

27th September 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 3rd October 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/Gx4WKvfk0Sc> 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



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.

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).

3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

4 MINUTES (Pages 5-11)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 5th September 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.

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6 20MPH CONSULTATION AND ACTIVE TRAVEL SCHEME

a) To receive notice that Kent County Council will be holding a public consultation on its proposed 20mph zones in Sevenoaks Town. This will run from 30th September 2022 – 10th November 2022, with further details to be forwarded to Committee members once they become available online.

b) To note that this item will also be on the next Planning Committees Agendas for 17th October and 31st October 2022 in order to allow time for consultation documents and potential response to be considered.

c) To also note that an Officer from Kent County Council may be scheduled to present the proposals to the Planning Committee at a later date; this is currently pending confirmation from the KCC Officer that they are able to attend.

7 NEIGHBOURHOOD DEVELOPMENT PLAN

a) To receive notice that the Regulation 16 consultation held by Sevenoaks District Council for the Sevenoaks Town Neighbourhood Plan closed on 22nd September 2022.

b) To receive and note comments from Sevenoaks District Council on the plan, published via the following link:

<https://cds.sevenoaks.gov.uk/ecSDDisplayClassic.aspx?NAME=SD3385&ID=3385&RPID=26452242&sch=doc&cat=13704&path=13114%2c13114%2c13704&J=7>

c) To be reminded that the next step is for Sevenoaks District Council to forward all comments received during the consultation to the Independent Examiner for their consideration.

8 STC'S LETTER TO KCC REGARDING BUS SERVICES WITHIN SEVENOAKS (Pages 13-14)

a) To receive and note David Brazier's response to STC's letter to KCC (both attached), which voiced STC's concerns regarding the bus service updates. These concerns were namely the following:

- Capacity of buses for volume of students
- Increased congestion and air pollution in Sevenoaks Town
- Safe guarding of the large volume of children changing and boarding
- The choice of Sevenoaks Bus Station as an interchange point for the above reasons

b) To discuss and agree whether response be sent to David Brazier, copying in all previously contacted individuals.

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web: sevenoakstown.gov.uk

9 DEVELOPMENT CONTROL COMMITTEE (Pages 15-16)

a) To receive notice that the DCC originally scheduled for 8th September 2022 was rescheduled to 29th September 2022 due to the passing of HM The Queen.

b) To note that Cllr Parry was registered to attend this meeting on behalf of Sevenoaks Town Council.

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

c) 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>

10 PLANNING APPLICATIONS (Pages 17-27)

a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council in lieu of the cancelled Planning Committee on 19th September 2022. (Pages 17-21)

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

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. 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](#).

c) The meeting will be reconvened to consider planning applications received during the two weeks ending 26th September 2022. (Pages 23-27)

11 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE meeting held on Monday 5th September 2022 at 7:00pm at Town Council Chambers, available to view on YouTube:

<https://youtu.be/rw7bJHTQWlk>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Richard Barwick, West Kent Housing Association
 2 Members of the Public

Prior to the commencement of the Planning Committee, there was a presentation from Richard Barwick, on behalf of West Kent Housing Association (WKHA). This was regarding WKHA's proposals for the Office Block at Argyle Road and 97-101 London Road to be converted from office buildings into housing. This ran for 20 minutes and was followed by a 10 minute Q&A session.

PUBLIC QUESTION TIME

None.

276 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

277 DECLARATIONS OF INTEREST

Cllr Granville-Baxter declared that she had a non-pecuniary interest in [Plan no. 1] 22/01830/HOUSE – 20 The Drive. She took part in discussions but did not vote on the recommendation.

278 DECLARATIONS OF LOBBYING

a) Representation was received from Sevenoaks Society and circulated to Councillors, objecting to the following application:

- **22/01830/HOUSE – 20 The Drive**

b) Cllr Raikes, Cllr Granville-Baxter and Cllr Bonin declared that they had been lobbied on the following application:

- **22/01830/HOUSE – 20 The Drive**

c) Cllr Parry declared that he had been lobbied on the following Agenda item:

- **[Agenda Item 11] 22/00683/FUL – Berkeley House, 7 Oakhill Road**

279 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 22nd August 2022.

It was RESOLVED that the minutes be approved.

280 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.

281 NEIGHBOURHOOD DEVELOPMENT PLAN

a) Councillors noted that the Local Planning Authority, Sevenoaks District Council had appointed IPE to undertake the Examination of the Sevenoaks Town Neighbourhood Plan, with their work on this due to commence at the closure of the public consultation on 22nd September.

282 SPEED SURVEY RESULTS FOR SEAL HOLLOW ROAD

a) Councillors received and noted data collected from a Speed Survey along Seal Hollow Road, obtained during the week of 6th June 2022 – 12th June 2022.

b) It was noted the site is not viable for a Vehicle Activated Sign (VAS), as the average speed recorded in both directions was 30.30mph, and 85% of the cars were travelling at 34.65mph – just under the enforceable limit.

c) It was also noted that Seal Hollow Road is included in Kent County Council's proposed 20mph zone, which is expected to be put to public consultation this year, as well as part of Sustrans' Local Walking and Cycling Infrastructure Plan.

d) It was therefore **RESOLVED** to note the Speed Survey results for the time-being, and to revisit the issue – both at Planning Committee and with Kent County Council – in one years time to review whether alternative traffic mitigation methods be pursued by the

Town Council. This intention to be forwarded to Kent County Council, with a request for future discussions on the above topic.

283 APPEALS

Councillors received and noted the submission of the following appeal:

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

284 APPEALS

Councillors noted that the following appeal had been dismissed by the Planning Inspectorate on 25th August 2022.

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

285 APPEALS

Councillors noted that the following appeal had been dismissed on 26th August 2022.

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

286 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 8th September 2022 at 7pm.

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

b) It was **RESOLVED** that Cllr Parry be registered to speak on behalf of Sevenoaks Town Council.

287 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Granted by the Development Control Committee on 18th August 2022.

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

288 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Granted by the Development Control Committee on 18th August 2022.

- **22/01088/MMA – 40 High Street**

289 TEMPORARY ROAD CLOSURE ON A225 HIGH STREET, SEVENOAKS

Councillors noted that the road outside 104-106 High Street will be closed from 8pm on 23rd September, with an estimated completion of works by 25th September 2022.

290 KENT COUNTY COUNCIL PLANNING APPLICATION CONSULTATION

a) The Committee noted that Kent County Council had launched a consultation seeking views on the below application.

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

b) It was noted that the deadline for comment is 20th September 2022, and that further information is available on the KCC website:

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

291 PLANNING APPLICATIONS

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

[Plan no. 1] 22/01830/HOUSE – 20 The Drive (For)

(b) The Committee considered planning applications received during the two weeks ending 29th August 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council and Kent County Council.

292 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 8:17pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 5-9-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01830/HOUSE	Samantha Simmons 13/09/202	Cllr Bonin	HCUK Group Ltd 01548 8
<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	

22/01830/HOUSE - Amended plan

Erection of new part two, part single storey side annexe to create new living accommodation ancillary to the residential use of the host property.

A summary of the main changes are set out below:

Plans to show amended roof design to proposed development.

Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer and the Conservation Officer being satisfied that the size, bulk, design and materials do not harm the significance of both the locally listed building and the Vine Conservation Area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01876/FUL	Charlotte Brooks-Lawrie 07/09/202	Cllr Dr Canet	Lioncrest Designs Ltd 016
<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	

Three residential units with associated parking and landscaping. Modifications to façade.

Comment

Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment on a very small and already cramped site.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02064/HOUSE	Samantha Simmons 13/09/202	Cllr Parry	DHA Planning 01622 776
<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	

22/02064/HOUSE - Amended plan

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.

A summary of the main changes are set out below:

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.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-9-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02128/ADV	Christopher Park 14/09/2022	Cllr Morris Brown	A2d Architecture 07921 3
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Maddison		The Sevenoaks Vine Club All	Hollybush Recreation Ground	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/22
Erection of a non illuminated CCTV sign on switch box.				

Comment

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

Sevenoaks Town Council recommended approval, subject to use of the camera being restricted to training and matches only.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02145/FUL	Louise Cane 09/09/2022	Cllr Clayton	Martin Bush 01732 74077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Killington		Land Rear of	51A and 53 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/08/22
Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space including a retaining wall, fence and railings.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that:

- There is no risk that silt runoff will affect watercourses during or after construction
- Appropriate measures are in place to ensure no water runoff from the site into Littlewood, where houses are vulnerable to storm water flooding
- There is no overlooking or loss of amenity to houses in Wickenden Road, or other neighbours

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02194/HOUSE	Samantha Simmons 15/09/202	Cllr Clayton	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ben Colenso			12 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/22
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.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-9-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02205/HOUSE	Christopher Park 14/09/2022	Cllr Shea	Anglian Home Improve
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Diggins			115 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/20
Replacement rear conservatory.				

Comment

Sevenoaks Town Council recommended approval.

8	<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>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

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.

Comment

Sevenoaks Town Council recommended approval.

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Sevenoaks Town Council's letter to Kent County Council regarding Bus Services in Kent

Please accept this letter as formal notification of Sevenoaks Town Council's concerns regarding the current situation with bus services in Kent, as well as thanks and acknowledgement of the exceptional hard work that Kent Council Officers and Councillors have been putting into the challenging task of providing alternatives to cancelled school services.

Please also note that this has been forwarded to Kent County Council via its website.

Sevenoaks Town Council's concerns are as follows:

- Capacity of the buses compared to the 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.
- The logistics and safeguarding procedures that would be required for the large volume of children changing and boarding at the Sevenoaks Bus Station, with a tentative request for Sevenoaks Town Council to be forwarded KCC's current data on anticipated numbers of students.
- The impact that the increased volume of HGVs passing through and stopping for an extended amounts of time in Sevenoaks Town will have on the environment, air pollution, congestion and the Town in general. I would also bring your attention to Sevenoaks Town Council's Neighbourhood Development Plan, which has been formally submitted to the Local Planning Authority, who are currently running a Regulation 16 public consultation on it. Aim M10 gives representation to the Town Council's aspiration to reduce and perhaps even eventually remove HGV activity within Sevenoaks Town. The exact wording of Aim 10 is: **"The Town Council will work with the District Council, and Kent County Council to ensure that, wherever possible, HGV movements are directed away from the town centre"**.
- Finally, Sevenoaks Town Council wished to question the choice of Sevenoaks Bus Station as an interchange point, for the above reasons.

Kind regards,

Georgie Elliston

Planning Committee Clerk, on behalf of Sevenoaks Town Council's Planning Committee

Sevenoaks Town Council

Town Council Offices

Bradbourne Vale Road

Sevenoaks

Kent TN13 3QG

This email has been sent to the following persons:

- SDC Councillors – Cllr Dr Canet, Cllr Clack, Cllr Clayton, Cllr Collins, Cllr Eyre, Cllr Fleming, Cllr Hunter, Cllr Purves, Cllr Raikes
- KCC Councillors – Cllr Streatfeild, Cllr Chard, Cllr Gough, Cllr McArthur
- STC Staff – Town Clerk Linda Larter MBE, Deputy Town Clerk Ann White
- KCC via online submission of this document, to be forwarded to relevant departments

David Brazier's response to Sevenoaks Town Council's letter regarding Bus Services in Kent

Dear Georgie

I refer to your email of 31st August concerning changes to School buses in the Sevenoaks area. The scale of change that the Council has been confronted with is unprecedented and completely outside of our control and as such, your acknowledgement of the efforts of our officers to arrive at solutions is welcome, thank you.

Our approach to services in this area has been the same as in other parts of the County, namely to ensure that, particularly at school times, areas and residents that could previously travel to school by bus continue to have a means of doing so. With some exceptions, we have been able to do so in the majority of instances but in some instances the precise nature of service solutions has needed to change reflecting the more precarious nature of the commercial viability of services and a shortage of operators with driver capacity.

To some degree this is particularly the case for the Sevenoaks Schools network which is not by design but reflecting the complex nature of the network and the volume of users and services. That said, as more solutions have come forward and because of the need to ensure capacity for children, more of the previously direct links to schools in Tonbridge and Tunbridge Wells have been reinstated. It does stand however that for some children there will now be a requirement to change buses in order to complete their journey. The need to do so is common place for hundreds of students across the County and does not represent a particular concern.

I should also comment that the bus station does seem the entirely appropriate place to coordinate this activity as this provides infrastructure and an operator presence on site. In respect of Air Quality, it is readily accepted that the bus is a more sustainable and environmentally friendly alternative to individual journeys made by private car and as such, I'm not sure that I follow the logic of the retention of bus services being in anyway retrograde from an environmental perspective. I would also guard against including Public Service Vehicles in any plans to remove heavier vehicles from the Town Centre which could have a detrimental impact from environmental and accessibility perspectives and in turn for businesses in the area.

Finally, in respect of capacity, this is a legitimate concern that we have been looking to resolve. Whilst this can never be an exact science where there will in some instances be a choice of buses, we have undertaken detailed work in this area looking at both the uptake of Travel Saver passes generally but then also analysing the uptake from postcodes in the Sevenoaks area and matching this to the capacity available on the corridor as a whole but also for certain services / specific areas. This has supported the reintroduction of some of the direct services referred to also led to us arranging for a "Sweeper Bus" to operate between Sevenoaks and Tonbridge / Tunbridge Wells. Our officers and our operator colleagues will be monitoring capacity closely over the coming days and weeks with a view to ensuring that our assessment of capacity requirements is sufficient to cater for demand.

Yours sincerely

David Brazier
County Member for Sevenoaks Rural North East Division
Cabinet Member for Highways & Transport
Kent County Council

The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Sean Mitchell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 22/00683/FUL
Your Ref:
Date: 20 September 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 **29 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

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.

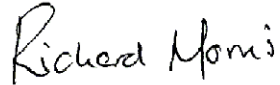
If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on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

Planning Applications Considered under Chairman's Action in lieu of rescheduled Planning Committee on 19th September 2022

Applications considered on 21-9-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01883/HOUSE	Christopher Park 21/09/2022	Cllr Parry	Level Architecture 018928 74420
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs A Ouertani		35 Grange Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/09/22	

22/01883/HOUSE - Amended plan

Single storey rear extension and first floor rear extension with internal alterations.

A summary of the main changes are set out below:

A discrepancy relating to eaves height of the first floor extension was discovered. The proposed right flank elevation showed a higher eaves height than the rear and side elevations. A statutory declaration has been provided.

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01914/FUL	Samantha Simmons 23/09/22	Cllr Eyre	Robinson Escott Planning 01600006004
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks Plans & Developme		77 Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/09/22	

Demolition of existing dwelling, erection of 2 no. dwellings with associated works.

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02092/HOUSE	Stephanie Payne 27/09/2022	Cllr Hogarth	The Surveyors Partnershi 01799004470
<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>	
			06/09/22	

22/02092/HOUSE - Amended plan

Ground floor rear extension; first floor rear extension; internal alterations.

A summary of the main changes are set out below:

The description of development has been altered to better reflect the separate ground floor extension and first floor extension to the property as described in the application form initially submitted.

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-9-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02177/MMA	Samantha Simmons 28/09/2022	Cllr Camp	MRW Design 077634637
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Penney			9 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/09/22
Amendment to 21/02308/MMA.				

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no adverse effects on neighbouring properties with the increased ridge height, and that the additional windows at first floor level do not cause overlooking or lack of privacy for neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02238/FUL	Ashley Bidwell 22/09/2022	Cllr Granville-Baxter	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Land West of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/22
Erection of a residential dwelling with new vehicular access, crossover and associated car parking.				

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the design and materials are consistent with the Residential Character Area Assessment and with the impact on the street scene on both sides.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02247/HOUSE	Stephanie Payne 21/09/2022	Cllr Shea	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Tooth			62 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/22
To construct a single storey flat roofed rear extension with a roof light.				

Comment

Processed under Chairman's Action

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no adverse impact on neighbouring properties in terms of loss of light or detrimental impact on the shared utilities.

Planning Applications Considered

Applications considered on 21-9-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02266/HOUSE	Stephanie Payne 21/09/2022	Cllr Michaelides	V&V Architects 07955356
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Carnegie			2 Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/22
Single storey rear extension, front porch, 1st floor side extension & render all elevations.				

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied there is no adverse impact on neighbours by way of loss of light and privacy, and also that the extension is not deemed to be excessively dominating or intrusive on the existing street scene.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02280/HOUSE	Charlotte Brooks-Lawrie 21/09/22	Cllr Michaelides	Westleigh Design 012338
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Zneng			13 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/22
Erection of a part single part two storey extension.				

Comment

Processed under Chairman's Action:

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

Planning Applications Considered

Applications considered on 21-9-22

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02303/HOUSE	Stephanie Payne 26/09/2022	Cllr Clayton	RE Planning LLP 016898
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Thompson		3 Swaffield Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/09/22	
Hip to gable roof enlargement, provision of a rear dormer extension and associated roof lights in the front roof slope.				

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that:

- Any overlooking of the rear gardens of neighbouring properties (no.1 and 5) can be overcome by glazing conditions
- The Residential Character Area Assessment on rooflines, which have so far been adhered to in Swaffield Road, can be maintained in this development

Informative:

The Town Council noted that this application is partly predetermined by an LDC for half of the box dormer, which the Town Council does not appear to have been consulted on; in future it would be helpful if LDCPR applications which could affect Residential Character Area Assessments were consulted on.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02329/HOUSE	Samantha Simmons 03/10/202	Cllr Parry	M R Garland 0189272454
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M El Alfy		21 Burntwood Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/09/22	
Single storey side and rear extension, first floor side extension and conversion of existing garage.				

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-9-22

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02332/CONVAR	Samantha Simmons 26/09/2022	Cllr Granville-Baxter	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis			6 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/22
Removal of condition 4 (acoustic fencing) and variation of condition 5 (drawings) of 21/04117/MMA related to 17/01356/FUL for Demolition of existing garage, shed and rear extension to existing property and the erection of a detached dwelling to the land rear of the existing house, with garage and parking area and erection of a new rear extension with lantern rooflight to existing house, new porch and parking area with alterations to Solar Panels on rear elevation and installation of Air Source Heat Pump on flank of building.				

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the specification of the proposed Air Source heat pump and the removal of condition 4 will not lead to loss of amenity to neighbours.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02366/HOUSE	Christopher Park 29/09/2022	Cllr Shea	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A & Mrs K Hoffman		Siles Oak	236A Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/22
Erection of a single storey side extension, and replacement of bow window on front elevation with full height French doors.				

Comment

Processed under Chairman's Action:

Sevenoaks Town Council recommended approval.

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Planning Applications to be Considered

Planning Applications received to be considered on 03 October 2022

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01241/FUL	Joshua Ogunleye 07/10/2022	Cllr Eyre	Stephen Langer 01892524555
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Locke		Land South of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/22
22/01241/FUL - Amended plan				
Erection of new detached six bed dwelling.				
A summary of the main changes are set out below:				
The applicant has submitted revised documents relating to the tree report.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBBDGRBK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01885/MMA	Anna Horn 05/10/2022	Cllr Michaelides	NC Architecture 01625536767
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XPS Self Invested Pensions		Barclays	80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/09/22
22/01885/MMA - Amended plan				
Amendment to 21/04179/FUL.				
A summary of the main changes are set out below:				
Amended plans have been received by the applicant, reducing the size of the terrace and increasing the distance to the locally listed building.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RELW8MBK8H00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01946/FUL	Anna Horn 12/10/2022	Cllr Busvine	Tony Sandland 07512033732
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Dann			114 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/09/22
Conversion of former office space to become a domestic apartment at first floor level.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REWWWE3BK0LO00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02036/HOUSE	Christopher Park 08/10/2022	Cllr Raikes	

Planning Applications to be Considered

Planning Applications received to be considered on 03 October 2022

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Tyrrel-Clark		6 The Glade	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			16/09/22
22/02036/HOUSE - Amended plan			
Demolition of existing conservatory, erection of two storey rear extension with dormer with obscure glazed side window and a patio with retaining wall.			
A summary of the main changes are set out below: Discrepancy between the proposed roof plans and the elevations. The elevations show a dormer which is significantly larger than that shown on the elevations and the drawings have now been amended.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF9YZ2BKKU100		

5	Plan Number	Planning officer	Town Councillor	Agent
	22/02247/HOUSE	Stephanie Payne 05/10/2022	Cllr Shea	Harringtons 01732742200
Case Officer				
Applicant		House Name	Road	Locality
Mr A Tooth			62 Bradbourne Vale Road	Northern
Town		County	Post Code	Application date
				21/09/22
22/02247/HOUSE - Amended plan				
To construct a single storey flat roofed rear extension with a roof light.				
A summary of the main changes are set out below: Amended site location/block plan received on 12.09.2022.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGNYX5BKLSP00			

6	Plan Number	Planning officer	Town Councillor	Agent
	22/02265/HOUSE	Louise Cane 11/10/2022	Cllr Eyre	David Allen 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Ms A White		Westra Lodge	114 Kippington Road	Kippington
Town		County	Post Code	Application date
				20/09/22
Demolition of existing detached outbuilding. Construction of a new detached outbuilding. Associated alterations to landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGPTKFBKLT00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02368/HOUSE	Christopher Park 05/10/2022	Cllr Dr Canet	Sutton Architects 07793836977

Planning Applications to be Considered

Planning Applications received to be considered on 03 October 2022

Case Officer			
Applicant	House Name	Road	Locality
Mr P Gallant		34 Cramptons Road	Northern
Town	County	Post Code	Application date
			13/09/22
Proposed rear single storey extension and rear roof dormer.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH8C8MBKM5900		

8	Plan Number	Planning officer	Town Councillor	Agent
	22/02372/HOUSE	Stephanie Payne 05/10/2022	Cllr Bonin	Kent Building Control 01303656004
Case Officer				
Applicant		House Name	Road	Locality
Mr L Pluck		Broughton House	6 St Botolphs Road	Town
Town		County	Post Code	Application date
				13/09/22
Loft conversion with dormer window to front roof, new rooflight to front roof and removal of existing chimney and rooflight.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH8C98BKM5H00			

9	Plan Number	Planning officer	Town Councillor	Agent
	22/02387/HOUSE	Samantha Simmons 07/10/202	Cllr Mrs Parry	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
T Kalaher		Silver Birches	Blackhall Lane	Wilderness
Town		County	Post Code	Application date
				15/09/22
Demolition of garage and link. Erection of new side and rear extensions and loft conversion. Alterations to roof and fenestration, balcony.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHFQX9BKM8G00			

10	Plan Number	Planning officer	Town Councillor	Agent
	22/02415/FUL	Anna Horn 08/10/2022	Cllr Parry	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs H Hirani			28 The Rise	Kippington
Town		County	Post Code	Application date
				16/09/22
Demolition of the existing garage, sub-division of the plot and construction of a detached dwelling with basement, garden building, associated hard landscaping and alterations to the existing drive.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHLB07BKMBM00			

Planning Applications to be Considered

Planning Applications received to be considered on 03 October 2022

11	Plan Number	Planning officer	Town Councillor	Agent
	22/02459/HOUSE	Charlotte Brooks-Lawrie 11/10/22	Cllr Parry	Dye Tabrett 01892 547767
Case Officer				
Applicant		House Name	Road	Locality
Mrs P Taylor		Canes	Hopgarden Lane	Kippington
Town		County	Post Code	Application date
				20/09/22
Remove existing swimming pool. Create new double garage and plant room connecting to existing house and associated external works. Internal alterations. Roof alteration and removal of chimney, changes to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHSPLBBKMFY00			

12	Plan Number	Planning officer	Town Councillor	Agent
	22/02483/CONVAR	Anna Horn 13/10/2022	Cllr Bonin	Colin Smith Planning 07879472667
Case Officer				
Applicant		House Name	Road	Locality
Mr P Olivieri			4 The Shambles	Town
Town		County	Post Code	Application date
				22/09/22
Removal of condition 3 of 21/03046/FUL for Change of use of premises to a use falling within Use Class E for the sale of sandwiches, other cold food and drink, with ancillary hot food.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHWEY2BKMHI00			

13	Plan Number	Planning officer	Town Councillor	Agent
	22/02513/HOUSE	Charlotte Brooks-Lawrie 14/10/22	Cllr Michaelides	Norton Taylor Nunn 01473316702
Case Officer				
Applicant		House Name	Road	Locality
Mrs E Hicks			5 Granville Road	Town
Town		County	Post Code	Application date
				23/09/22
Erection of a greenhouse within the rear garden.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI3TLABKMKM00			

14	Plan Number	Planning officer	Town Councillor	Agent
	22/02514/LBCALT	Charlotte Brooks-Lawrie 14/10/22	Cllr Michaelides	Norton Taylor Nunn 01473316702
Case Officer				
Applicant		House Name	Road	Locality
Mrs R Harris			5 Granville Road	Town
Town		County	Post Code	Application date
				23/09/22
Erection of a greenhouse within the rear garden.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=RI3TLCBKMKN00&previousCaseNumber=000W3ZBKBU000&previousCaseUpn=100061010547&activeTab=summary&previousKeyVal=000ZN2BKLI000			

Planning Applications to be Considered

Planning Applications received to be considered on 03 October 2022

15	Plan Number	Planning officer	Town Councillor	Agent
	22/02531/HOUSE	Stephanie Payne 16/10/22	Cllr Parry	Skyling Design Ltd 07881822805
Case Officer				
Applicant		House Name	Road	Locality
Mr M & Mrs S Campbell & DiChiara			14 Redlands Road	Kippington
Town		County	Post Code	Application date
				25/09/22
Single storey rear extension with roof terrace over, loft conversion, including alterations to roof, new gable front end over forward projection and raising of the original ridge. External material changes.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI5O9VBKMMJ00			

16	Plan Number	Planning officer	Town Councillor	Agent
	22/02536/HOUSE	Charlotte Brooks-Lawrie 17/10/22	Cllr Morris Brown	Offset Architects 01732753333
Case Officer				
Applicant		House Name	Road	Locality
Mr M & Mrs S Miles			18 Vine Court Road	Eastern
Town		County	Post Code	Application date
				26/09/22
New single storey sunroom extension to rear elevation with associated landscape works. Chimney removal.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI71XKBKMNH00			