

30<sup>th</sup> August 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 5<sup>th</sup> September 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/rw7bJHTQWlk> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

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

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](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)



**Town Clerk**

### 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.

**Prior to the commencement of the Planning Committee, there will be a presentation from West Kent Housing Association, regarding their pre-application proposals for the Office Block at Argyle Road and 97-101 London Road. This will run for 20 minutes, followed by a 10 minute Q&A session.**

### **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 7-16)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 22<sup>nd</sup> August 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 19<sup>th</sup> 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.

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

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

6 NEIGHBOURHOOD DEVELOPMENT PLAN

a) To receive notice that the Local Planning Authority, Sevenoaks District Council, has appointed IPE to undertake the Examination of Sevenoaks Town Neighbourhood Plan.

b) To note that the Independent Examiner's work on this is due to commence at the closure of the public consultation on 22<sup>nd</sup> September.

7 SPEED SURVEY RESULTS FOR SEAL HOLLOW ROAD (Pages 17-18)

a) To receive and note data collected from a Speed Survey along Seal Hollow Road, obtained during the week of 6<sup>th</sup> June 2022 – 12<sup>th</sup> June 2022. This as requested by Sevenoaks Town Council in order to ascertain whether a Vehicle Activated Sign (VAS) would be an appropriate installation on this road.

b) To note that the results show that Seal Hollow Road does not qualify for a VAS, and to consider whether Sevenoaks Town Council pursue alternative speed mitigation in the form of an additional Speed Indicator Device.

8 APPEALS (Pages 19-20)

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

- **APP/G2245/D/22/3303821: 22/00201/HOUSE – 26 Bradbourne Road**

b) To note that that there is no opportunity to submit additional comments, but that all representation previously made on the application will be forwarded to the Planning Inspectorate.

**INFORMATIVE:**

On 7<sup>th</sup> February 2022, Sevenoaks Town Council recommended approval from the Chair with Cllr Hogarth's apologies.

9 APPEALS

To receive notice that the below appeal was dismissed by the Planning Inspectorate on 25<sup>th</sup> August.

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

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

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

10 APPEALS

To receive notice that the below appeal was dismissed by the Planning Inspectorate on 26<sup>th</sup> August.

- **APP/G2245/Z/21/3284389: 21/02542/ADV – 46 London Road**

11 DEVELOPMENT CONTROL COMMITTEE (Pages 21-22)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 8<sup>th</sup> September 2022.

- **22/00683/FUL - Berkeley House, 7 Oakhill Road**

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=R8L8TYBK0LO00>

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

12 DEVELOPMENT CONTROL COMMITTEE

To receive notice that the below application was Granted by the Development Control Committee on 18<sup>th</sup> August 2022.

22/00818/ADV – 26-28 Pembroke Road

INFORMATIVE:

On 20<sup>th</sup> June 2022, and then subsequently on an amended version on 8<sup>th</sup> August 2022, Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the designs and materials.

13 DEVELOPMENT CONTROL COMMITTEE

To receive notice that the below application was Granted by the Development Control Committee on 18<sup>th</sup> August 2022.

22/01088/MMA – 40 High Street

INFORMATIVE:

On 16<sup>th</sup> May 2022, Sevenoaks Town Council recommended approval, subject to the Planning Officer and Conservation Officer being satisfied with the plans and materials proposed.

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

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

14 TEMPORARY ROAD CLOSURE ON A225 HIGH STREET, SEVENOAKS

a) To receive notice that the road outside 104-106 High Street will be closed from 8pm on 23<sup>rd</sup> September 2022, with estimated completion of works by 25<sup>th</sup> September 2022.

b) To note that up to date information on these works is available via the following link:

<https://one.network/?tm=129681258>

15 KENT COUNTY COUNCIL PLANNING APPLICATION CONSULTATION

a) To note that Kent County Council have launched a consultation seeking views on the below application.

- **KCC/SE/0151/2022 – Greatness Quarry, Bat and Ball Road**

b) To note that further information about the consultation can be found via the following link:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0151/2022>

c) To note that the KCC deadline for comment is 20<sup>th</sup> September 2022.

16 PLANNING APPLICATIONS (Pages 23-25)

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

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

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 29<sup>th</sup> August 2022.

17 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](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

[Page deliberately left blank]

Minutes of the PLANNING COMMITTEE meeting held on Monday 22<sup>nd</sup> August 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/51ScLvITN-Y>

**Present:**

---

**Committee Members**

Cllr Ancrum	<b>Apologies</b>	Cllr Hogarth	<b>Present, left at 8:02pm</b>
Cllr Bonin	<b>Apologies</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Apologies</b>	Cllr Mrs Parry – Mayor	<b>Present</b>
Cllr Dr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper	<b>Apologies</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>

**Also in attendance:**

Town Clerk

Planning Committee Clerk

Cllr James London (Brasted, Chevening & Sundridge)

Cllr Nigel Williams (Brasted, Chevening & Sundridge)

5 Members of the Public

**PUBLIC QUESTION TIME**

A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 7], Bus Service Updates, by prior agreement. This included highlighting how the rerouting of various bus services through Sevenoaks Town could increase air pollution, congestion and HGV activity in the Town, as well as disadvantaging Sevenoaks students.

A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 6], Sigma Strategic's consultation on Lane at Ashgrove Road, by prior agreement. This included raising concerns regarding potential negative impacts that the proposed development in this AONB could have, such as reduction of pedestrian safety on the unpaved road, as well as increased traffic and pressure on the weakened structure of the road.

**263     REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**264     DECLARATIONS OF INTEREST**

Cllr Parry and Cllr Mrs Parry declared that they had received postal notification of Sigma Strategic's consultation on land at Ashgrove Road, due to their living in the vicinity of the proposals.

**265     DECLARATIONS OF LOBBYING**

a) Representation objecting to the proposals of [Agenda Item 6] was received and forwarded to all Councillors prior to the meeting.

b) Representation regarding [Agenda Item 7] was received and forwarded to all Councillors prior to the meeting.

c) Cllr Clayton and Cllr Parry declared that they had both been lobbied regarding [Agenda Item 7] – Bus Service Updates by residents and non-residents of Sevenoaks Town.

d) Cllr Parry declared that he had been lobbied on [Agenda Item 6] on Sigma Strategic's proposals for land at Ashgrove Road.

e) Cllr Shea, Cllr Dr Canet and Cllr Granville-Baxter declared that they had been lobbied on [Agenda Item 8] by the developer of 20/03293/FUL – Pinehurst House Nursing Home.

266 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 8<sup>th</sup> August 2022.

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

b) The Committee received and noted the MINUTES of the Sevenoaks Joint Transportation Board meeting held on 8<sup>th</sup> March 2022.

267 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

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

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

268 SIGMA STRATEGIC – CONSULTATION ON LAND AT ASHGROVE ROAD

a) Councillors received information and invitation to comment on Sigma Strategic's consultation for its proposals for land at Ashgrove Road.

b) Cllr Eyre and Cllr Raikes noted that there were currently no plans for Sevenoaks Town Council to consider, and therefore it was **RESOLVED** that Sevenoaks Town Council respond with no comment at this time.

269 BUS SERVICE UPDATES

a) Councillors discussed the anticipated changes and cancellations to bus services in Kent, and the following observations were made:

- Cllr Eyre noted that capacity requirements were currently being calculated by KCC, that 97% of the bus services in Kent are commercial as opposed to being funded by KCC, and also that the status of school buses is changing daily due to KCC Officer and Cllr efforts.



- Cllr Clayton predicted that the rerouting of the buses through Sevenoaks Town would result in increased congestion and air pollution in Sevenoaks Town, as well as Sevenoaks students being unable to board the full buses. He also remarked on buses being HGV diesel vehicles, which both the Town and the District Council are trying to discourage use of within Sevenoaks Town.
- Cllr Shea queried whether KCC could provide modelling that shows how projections of student capacity are being predicted, including how students of each school and residence will get from home to school. It was noted however that the fast-evolving nature of the situation may make this challenging.
- Cllr Parry proposed that STC request information on what potential problems KCC is anticipating, and the numbers of Sevenoaks students predicted to board and disembark at the Sevenoaks interchange.
- Councillors also acknowledged the burden and stress that the bus service cancellations and uncertainty is putting on parents.

b) Cllr Raikes summarised the Committee's comments and it was **RESOLVED** that the following concerns be forwarded in a letter to Kent County Council, with SDC and KCC Cllrs copied in:

- Capacity of the buses compared to volume of students predicted to use them, and whether there will be enough room for Sevenoaks students to board at the interchange point at Sevenoaks Bus Station
- Impact that the increased use of HGVs stopping for extended amount of time in Sevenoaks Town will have on the environment, air pollution, congestion and Sevenoaks Town in general
- The decision to choose Sevenoaks Bus Station as an interchange for the above reasons
- The logistics and safeguarding procedures, as well as what data KCC currently have on anticipated numbers of students

## 270 APPEALS

Councillors noted that the following appeal had been submitted:

- **APP/G2245/W/22/3301377 – 20/03293/FUL – Pinehurst House Nursing Home, Pinehurst**

## 271 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was discussed by the Development Control Committee on 18<sup>th</sup> August 2022.

- **22/00818/ADV – 26-28 Pembroke Road**

272 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was discussed by the Development Control Committee on 18<sup>th</sup> August 2022.

- **22/01088/MMA – 40 High Street**

273 SUSTRANS CYCLING ROUTE EXERCISE

a) Councillors received and noted Sustrans' cycling route exercise, which asks stakeholders to categorise the nine proposed cycling routes according to whether they are considered High, Medium, or Low Priority.

b) The following categorisations were discussed and agreed. The remaining routes were omitted from the exercise, due to their being outside Sevenoaks Town's border.

- High Priority: Otford to Sevenoaks (Route 1), East/East Schools Route (Route 3), and cycle routes within Sevenoaks Neighbourhood Development Plan
- Medium Priority: North/South Link (Route 6)
- Low Priority: Sevenoaks Wildlife Reserve Loop (Route 8) limited to the **Southern portion only**.

c) It was **RESOLVED** that the above classifications be forwarded to Sustrans.

274 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 15<sup>th</sup> August 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

275 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued noting and providing outline of the Planning Committee's discussion of bus service updates in Sevenoaks and its decision to forward concerns to Kent County Council.

There being no further business the Chairman closed the meeting at 8:26pm.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 22-8-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01139/FUL	Anna Horn 29/08/2022	Cllr Busvine	Direct Sports Lighting 084 56420700
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Town Council	Knole Paddock and Raleys Field	Plymouth Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/22	

## 22/01139/FUL - Amended plan

**Removal of existing discharge lighting and installation of new low energy LED floodlights on to existing columns.**

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

**An amended lighting assessment has been submitted by the applicant including the vertical illumination data for the lighting array, as requested by the Environmental Health Officer.**

### Comment

**Proposed from the Chair with Cllr Busvine's apologies:**

**Sevenoaks Town Council made no comment, as it is the applicant of this application.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01667/HOUSE	Stephanie Payne 24/08/2022	Cllr Clayton	Robert Davies 01784 459 044
<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>	
			03/08/22	

## 22/01667/HOUSE - Amended plan

**Proposed garden office.**

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

**Further information as requested by the Tree Officer has been submitted.**

### Comment

**Sevenoaks Town Council reiterated its recommendation for approval, provided that:**

- the tree officer is satisfied with measures to protect nearby trees,
- the planning officer is satisfied that the new building is not visible from surrounding houses
- on condition that:
  - the building is only for use of the house in the same property and
  - the trees and hedges to the north, west and south are maintained as effective screens in perpetuity.

# Planning Applications Considered

Applications considered on 22-8-22

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01743/ADV	Sean Mitchell 25/08/2022	Cllr Bonin	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Town Council	Land South of Former Site of t	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/08/22	
<b>Eight CNC Cut Aluminium Composite Panels with Full Colour Digital Print and Gloss UV Laminate to be installed onto existing hoarding. Seven panels to be the Width of 900mm x Height 1500mm, and the remaining one to be Width 3600mm x Height 1500mm. The larger panel to include design work showing "Welcome to Sevenoaks"</b>				

*Comment*

**Proposed from the Chair with Cllr Bonin's apologies:**

**Sevenoaks Town Council made no comment, as it is the applicant of this application.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01810/FUL	Louise Cane 06/09/2022	Cllr Shea	Hale Architecture Ltd 020 73400050
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O Agent	Former Builders Yard	14 Cramptons Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/08/22	
<b>Erection of multiple type of fences with gates.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02000/FUL	Anna Horn 24/08/2022	Cllr Hogarth	Offset Architects 01732 7 50000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs May	Meadowfield	60 Hitchen Hatch Lane	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/08/22	
<b>Demolition of the existing dwelling and detached garage and construction of new detached dwelling with integral garage,basement and rooms in the roof including associated landscaping works and Air Source Heat Pump.</b>				

*Comment*

**Proposed from the Chair with Cllr Hogarth's apologies:**

**Sevenoaks Town Council recommended approval, subject to a condition that the rainwater run off and drainage is handled appropriately.**

# Planning Applications Considered

Applications considered on 22-8-22

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02008/HOUSE	Stephanie Payne 24/08/2022	Cllr Dr Canet	Smiley Jim 07873522110
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Lukosevicius			242 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/22
<b>Installation of solar panels in rear garden and relocation of existing green house.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02040/HOUSE	Stephanie Payne 23/08/2022	Cllr Hogarth	Wyatt Glass 01732 83243
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Portman House	35 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/08/22
<b>Form new opening in lounge wall and construct facebrick and glass extension under a slate roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02040/HOUSE	Stephanie Payne 26/08/2022	Cllr Hogarth	Wyatt Glass 01732 83243
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Portman House	35 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/08/22
<b>22/02040/HOUSE - Amended plan</b>				
<b>Form new opening in lounge wall and construct facebrick and glass extension under a slate roof.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Amended plans</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-8-22

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02052/FUL	Anna Horn 03/09/2022	Cllr Mrs Parry	Bentley White Property 07 706600070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Tomas		Trinity School	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/22
<b>Erection of two storage containers to provide additional storage capacity (for education related equipment and storage capacity associated to ancillary uses to the extant educational use for a temporary period (3 years)).</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02085/LDCEX	Louise Cane 26/08/2022	Cllr Camp	RE Planning 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R James			61A Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/22
<b>Conversion of the two flats (61A &amp; 61B Camden Road) back to a single dwellinghouse. Internal alterations.</b>				

*Comment*

**Proposed from the Chair with Cllr Camp's apologies:**

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02092/HOUSE	Stephanie Payne 26/08/2022	Cllr Raikes	The Surveyors Partnershi 01799864470
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mann			52 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/08/22
<b>Erection of a two storey rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02094/HOUSE	Stephanie Payne 25/08/2022	Cllr Morris Brown	Level Architecture 01892 074998
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Greene			2 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/08/22
<b>Conversion of garage and room above to habitable space. Rooflights.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-8-22

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02095/LBCALT	Stephanie Payne 25/08/22	Cllr Morris Brown	Level Architecture 01892 0742000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Greene		2 Quakers Hall Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/08/22	
<b>Conversion of garage and room above to habitable space. Rooflights.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02119/HOUSE	Christopher Park 30/08/2022	Cllr Morris Brown	DEB Architects 07815939 770
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Eliades		51 Cobden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/08/22	
<b>Erection of a side extension to rear of the property.</b>				

*Comment*

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

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02126/FUL	Louise Cane 29/08/2022	Cllr Parry	Robinson Escott 01689 8 00004
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr V Grigore	Tanglewood House	33 Garth Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/22	
<b>Demolition of existing detached dwelling with integral lower ground floor garage and erection of replacement detached dwelling to also be served by integral lower ground floor garage with associated landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02136/HOUSE	Louise Cane 29/08/2022	Cllr Parry	Wu Associates 07762 037 504
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Ms Hu & Yan		31 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/22	
<b>Garage extension to the rear elevation and the construction of an orangery.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 22-8-22

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02138/HOUSE	Christopher Park 03/09/2022	Cllr Granville-Baxter	Ruchard Bayley 07831 18 8462
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Estrada			6 Farm Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/08/22
<b>Convert existing garage into reception room with first floor extension. Single storey rear extension with balcony at first floor.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02155/HOUSE	Christopher Park 30/08/2022	Cllr Camp	Harriplan (SW) 01202 549 688
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Taylor		Woodleigh Cottage	48 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/08/22
<b>Erection of a single storey side and rear extension. First floor extension with roof lights.</b>				

*Comment*

**Proposed from the Chair with Cllr Camp's apologies:**

**Sevenoaks Town Council recommended approval, providing that:**

- the planning officer is satisfied that there is no overlooking, loss of privacy or amenity to neighbouring houses either side from the replacement larger front and rear first floor windows, and the new roof velux windows.
- the Planning Officer is also satisfied that the proposed height is harmonious with the street scene and Residential Character Area Assessment
- that the long obscure glazed dormer windows be conditioned to remain always obscure glazed.



### Seal Hollow Road – Speed Data Review

KCC requested an ATC traffic survey to be completed along Seal Hollow Road on behalf of Sevenoaks Town Council. The speed data was obtained for the week of 6<sup>th</sup> June 2022 – 12<sup>th</sup> June 2022. The existing speed limit along this section is 30mph. There were no issues with the ATC throughout the week.



The vehicle speeds, class and volume have been collected by installing two parallel pneumatic rubber tubes 1 metre apart, stretched across the road surface and connected to a data recorder. The pattern of hits on each tube is then analysed to determine the speed, class and volume of vehicles at the site. Throughout the duration of the traffic survey there was a total of **71,415** vehicles which passed through in both directions (37,037 Northbound and 34,378 Southbound).

The table below shows the total number of vehicles, average speeds and 85%tile speeds for vehicles traveling North and Southbound along Seal Hollow Road as well as combined speeds for vehicles travelling in both directions.

Northbound Traffic		
Total Vehicles (no.)	85% Speed (mph)	Average Speed (mph)
37,037	34.9	30.41

Southbound Traffic		
Total Vehicles (no.)	85% Speed (mph)	Average Speed (mph)
34,378	34.4	30.20

Both Directions		
Total Vehicles (no.)	85% Speed (mph)	Average Speed (mph)
71,415	34.65	30.30

The above data shows vehicles on average are travelling at around 30mph with 85% of vehicles travelling under 35mph.

With regards to your request for a Vehicle Activated Sign (VAS), in order to qualify for one of these signs there are certain criteria that have to be met. Every location should have an ongoing crash or speed related problem which has not been addressed by the use of other engineering measures, such as gateways, build outs or white lining improvements.

Having reviewed the personal injury collision data for the last available three-year period (currently up to 30<sup>th</sup> June 2022) I can advise that there are no recorded personal injury collisions at this location.

The average speed data collected indicates that the existing 30mph speed limit is well observed. Average speeds are around 30mph and 85<sup>th</sup> percentile speeds are around 35mph and therefore still within the official leeway given to motorists exceeding the speed limit (10% + 2mph above the posted speed limit) (advice taken from the Kent and Medway Safety Camera Partnership website). We also have available to us average speed data provided by Ordnance Survey which similarly indicates that the existing 30mph speed limit is generally well-observed with average speeds being around 30mph.

Taking into account the excellent crash record here and the results of the recent speed surveys this site would not qualify for a VAS at this time. However, you may wish to consider a Speed Indicator Device (SID) instead. The arrangement comprises of a single SID used at multiple locations on fixed poles in existing 30mph zones, offering a cost effective and simple device for the parish to address inappropriate speed. If this is something, you would be interested in please let us know and we can provide some more information regarding the process for applying for a SID.



Parish Council

Tel: 01732 227000 Option 3  
Ask for: Stephanie Payne  
Your ref:  
My ref: 22/00201/HOUSE  
Date: 25th August 2022

**Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A  
Householder Application**

Dear Sir/Madam,

**Appeal by:** Mr & Mrs J Frampton  
**Site:** 26 Bradbourne Road Sevenoaks Kent TN13 3PY  
**Nature:** Part single storey ground with Sedum roof and part first floor extension  
with roof lights and alterations to fenestration.  
**SDC Appeal Ref:** 22/00069/RFPLN  
**Start Date:** 23rd August 2022

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

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit comments. However, 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 modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. The Planning Inspectorate appeal reference is **APP/G2245/D/22/3303821**.

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,

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

Aaron Hill  
South Team Manager

The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Sean Mitchell  
Email: [planning.comments@sevenoaks.gov.uk](mailto:planning.comments@sevenoaks.gov.uk)  
My Ref: 22/00683/FUL  
Your Ref:  
Date: 30 August 2022

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** Berkeley House 7 Oakhill Road Sevenoaks Kent TN13 1NQ

**Development:** 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.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **8 September 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](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](http://www.sevenoaks.gov.uk/developmentcontrolcommittee).

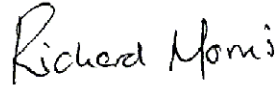
If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on 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](mailto: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 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](http://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

# Planning Applications to be Considered

Planning Applications received to be considered on 05 September 2022

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01830/HOUSE</b>	Samantha Simmons 13/09/2022	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>
				23/08/22
<b>22/01830/HOUSE - Amended plan</b>				
<b>Erection of new part two, part single storey side annexe to create new living accommodation ancillary to the residential use of the host property.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Plans to show amended roof design to proposed development.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REAS8WBKJPA00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REAS8WBKJPA00</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/01876/FUL</b>	Charlotte Brooks-Lawrie 07/09/22	Cllr Dr Canet	Lioncrest Designs Ltd 01689 853 447
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Leahy		Capital House	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/22
<b>Three residential units with associated parking and landscaping. Modifications to façade.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REK1KEBKK6U00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=REK1KEBKK6U00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/02064/HOUSE</b>	Samantha Simmons 13/09/2022	Cllr Parry	DHA Planning 01622 776226
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Lawrence			66 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/22
<b>22/02064/HOUSE - Amended plan</b>				
<b>Erection of a part-single storey and part-two storey side and rear extension. Two storey front extension. A roof extension and loft conversion with the addition of new dormer windows to the front and rear and reconfiguration of car parking and driveway.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>The proposal has been amended to reflect the two storey front extension also proposed. A further plan has been provided demonstrating the new retaining wall which is to replace the front hedge.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFFIXUBKKYU00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFFIXUBKKYU00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 05 September 2022

<b>4</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/02128/ADV	Christopher Park 14/09/2022	Cllr Morris Brown	A2d Architecture 07921 365968
<b>Case Officer</b>				
<b>Applicant</b>				
Mr D Maddison	The Sevenoaks Vine Club All We	Hollybush Recreation Ground	Locality	
Town		County	Post Code	Application date
				23/08/22
<b>Erection of a non illuminated CCTV sign on switch box.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFSHMLBKL7T00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFSHMLBKL7T00</a>			

<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/02145/FUL	Louise Cane 09/09/2022	Cllr Clayton	Martin Bush 01732 740778
<b>Case Officer</b>				
<b>Applicant</b>				
Mr P Killington	Land Rear of	51A and 53 Wickenden Road	Locality	
Town		County	Post Code	Application date
				18/08/22
<b>Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space including a retaining wall, fence and railings.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFZW9KBKLCZ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RFZW9KBKLCZ00</a>			

<b>6</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/02194/HOUSE	Samantha Simmons 15/09/2022	Cllr Clayton	Harringtons 2006 01732742200
<b>Case Officer</b>				
<b>Applicant</b>				
Mr Ben Colenso		12 Swaffield Road	Locality	
Town		County	Post Code	Application date
				24/08/22
<b>To demolish the attached timber extension and construct a two storey side extension, a single storey front extension and a single storey rear extension with roof lights. The front dropped kerb will be extended.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RGCUWPBKLLL00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RGCUWPBKLLL00</a>			

<b>7</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/02205/HOUSE	Christopher Park 14/09/2022	Cllr Shea	Anglian Home Improvements 01 603 422640
<b>Case Officer</b>				
<b>Applicant</b>				
Mr G Diggins		115 Cramptons Road	Locality	
Town		County	Post Code	Application date
				23/08/20
<b>Replacement rear conservatory.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RGE887BK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RGE887BK0LO00</a>			



# Planning Applications to be Considered

Planning Applications received to be considered on 05 September 2022

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0151/2022	Mr James Bickle	Cllr Granville-Baxter	
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Holland		Greatness Quarry	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/22
<b>Section 73 application to vary conditions 3 (to allow an additional 7 months to complete the approved restoration of the landfill (i.e., by 30 April 2023)) and 10(h) (to update to the timing of works required by the approved Ecological Mitigation Scheme Prescriptions to reflect the amended operational period) of planning permission SE/19/1754.</b>				
<i>Web link</i>	<a href="https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0151/2022">https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0151/2022</a>			