

17th January 2023



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 23rd January 2023**.

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/t0JMdkSkVso> 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 5-13)**
To receive and agree the Minutes from the Planning Committee Meeting held on 9th January 2023.

- 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 primarily at the Town Council Chambers unless indicated otherwise, 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 NEIGHBOURHOOD DEVELOPMENT PLAN – SEVENOAKS DISTRICT COUNCIL’S PROPOSED REFERENDUM DATE (Pages 15-16)

a) To receive and discuss correspondence between STC and SDC regarding their proposals for the STNP Referendum.

b) To note that STC is still in discussions with SDC over this matter, and that updates will be sent as and when received.

c) To discuss and agree a response to be forwarded to the District Council.

7 TEMPORARY ROAD CLOSURES – A224 LONDON ROAD & PEMBROKE ROAD: 11TH FEBRUARY 2023 – 19TH FEBRUARY 2023 (Pages 17-18)

a) To receive notice that the above roads will be closed at their junctions between 11th February 2023-19th February 2023.

b) To note that up to date information on these works can be accessed via the following link:

<https://one.network/?tm=132112958>

8 APPEALS (Pages 19-20)

a) To receive notification that the below appeal Public Inquiry venue has been announced:

APP/G2245/W/22/3308246: 21/04236/OUT – Land South of Little Brittain

b) To receive notice that the Public Inquiry will be held at the Council Chamber at the Sevenoaks District Council Offices, Argyle Road, and will commence at **10:00am on 7th February 2023.**

9 PLANNING APPLICATIONS (Pages 23-28)

a) To receive and note comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council. (Pages 21-22)

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,

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Burne Vale Road
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web: sevenoakstown.gov.uk

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 16th January 2023.

10 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held on Monday 9th January 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtu.be/vuHrzigHGtQ>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Apologies
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry – Mayor	Remote Attendance*
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, left at 8:19pm

Also in attendance:

Town Clerk
 Planning Committee Clerk
 2 Members of the Public

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

PUBLIC QUESTION TIME

None.

501 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

502 DECLARATIONS OF INTEREST

None.

503 DECLARATIONS OF LOBBYING

a) Representation was received from the Agent and forwarded to all Cllrs, in support of the following application:

- **[Plan no. 8] 22/03345/MMA – Site of Summerhill, Seal Hollow Road**

b) Cllr Clayton declared that he had been lobbied by the Applicant, as well as neighbours of the following application:

- **[Plan no. 8] 22/03345/MMA – Site if Summerhill, Seal Hollow Road**

504 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 19th December 2022.

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

b) The Committee received and noted the MINUTES of the Joint Transportation Board meeting held on 13th December 2022.

505 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 held primarily at the Town Council Chambers unless indicated otherwise. These would also be live streamed on Youtube.

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

506 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) Councillors noted that Sevenoaks District Council's Regulation 18 Public Consultation on what its Local Plan ought to contain would close on 11th January 2023, and that full details of the consultation were available to view via the following link:

<https://www.sevenoaks.gov.uk/localplanexamination>

b) The Committee received and discussed a draft response to the public consultation, as prepared by a Working Party comprised of Cllr Shea, Cllr Parry and Cllr Raikes alongside STC Officers.

c) The Committee discussed and agreed amendments to the Working Party's draft response, and it was **RESOLVED** that the document as amended with Cllr comments be submitted to the District Council. ([Full response](#) uploaded to STC website under "Additional Documents" for 09-01-2023 Planning Committee)

507 NEIGHBOURHOOD DEVELOPMENT PLAN – INDEPENDENT EXAMINER'S REPORT

a) The Committee received and formally accepted the Independent Examiner's Report on the Neighbourhood Development Plan (STNP), which recommended that the STNP proceed to Referendum.

b) The Committee received and noted an email from the SDC Assistant Chief Executive providing an update on SDC's intentions to coincide the Referendum with the May Cllr elections. This stated that SDC were not able to confirm whether this would be a viable option yet, and that an additional update would be sent by the end of the week commencing 9th January 2023. (See Appendix for copy of SDC correspondence)

c) Cllrs expressed their concern over the implication that the Referendum may be organised after the May elections, and it was **RESOLVED** that STC formally request that the Referendum be organised as soon as possible as a matter of priority.

d) It was also noted that, were the Referendum held prior to the May elections, voter ID would not be required. This had been cited by SDC as one of the potential complications that may interfere with the Referendum being held in tandem with the elections.

508 JOINT TRANSPORTATION BOARD MINUTES REGARDING 20MPH ZONES IN SEVENOAKS

a) The Committee noted the following resolution reached by Sevenoaks District Council's Joint Transportation Board on 13th December 2022:

Resolved: That

(a) it be recommended to KCC that a 30mph speed limit on A25 Seal Road from its junction with High Street to a point 95 metres West of its junction with Pinewood Avenue as advertised via the Traffic Regulation Order (TRO) be implemented and;

(b) the introduction of a 20mph zone in Sevenoaks Town which is adequately evidenced and supported be endorsed and;

(c) a small Member working group with Officer support refine a scheme that met resolution (b) to report back to a future meeting of the Board be established.

b) Councillors noted that Cllr Fleming had requested confirmation that SDC had been consulted as a Statutory Consultee for the public consultation, and that KCC Officer Jamie Watson had since provided this alongside a list of contacts that had been notified of the proposals.

509 DEVELOPMENT CONTROL COMMITTEE

a) The Committee received notice that the below application was Refused by the Development Control Committee on 15th December 2022. This was attended by Cllr Clayton who spoke against the application on behalf of Sevenoaks Town Council.

- **22/02608/MMA – Site of 60 Bethel Road**

510 DEVELOPMENT CONTROL COMMITTEE

a) The Committee received notice that the below application was Granted by the Development Control Committee on 15th December 2022. This was attended by Cllr Clayton who spoke against the application on behalf of Sevenoaks Town Council.

- **22/02462/FUL – Lyndhurst Cottage, Holly Bush Lane**

b) It was noted that this application was incorrectly reported as having been Refused in the 09-01-2023 Planning Committee Agenda, and Cllr Clayton confirmed that it had instead been Granted.

511 DEVELOPMENT CONTROL COMMITTEE

a) The Committee received notice that the below application was Granted by the Development Control Committee on 15th December 2022. This was not attended by an STC Cllr, as STC’s previous and ongoing recommendation for approval matched the recommendation made by the Case Officer in the Committee papers.

- **22/02677/FUL – Specialist Lift Services, The Quadrant, 5 Victoria Road**

512 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.

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

[Plan no. 8] 22/03345/MMA – Site of Summerhill, Seal Hollow Road

(c) The Committee considered planning applications received during the two weeks ending 2nd January 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

513 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the good news that the Independent Examiner had recommended the NDP be put to Referendum pending the 17 modifications and various minor amendments.

There being no further business the Chairman closed the meeting at 9:00pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 9-1-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02560/HOUSE	Stephanie Payne 14/01/2023	Cllr Hogarth	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Kelly			85 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23

22/02560/HOUSE - Revalidated plan

Formation of vehicular access. Alterations to boundary wall and new wall and brick piers.

A summary of the main changes are set out below:

Amended site location and block plan received on 20.12.2022.

Comment

Recommended from the Chair with Cllr Hogarth's apologies:

Sevenoaks Town Council recommended refusal on the grounds that it goes against SDC Policy EN4, as well as due to the loss of the locally listed wall.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03110/HOUSE	Stephanie Payne 13/01/2023	Cllr Ancrum	Studio Hudson Architects 01490670450
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hemley		Summerhill, 3 Vine Lodge Court	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/22

22/03110/HOUSE - Amended plan

Proposed single storey rear extension and first floor rear extension, replacement of the existing detached double garage with a new ancillary outbuilding and associated landscaping works, including an external fitness pool and raised decking.

A summary of the main changes are set out below:

The agent has provided Aboricultural information relating to the proposed development, in response to comments from the parish.

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that the planned extension does not represent over-development of the site.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03303/FUL	Samantha Simmons 20/01/202	Cllr Bonin	Blackburn Architects 0788 5400074
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Melia			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/22

Demolition of existing dwelling and replacement with a new detached dwelling with associated garaging.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer confirming that there is no issues of overlooking, overshadowing or loss of amenity for neighbouring homes.

Planning Applications Considered

Applications considered on 9-1-23

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03304/FUL	Samantha Simmons 20/01/202	Cllr Bonin	Blackburn Architects 0788 5492674
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Light			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/22

Demolition of existing dwelling and erection of detached dwelling with associated garaging.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer confirming that there is no issues of overlooking, overshadowing or loss of amenity for neighbouring homes.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03304/FUL	Samantha Simmons 24/01/202	Cllr Bonin	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Light			9 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23

22/03304/FUL - Amended plan

Erection of detached dwelling with associated garaging.

A summary of the main changes are set out below:

Amended plans to remove a separate planning application from the current suite of drawings.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer confirming that there is no issues of overlooking, overshadowing or loss of amenity for neighbouring homes.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03317/HOUSE	Stephanie Payne 13/01/2023	Cllr Parry	Coleman Anderson 01892 597494
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cochrane			61A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/22

Single storey side extension, rear orangery extension. Internal alterations with alterations to fenestration.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-1-23

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03325/FUL	Christopher Park 12/01/2023	Cllr Michaelides	James Carney Architects 0147497994
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Santharaja		Sevenoaks Carpets	153 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/22
Glazed shop front and roller shutter.				

Comment

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

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03345/MMA	Ashley Bidwell 12/01/2023	Cllr Clayton	Howard Sharp LLP 07941 489997
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Site of Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/22
Amendment to 20/01075/FUL.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning officer is satisfied that this does not constitute overdevelopment of the site, or the creation of an unbalanced development, that the loss of the parking area and garage to the side of the house does not eliminate the turning area required for a fire engine required by Kent and by building regulations, and that the access is brought up to the standards required by the same regulations (for which Sevenoaks District Council has indicated planning permission is required). It was noted that the application removes any possibility of a garage on the site.

Informative:

If Sevenoaks District Council is minded to approve Sevenoaks Town Council insisted that a condition be included requiring the extension to be an integral part of the house, and not made into a separate dwelling, because parking for additional cars associated with two dwellings on the forecourt would make the fire engine turning requirement impossible to achieve, and also create additional nuisance for neighbours. It was also recommended that Permitted Development Rights be removed.

Sevenoaks Town Council also noted that what is currently being built does not reflect any plans approved, refused or submitted and pending consideration by Sevenoaks District Council.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03346/MMA	Anna Horn 13/01/2023	Cllr Eyre	Offset Architects 0173275 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hirani			28 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/22
Amendment to 22/02415/FUL.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 9-1-23

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03381/ADV	Stephanie Payne 21/01/2023	Cllr Busvine	New Vision 01274767796
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Vesey-Hague			49A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/22
Replacement external signage.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03388/MMA	Christopher Park 20/01/2023	Cllr Mrs Parry	Coleman Anderson Archit 01732553401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Melpignano		Badgers Wood	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/22
Amendment to 22/01279/HOUSE.				

Comment

Recommended from the Chair with Cllr Mrs Parry's remote attendance:

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03442/HOUSE	Louise Cane 21/01/2023	Cllr Raikes	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gorman		Sandlands	51 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/22
Front creation of catslide roof over with dormer extension to first floor. Fenestration and render alterations.				

Comment

Sevenoaks Town Council recommended approval.

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Agenda Item 6: Correspondence between STC and SDC regarding their proposals for the STNP Referendum.

From: Hannah Gooden

Sent: 11 January 2023 17:04

To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Subject: RE: NDP Referendum

Hi Georgie

Thanks for confirming the preference for the March Advisory Committee meeting. It's quite a tight turn-around to the March Cabinet on the 16 March (in terms of publication dates etc.), but it's been agreed that this is achievable.

I've also been advised that the decision Cabinet takes is effective from Monday 27 March on expiry of a call-in period. Call-in is required to be observed because the Cabinet decision is what is known as a key decision, as it affects more than one District Council Ward. From 27 March there are then two important timelines that are set out in the Neighbourhood Planning Referendum Regulations.

The first is that an Information Statement must be published 28 working days prior to polling day. This is effectively the minimum period of time to prepare and run the Referendum.

The second is that the Referendum must be held within 56 working days of the date the Cabinet decision, which in this case will be 27 March.

When this is all put together it means the Referendum cannot take place on or before 4 May as it does not meet with the 28 working days rule.

To adhere to the 56 day rule the Referendum must take place on or before 15 June.

To ensure that suppliers can provide all of the materials required to undertake the referendum, such as the poll cards, postal votes and ballot papers we are suggesting that the referendum is held on **Thursday 8 June**. The Referendum will also require Voter ID to be provided by people voting in polling stations as those requirements come in to effect from 4 May.

I appreciate that this is later than the Town Council was hoping for. However it is important that we do agree a timeline as the Cabinet meeting will be the date at which our Decision Statement is published which is a requirement of the Regulations.

I appreciate that this is rather complicated, so please do let me know if you have questions and I'll be happy to discuss with colleagues.

Best wishes

Hannah

From: Sevenoaks Town Planning

Sent: 16 January 2023 10:52

To: Hannah Gooden

Subject: RE: NDP Referendum

Dear Hannah,

I hope you had an enjoyable weekend.

Please see below response from Linda, which is due to be discussed at tonight's Town Council meeting under the Planning Committee Minutes section.

Although STC had previously noted the current SDC Committee dates this was within the assumption that a referendum could happen on 4th May alongside local election. We understand the date now being proposed is 8th June? STC do not feel able to agree this for the following reasons.

- Having the referendum a month after election would cost a further approx. £30k of tax payers money.
- Having the referendum a month after election is likely to annoy voters for reason above and result in a lower turnout
- STC will not be able to use its £10k grant for printing of copies of NDP
- The referendum is a simple Yes / No question.
- The referendum count does not need to take place same time as election count and STC staff could assist (within normal legislation procedures) with referendum count at a later time.
- The referendum would take place outside the current town council's term of office.
- It was understood at the time of the NDP designation of boundary SDC received the government grant to cover the cost of the referendum – this would be checked.

Kind regards,
Georgie

Agenda Item 7: Temporary Road Closures

From: StreetworksWest

Sent: 11 January 2023 13:05

Subject: Temporary Road Closures - A224 London Road & Pembroke Road, Sevenoaks - 11th February 2023 until 19th February 2023

Temporary Road Closures - A224 London Road & Pembroke Road, Sevenoaks - 11th February 2023 until 19th February 2023

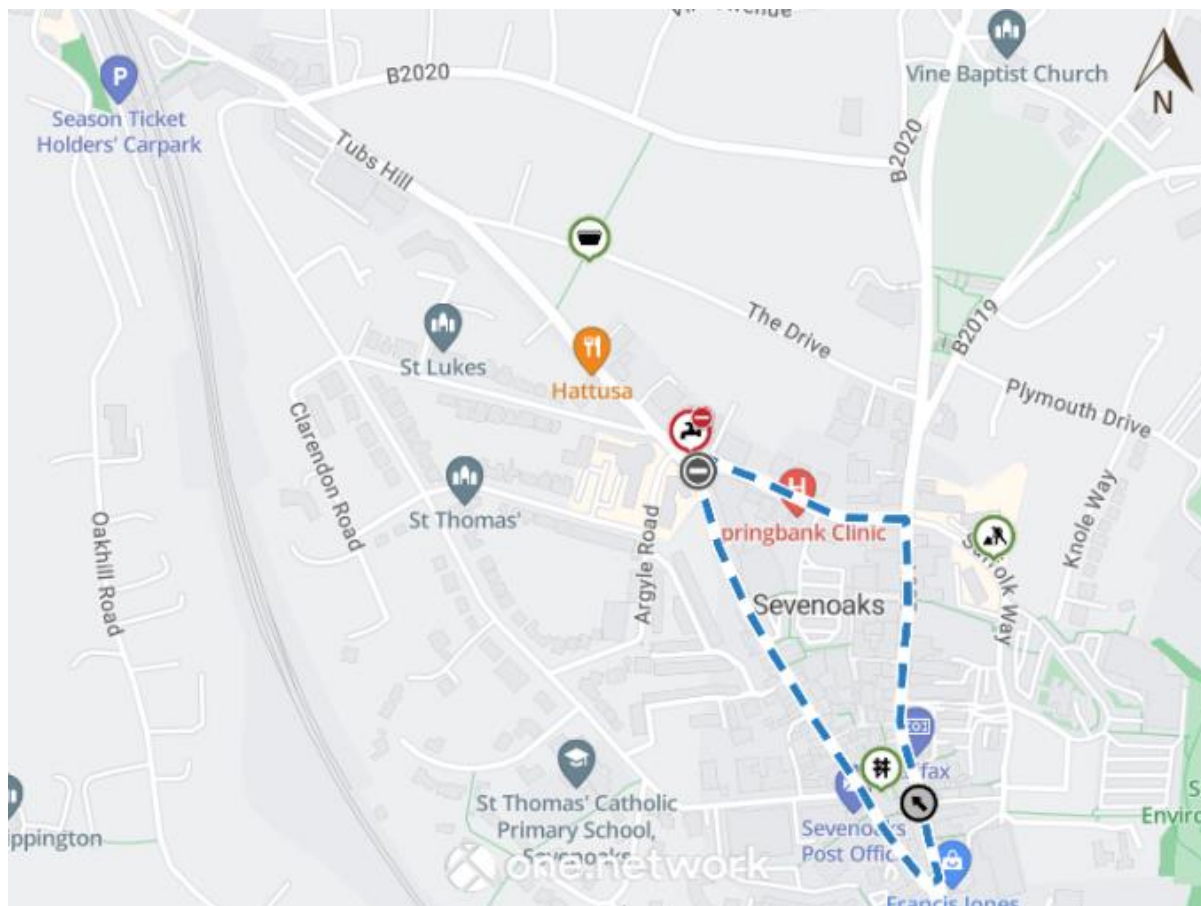
The roads will be closed at their junctions.

The alternative route is via A225 High Street, B2020 St Botolph's Road, A224 London Road and vice versa.

The closure is required for the safety of the public and workforce while works are undertaken by Thames Water.

For the most up to date information on these works please visit: <https://one.network/?tm=132112958>

For information regarding this closure please contact Thames Water, who will be able to assist with the scope of these works.



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This bulletin contains public information and can be forwarded to any other road users who may be affected. Every care is taken to ensure the accuracy of the information, but no liability can be accepted for any changes or errors.

Road names are taken from the National Street Gazetteer, which can be viewed on [one.network](#), with alternative names given where known.

For details of roadworks, please see [One.Network](#)

Regards,

Streetworks West Team

Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Tel: 01732 227000 Option 3
Ask for: Ashley Bidwell
Your ref:
My ref: 21/04236/OUT
Date: 17th January 2023

Town and Country Planning Act 1990 - Appeal Under Section 78

NOTIFICATION OF APPEAL VENUE

Dear Sir/Madam,

Appeal by: Croudace Homes
Site: Land South Of Little Brittain's Brittain's Lane Sevenoaks Kent TN13 2JW
Nature: Outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittain's Lane with associated landscaping, parking, open space, play areas, and all other associated development works. Means of access is the only detailed matter with some matters reserved.
Appeal Ref: APP/G2245/W/22/3308246
SDC Ref: 22/00096/RFPLN
Appeal Start Date: 26th October 2022

I refer to my recent letter, advising you that an appeal has been lodged by Croudace Homes. The Planning Inspectorate has decided that the appeal will be dealt with by means of a Public Inquiry. I can now inform you that the appeal will be heard at:

The Council Chamber - SDC, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG starting on **7th February 2023 at 10:00am**. Please note the Inquiry may last longer than one day.

The appeal will be a hybrid event with virtual arrangements in place, should any person wish to attend the Hearing virtually over the internet (or by telephone link for anyone without access to the internet) allowing those who want to observe to do so. If you intend to speak at the Public Inquiry please email us at appeals@sevenoaks.gov.uk or call us on 01732 227144 stating your name and contact details no later than 24th January 2023. If you wish to just observe the event please let us know, making it clear in your response you only wish to observe.

If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf. The Inspector will only allow questions that are relevant to the case being heard, and do not repeat arguments already raised. It can be helpful for residents' associations and other interested groups to name one person to speak for the group to avoid questions being repeated.

The appeal documents are available online at <https://pa.sevenoaks.gov.uk/online-applications/search.do?action=simple&searchType=Appeal> and enter Reference Number 22/00096/RFPLN or at Sevenoaks District Council offices during office hours. When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

The Planning Inspectorate "Guide to taking part in planning appeals" is available at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

Yours faithfully,

Aaron Hill
South Team Manager

Planning Applications considered under Chairman's Action:

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
22/03270/HOUSE	Samantha Simmons 07/01/20	Cllr Morris Brown	Architecnique 01634270
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Ireland		15 Little Wood	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 14/12/22

Erection of a two storey side extension.

Comment on 09/01/23

No. of days taken to comment 26

Considered under Chairman's Action:

Sevenoaks Town Council did not comment, as the adjacent land owner.

Decision on

Appeal on

Planning Applications considered under Chairman's Action:

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
22/03302/HOUSE	Christopher Park 07/01/2023	Cllr Clayton	Coleman Anderson 0189
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jauregui		1 Serpentine Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 14/12/22

Rear single storey extension, internal alterations.

Comment on 04/01/23

No. of days taken to comment 21

Considered under Chairman's Action:

Sevenoaks Town Council recommended refusal on the grounds that the garden room, with its high parapet walls and large windows:

- will block light to the patio and rear living room window of no 3 Serpentine Road, and will be an overbearing form of development to its small garden
- will overlook gardens of houses in Bayham Road, especially no 21
- represents overdevelopment of a relatively small plot for such a large house.

It also appears that the proposed garden room of no 1 itself will be overlooked, through its large roof light, by bedroom windows a few metres away in no 3, which would compromise privacy and residential amenity

Decision on

Appeal on

Planning Applications to be Considered

Planning Applications received to be considered on 23 January 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03003/HOUSE	Christopher Park 31/01/2023	Cllr Bonin	Bolton Chalklin Architects Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr J & Mrs A Austin-Clarke		15 Eardley Road		Town
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				<i>Application date</i>
				11/01/23
22/03003/HOUSE - Amended plan				
<p>Proposed works include a new rear dormer window in the roof, conservation roof light to the front elevation, new arched head window to the front gable, alterations to fenestration, replacement shed, new rear fence and minor landscaping works.</p> <p>A summary of the main changes are outlined below:</p> <p>Amendments to the labelling for the elevations, and the inclusion of site levels on the site plans. Additionally, a root protection area method statement has been provided following comments made by the tree officer.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKMN43BKG5W00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03325/FUL	Christopher Park 06/02/2023	Cllr Michaelides	James Carney Architects
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr P Santharaja		Sevenoaks Carpets		Town
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				<i>Application date</i>
				16/01/23
22/03325/FUL - Amended plan				
<p>Provision of a glazed shop front.</p> <p>A summary of the main changes are set out below:</p> <p>The position of the door has been moved to be centrally located. Additionally, the proposed external shutter has been removed from the application.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RM670UBKH2100			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03357/FUL	Stephanie Payne 26/01/2023	Cllr Busvine	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr C Corner		The Lodge		Town
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				<i>Application date</i>
				05/01/23
<p>Replacement of existing windows and external doors. Enclosure of porch area for installation of air source heat pumps. Alterations to roof for PV collector panels. Creation of separate bin and cycle store enclosure.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RM9WEDBKH4900			

Planning Applications to be Considered

Planning Applications received to be considered on 23 January 2023

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03379/FUL	Samantha Simmons 27/01/2023	Cllr Bonin	Haskins Design 01322 479561
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr S Shefik		Gallery 88	3 Station Parade, London Road Town	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/23
Change of use of the rear section of the building from Class E - commercial to Class C3 - 2 self contained flats with associated bin stores and cycle stores. Change of use of the front section of the building from an Art Gallery to a café and hot food takeaway and access to proposed flats.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMFGETBKH6D00			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03438/FUL	Anna Horn 24/01/2023	Cllr Camp	Highgate Planning07876736328
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs Bennett		36 Bradbourne Park Road	St Johns	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Demolition of existing dwelling and erection of a replacement dwelling.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMSF67BKHCD00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03439/FUL	Stephanie Payne 06/02/2023	Cllr Bonin	Martello Building Consultancy
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr S Curling		Police Enquiry Desk, Council O	Argyle Road Town	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/23
New antenna to front elevation.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMSF6EBKHCF00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03444/HOUSE	Stephanie Payne 27/01/2023	Cllr Parry	Richardson Architectural Designs
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr N Walmsley		Englefield	Grassy Lane Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/23
Loft conversion with velux windows and repositioning of existing solar panels.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMSF84BKHCP00			

Planning Applications to be Considered

Planning Applications received to be considered on 23 January 2023

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03455/LBCALT	Anna Horn 24/01/2023	Cllr Bonin	Purcell 01227475375
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Nisbet		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Repairs to Stonework, Loggia Balustrade and Soffit and Re-Tiling of North End of Retailers' Gallery Roof. Installation of new Safety Access Equipment.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMU9R6BKHDL00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03456/MMA	Samantha Simmons 24/01/2023	Cllr Clayton	Harringtons 2006 01732742200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			3 Westfield	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Amendment to 22/00732/HOUSE.				
// Amended Parish Reconsultation Letter for application 23/03456/MMA received on 05/01/2023 to show corrected application number 22/03456/MMA //				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMU9RKBKHDN00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03471/ADV	Samantha Simmons 27/01/23	Cllr Shea	Urban Agile Ltd 07908 914054
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pure Gym Limited		Pure Gym, Unit 2, Otford Road	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/23
High-level and low-level fascia signs to front elevation and small totem/directional sign as replacements to previous signs.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMW4DTBKHF800			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03472/HOUSE	Christopher Park 24/01/2023	Cllr Raikes	Parkers Design 07776008822
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Harrison			15 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/01/23
Loft conversion with rear dormer and front roof lights.				

Planning Applications to be Considered

Planning Applications received to be considered on 23 January 2023

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMW4DZBKHFA00
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12	Plan Number	Planning officer	Town Councillor	Agent
	22/03473/HOUSE	Christopher Park 24/01/2023	Cllr Raikes	Parkers Design 07776008822
Case Officer				
Applicant		House Name	Road	Locality
T Harrison			15 Argyle Road	Town
Town		County	Post Code	Application date
				03/01/23

Erection of new timber slated fence panels. New front door and replacement back door.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMW4E6BKHFC00
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13	Plan Number	Planning officer	Town Councillor	Agent
	22/03496/ADV	Sean Mitchell 27/01/2023	Cllr Dr Canet	Alder King Planning Consultants
Case Officer				
Applicant		House Name	Road	Locality
Sainsbury's Ltd		Sainsburys	Oxford Road	Northern
Town		County	Post Code	Application date
				06/01/23

1 no. new freestanding totem sign.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMXZ5ZBKHGM00
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14	Plan Number	Planning officer	Town Councillor	Agent
	22/03511/HOUSE	Christopher Park 30/01/2023	Cllr Granville-Baxter	Samuel Moss 07796454747
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Taylor			32 Pontoise Close	Northern
Town		County	Post Code	Application date
				09/01/23

First floor side extension with cladding and rooflight.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMZTQQBKHHP00
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15	Plan Number	Planning officer	Town Councillor	Agent
	22/03519/MMA	Anna Horn 31/01/2023	Cllr Michaelides	Avison Young 07778 098651
Case Officer				
Applicant		House Name	Road	Locality
Purelake Homes Limited			136 High Street	Town
Town		County	Post Code	Application date
				10/01/23

Amendment to 20/03476/FUL.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN5DPZBKHIC00
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Planning Applications to be Considered

Planning Applications received to be considered on 23 January 2023

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03534/HOUSE	Christopher Park 02/02/2023	Cllr Parry	Offset Architects 01732 753333
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr & Mrs Nair		2 The Middlings		Kippington
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				<i>Application date</i>
				12/01/23
Front extension to create new entrance at drive level with Utility and WC with rooflights. Demolish existing garage to construct basement Games Room and reconstruct Garage above. New garden access steps to rear garden.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN78E6BKHKD00			

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03568/HOUSE	Stephanie Payne 30/01/2023	Cllr Busvine	Robinson Escott Planning 01689 22224
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Miss L Morley & Mr M Vermuelen		10 The Dene		Town
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				<i>Application date</i>
				09/01/23
First-floor side extension over existing garage and replacement of existing rear conservatory with single-storey rear addition. Roof and fenestration alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNAXRCBKHN200			

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03589/HOUSE	Stephanie Payne 02/02/2023	Cllr Eyre	WA Architects 01959 565065
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
Mr & Mrs Aspinall		Grassy Lane		Kippington
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				<i>Application date</i>
				12/01/23
Single storey rear extensions, loft conversion with roof lights and alteration to roof height, garage conversion and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNM10XBKHO500			

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00004/LBCALT	Samantha Simmons 02/02/2023	Cllr Busvine	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>		<i>Locality</i>
A Scarce		77 London Road		Town
<i>Town</i>		<i>County</i>		<i>Post Code</i>
				<i>Application date</i>
				12/01/23
Replace existing pitched roof lights for flat roof lights to existing rear extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNX5PDBKHQ300			

Planning Applications to be Considered

Planning Applications received to be considered on 23 January 2023

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00006/FUL	Samantha Simmons 06/02/202	Cllr Busvine	Willow Town & Country Planning
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr D Carpenter		33 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/01/23	
Change of use of existing Office (Class E) to 1 x 2 bed residential unit, inclusive of internal and external alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RNX5Q3BKHQ900			

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00007/LBCALT	Samantha Simmons 06/02/202	Cllr Busvine	Willow Town & Country Planning
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr D Carpenter		33 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/01/23	
Change of use of existing Office (Class E) to 1 x 2 bed residential unit, inclusive of internal and external alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RNX5Q4BKHQA00			