement of this financial support. Therefore, all LTAs have been tasked by the DfT, with working with operators, to re-base the bus network to a sustainable level, post funding, taking account of revised patterns of use and the other cost / operational factors.

Bus operators operate in a de-regulated commercialised environment and LTAs are not therefore able to insist that any operator provides any service or service level. The process of the network review has therefore been to survey operators to understand what changes that may need to make from October, from when they will need to operate without any special support and with reduced levels of income and increased costs of operation.

In summary, the process can be considered to be one of managed decline and unfortunately the level of change and implications for the bus network and its users is going to be very significant impacting, on all service and user types, including rural frequencies and commuter and school services.

KCC position

KCC's budget for the support of public bus services is being reduced by £2.2m demanding that consideration is given to the withdrawal of 39 service contracts from October. The Council is not therefore in a position to intervene and subsidise the continuation of any of the services being impacted.

KCC has been given an indicative allocation of £35m of DfT funding to support the National Bus Strategy agenda. Whilst this funding is not yet certain, we are confident that from October we can use this to start to build back from this more negative re-basing exercise. However, it should be noted that the majority of funding is in the form of Capital for things like highway measures and other restrictions also mean that we are unlikely to be able to use this fund to reinstate services directly.

In the absence of being able to directly protect existing services, Public Transport officers will continue to work with all operators to explore the potential for some to take on routes being cancelled by other providers but this is unlikely to provide cover for the many of cancellations given the prevailing commercial conditions.

KCC will also work with communities, parents and schools to support them if there is an appetite to fund and coordinate local solutions and the department is making available Community Transport funding for things like vehicles for this purpose.

Children who have a legal entitlement to free transport to school will be provided with alternative transport solutions. There is no legal duty to provide transport for other children who are likely going to have to make their own arrangements. Should anyone affected by one of these changes have applied from a KCC Travel Saver then refunds will be made available. In respect of schools transport, it should also be expected that such significant changes to the network will fundamentally alter travel patterns and whilst Public Transport Officers will seek to mitigate impacts as far as possible, it is likely that we will experience a particularly challenging period on the return to school in September as children migrate to other modes and services which could then be prone to overload.

The remainder of this note summarises all significant commercial bus services changes including those expected in the coming months and those already experienced and reported on. The summary does not include service potentially impacted by the reduction in KCC's own supported bus service budget or other changes with more marginal impacts.

1. Pending changes linked to LTF network review

| Operator | Route No. | Terminal Points | Expected change | Anticipated date to take effect |
|----------|-----------|---|-------------------|---------------------------------|
| Arriva | 477 | Dartford-Swanley-Orpington | Service Withdrawn | Autumn 22 |
| Arriva | 423/433 | Dartford-New Ash Green | Service Withdrawn | Autumn 22 |
| Autocar | 224 | St MC School – Tonbridge | Service Withdrawn | Autumn 22 |
| Autocar | 235 | Tonbridge – Tunbridge Wells | Service Withdrawn | Autumn 22 |
| Autocar | 287 | Mascalls-Tunbridge Wells | Service Withdrawn | Autumn 22 |
| Autocar | 208a | Pembury – Tonbridge | Service Withdrawn | Autumn 22 |
| Go Coach | S1 | Westerham to Knole Academy | Service Withdrawn | end July 22 |
| Go Coach | S33 | Chelsfield to Knole Academy | Service Withdrawn | end July 22 |
| Go Coach | S41 | Edenbridge High St to Sevenoaks Schools | Service Withdrawn | end July 22 |
| Go Coach | S8 | Sevenoaks Bus Station to Sevenoaks Schools | Service Withdrawn | end July 22 |
| Go Coach | T13 | Wrotham Heath (Royal Oak) to Tunbridge Wells Boys Grammar | Service Withdrawn | end July 22 |
| Go Coach | T3 | Knockholt Station to Tonbridge Schools | Service Withdrawn | end July 22 |
| Go Coach | TW1 | Kemsing, Noah's Ark to Tunbridge Wells Woodbury Park Road | Service Withdrawn | end July 22 |

| Operator | Route No. | Terminal Points | Expected change | date to take effect |
|------------------|------------------|---|------------------------|----------------------------|
| Go Coach | TW3 | Shoreham Station to Bennett Memorial School | Service Withdrawn | end July 22 |
| Go Coach | TW4 | Westerham Hartley Road to Tunbridge Wells Woodbury Park Road Stop | Service Withdrawn | end July 22 |
| Go Coach | TW6 | Knockholt Station to Tunbridge Wells Woodbury Park Road Stop | Service Withdrawn | end July 22 |
| Go Coach | TW7 | Sevenoaks to Tunbridge Wells Woodbury Park Road Stop | Service Withdrawn | end July 22 |
| Go Coach | TW8 | Edenbridge High St to Tunbridge Wells Boys Grammar | Service Withdrawn | end July 22 |
| Kent Coach Tours | HS10 | Homewood School | Service Withdrawn | end July 22 |
| Nu-Venture | 558 | Addington/Maidstone | Service Withdrawn | end July 22 |
| Stagecoach | 11 | Canterbury-Westwood | Service Withdrawn | Autumn 22 |
| Stagecoach | 33 | Margate-Ramsgate | Service Withdrawn | Autumn 22 |
| Stagecoach | 37 | Margate-Broadstairs | Service Withdrawn | Autumn 22 |
| Stagecoach | 83 | Deal-Middle Deal | Service Withdrawn | Autumn 22 |
| Stagecoach | 88 | Sandwich-Dover | Service Withdrawn | Autumn 22 |
| Stagecoach | 90 | Dover-Whitfield-Deal | Service Withdrawn | Autumn 22 |
| Stagecoach | 96 | Dover-Chillenden | Service Withdrawn | Autumn 22 |

| Operator | Route No. | Terminal Points | Expected change | date to take effect |
|-----------------|------------------|--|------------------------|----------------------------|
| Stagecoach | 103 | Folkestone-Lydd | Service Withdrawn | Autumn 22 |
| Stagecoach | 104 | Cheriton-Lydd | Service Withdrawn | Autumn 22 |
| Stagecoach | 293 | Lydd - Homewood School | Service Withdrawn | Autumn 22 |
| Stagecoach | 948 | Thanet School | Service Withdrawn | Autumn 22 |
| Stagecoach | 949 | Thanet School | Service Withdrawn | Autumn 22 |
| Stagecoach | 80B | Tower Hamlets-Kingsdown | Service Withdrawn | Autumn 22 |
| Stagecoach | 81A | Deal-Sandwich schools | Service Withdrawn | Autumn 22 |
| Stagecoach | 81B | Sandwich-Deal-Whitfield pm | Service Withdrawn | Autumn 22 |
| Stagecoach | 82A | Deal-Kingsdown peaks | Service Withdrawn | Autumn 22 |
| Stagecoach | 88A | Sandwich-Dover | Service Withdrawn | Autumn 22 |
| Stagecoach | 92/92A | Dover-Elvington | Service Withdrawn | Autumn 22 |
| Stagecoach | 96A | Aylesham-Dover | Service Withdrawn | Autumn 22 |
| Canterbury CC | P&R | Sturry Road Park and Ride (Canterbury) | Service Withdrawn | Jun-22 |

2. Cancellations already actioned and reported on

| Operator | Route No. | Terminal Points | Service Change | Anticipated date to take effect |
|-------------|--------------|--|--------------------------------|---------------------------------|
| Arriva | 11 | Bearsted to Maidstone | Withdrawal of off peak service | May 22 |
| Arriva | 155 | Maidstone to Chatham | Service withdrawn | May 22 |
| Arriva | 455 | Singlewell to Gravesend | Service withdrawn | May 22 |
| Arriva | 6A | Hale Street to Tunbridge Wells | Service withdrawn | May 22 |
| Autocar | 403 | Otford to Tonbridge | Service withdrawn | June 22 |
| Autocar | 230 | Tunbridge Wells to Tonbridge | Service withdrawn | July 22 |
| Compaid | Knights Park | Knights Park to Tunbridge Wells | Service withdrawn. | May 22 |
| Go-Coach | S11 | Wilmington to Sevenoaks (School days only) | Service withdrawn | June 22 |
| Hams Travel | 294 | Peasmarsh – Northiam – Rolvenden – Homewood School (SDO) | Service withdrawn | July 22 |
| Hams Travel | 295 | Hawkhurst – Sandhurst – Benenden – Homewood School (SDO) | Service withdrawn | July 22 |
| Hams Travel | 5A | Staplehurst to Cranbrook | Service withdrawn | July 22 |

| Operator | Route No. | Terminal Points | Service Change | Anticipated date to take effect |
|-----------------|------------------|---|-----------------------|--|
| Stagecoach | 27 | City Centre to Rough Common (Monday to Saturday) | Service withdrawn | June 22 |
| Stagecoach | 124 | Egerton to Hythe Road Schools | Service withdrawn | May 22 |
| Stagecoach | 925 | Stanhope – St Anselms School | Service withdrawn | May 22 |
| Stagecoach | Bay to Cat | Wye to Towers School | Service withdrawn | May 22 |
| Stagecoach | 901 | Herne Bay to Canterbury Schools | Service withdrawn | June 22 |
| Stagecoach | 915 | Yorkletts to Canterbury Schools | Service Withdrawn | June 22 |
| Stagecoach | 920 | Canterbury High School to Broad Oak | Service Withdrawn | June 22 |
| Stagecoach | 991 | Swingfield Minnis Dover Christchurch School | Service Withdrawn | June 22 |
| Stagecoach | X4 | Canterbury to Maidstone | Service withdrawn | June 22 |

[Page deliberately left blank]

Planning Applications to be Considered

Planning Applications received to be considered on 25 July 2022

| | | | | |
|---|---|----------------------------|------------------------|----------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01316/HOUSE | Stephanie Payne 02/08/2022 | Cllr Eyre | Carmen Austin 07866 962268 |
| <i>Case Officer</i> | | | | |
| | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| R Waldron | | | 32 The Rise | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 12/07/22 |
| Ground floor entrance hall and first floor bedroom extension. New dormer to loft. Alterations to fenestration. | | | | |
| <i>Web link</i> | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBMHX4BKMV900 | | | |

| | | | | |
|---|---|----------------------------|------------------------|-----------------------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01775/HOUSE | Stephanie Payne 01/08/2022 | Cllr Dr Canet | MKA Architects 01732 850995 |
| <i>Case Officer</i> | | | | |
| | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Ms Wright | | | 44 Robyns Way | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 11/07/22 |
| Demolition of existing garage and erection of annex to include one bedroom and living area for elderly relative. | | | | |
| <i>Web link</i> | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDZOAKBKJ1O00 | | | |

| | | | | |
|--|---|----------------------------|------------------------|----------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01817/HOUSE | Stephanie Payne 29/07/2022 | Cllr Hogarth | Carmen Austin 07866 962268 |
| <i>Case Officer</i> | | | | |
| | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| E Carey | | | 1 Merlewood | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 08/07/22 |
| Single storey side extension to house. New carport. | | | | |
| <i>Web link</i> | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE8XLTBKJL000 | | | |

| | | | | |
|---|---|-----------------------------|------------------------|-----------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01830/HOUSE | Samantha Simmons 29/07/2022 | Cllr Bonin | HCUK Group Ltd 01548 810336 |
| <i>Case Officer</i> | | | | |
| | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| The Rev'd L and Dr C Kevis | | | 20 The Drive | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 08/07/22 |
| Erection of new part two, part single storey side annexe to create new living accommodation ancillary to the residential use of the host property. | | | | |
| <i>Web link</i> | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REAS8WBKJPA00 | | | |

Planning Applications to be Considered

Planning Applications received to be considered on 25 July 2022

| | | | | |
|---|---------------------|---------------------------|------------------------|-------------------------|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01839/FUL | Ashley Bidwell 31/07/2022 | Cllr Michaelides | |
| <i>Case Officer</i> | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr P Dennington | | | 84 High Street | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 10/07/22 |
| Upgrading of existing corporate signage. | | | | |
| <i>Web link</i> | | | | |

| | | | | |
|---|---------------------|---------------------------|------------------------|-------------------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01840/ADV | Ashley Bidwell 31/07/2022 | Cllr Michaelides | N/A |
| <i>Case Officer</i> | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr P Dennington | | | 84 High Street | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 10/07/22 |
| Upgrade to existing corporate signage. | | | | |
| <i>Web link</i> | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REASB0BKJPU00 | | | | |

| | | | | |
|---|-----------------------|-----------------------------|------------------------|-------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01846/HOUSE | Christopher Park 09/08/2022 | Cllr Morris Brown | |
| <i>Case Officer</i> | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Franks | | | 5 The Paddocks | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 19/07/22 |
| 22/01846/HOUSE - Amended plan | | | | |
| Replacement conservatory. | | | | |
| A summary of the main changes are set out below: | | | | |
| The applicant has made changes to the conservatory on this existing plans and the roof design of the proposed extension on the proposed plans. | | | | |
| <i>Web link</i> | | | | |

| | | | | |
|---|-----------------------|-----------------------------|------------------------|--------------------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 22/01846/HOUSE | Christopher Park 02/08/2022 | Cllr Morris Brown | Harringtons 017320742200 |
| <i>Case Officer</i> | | | | |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Franks | | | 5 The Paddocks | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 12/07/22 |
| Replacement conservatory. | | | | |
| <i>Web link</i> | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RECMYGBKJT500 | | | | |

Planning Applications to be Considered

Planning Applications received to be considered on 25 July 2022

| | | | | |
|---|---------------------------------------|---|--------------------------------------|---|
| 9 | Plan Number 22/01851/CONVAR | Planning officer Anna Horn 01/08/2022 | Town Councillor Cllr Bonin | Agent Maple Planning 07769 944090 |
| Case Officer | | | | |
| Applicant | | | | |
| House Name | | | | |
| Road | | | | |
| Locality | | | | |
| Mr S Heinrich | | | | |
| Little Oak End | | | | |
| High Street | | | | |
| Town | | | | |
| Town | | | | |
| County | | | | |
| Post Code | | | | |
| Application date | | | | |
| 11/07/22 | | | | |
| Removal of condition 4 of 22/00419/FUL for Proposed change of use of outbuilding to holiday accommodation to allow for longer term letting. | | | | |
| Web link | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RECMZUBKJTF00m | | | | |

| | | | | |
|---|--------------------------------------|--|--------------------------------------|---|
| 10 | Plan Number 22/01883/HOUSE | Planning officer Christopher Park 03/08/2022 | Town Councillor Cllr Parry | Agent Level Architecture 01892 871138 |
| Case Officer | | | | |
| Applicant | | | | |
| House Name | | | | |
| Road | | | | |
| Locality | | | | |
| Mrs A Ouertani | | | | |
| 35 Grange Road | | | | |
| Kippington | | | | |
| Town | | | | |
| County | | | | |
| Post Code | | | | |
| Application date | | | | |
| 13/07/22 | | | | |
| Single storey rear extension and first floor rear extension with internal alterations. | | | | |
| Web link | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RELW82BKK8B00 | | | | |

| | | | | |
|---|--------------------------------------|---|-------------------------------------|--|
| 11 | Plan Number 22/01887/HOUSE | Planning officer Charlotte Brooks-Lawrie 05/08/22 | Town Councillor Cllr Camp | Agent Harringtons 01732 742200 |
| Case Officer | | | | |
| Applicant | | | | |
| House Name | | | | |
| Road | | | | |
| Locality | | | | |
| Mr & Mrs Hart | | | | |
| 67 Dartford Road | | | | |
| St Johns | | | | |
| Town | | | | |
| County | | | | |
| Post Code | | | | |
| Application date | | | | |
| 15/07/22 | | | | |
| Proposed single storey rear extension. | | | | |
| Web link | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RELW8YBKK8L00 | | | | |

| | | | | |
|---|--------------------------------------|---|--------------------------------------|---|
| 12 | Plan Number 22/01899/HOUSE | Planning officer Charlotte Brooks-Lawrie 05-08-22 | Town Councillor Cllr Parry | Agent Brooks Design Service 02083036882 |
| Case Officer | | | | |
| Applicant | | | | |
| House Name | | | | |
| Road | | | | |
| Locality | | | | |
| Mr H Corrigan | | | | |
| 3 White Hart Wood | | | | |
| Kippington | | | | |
| Town | | | | |
| County | | | | |
| Post Code | | | | |
| Application date | | | | |
| 15/07/22 | | | | |
| Proposed first floor front/side extension. Alterations to roof. | | | | |
| Web link | | | | |
| https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RENQXUBKK9U00 | | | | |

Planning Applications to be Considered

Planning Applications received to be considered on 25 July 2022

| | | | | |
|--|---|-----------------------------|------------------|------------------------|
| 13 | Plan Number | Planning officer | Town Councillor | Agent |
| | 22/01902/HOUSE | Christopher Park 05/08/2022 | Cllr Eyre | MRW Design 07763463754 |
| Case Officer | | | | |
| Applicant | | House Name | Road | Locality |
| Ms Freshwater | | | 24 Redlands Road | Kippington |
| Town | | County | Post Code | Application date |
| | | | | 15/07/22 |
| Removal of conservatory and new single storey extension. | | | | |
| Web link | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RENQYCBKKA100 | | | |

| | | | | |
|--|---|----------------------------|-----------------|-------------------------------|
| 14 | Plan Number | Planning officer | Town Councillor | Agent |
| | 22/01918/HOUSE | Stephanie Payne 08/08/2022 | Cllr Eyre | OPEN Architecture 01732 77958 |
| Case Officer | | | | |
| Applicant | | House Name | Road | Locality |
| Mr L Ward | | | 15 Beaconfields | Kippington |
| Town | | County | Post Code | Application date |
| | | | | 18/07/22 |
| Conversion of existing garages into reception room and new attached single garage. | | | | |
| Web link | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REPLN7BKKBZ00 | | | |

| | | | | |
|------------------------------|---|-----------------------------|------------------|--------------------|
| 15 | Plan Number | Planning officer | Town Councillor | Agent |
| | 22/01922/HOUSE | Christopher Park 08/08/2022 | Cllr Clayton | JAGMA 02080 510789 |
| Case Officer | | | | |
| Applicant | | House Name | Road | Locality |
| Ms C Rozario | | | 1 Swaffield Road | Eastern |
| Town | | County | Post Code | Application date |
| | | | | 18/07/22 |
| Single story rear extension. | | | | |
| Web link | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REPLO8BKKC700 | | | |