



10<sup>th</sup> December 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 16<sup>th</sup> December 2024**.

**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://youtube.com/live/nyvG8DajSnQ> 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](https://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 & Environment 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. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the 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 – Quorum minimum of six members**

Cllr Ancrum – Mayor  
Cllr Camp – **Chair**  
Cllr Dr Canet  
Cllr Clayton  
Cllr Daniell – Deputy Leader  
Cllr Dr Dixon  
Cllr Granville  
Cllr Gustard

Cllr Layne  
Cllr Michaelides  
Cllr O'Hara  
Cllr Shea  
Cllr Skinner OBE – **Vice Chair**  
Cllr Varley  
Cllr Willis  
Cllr Wightman – **Leader**

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](https://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 2<sup>nd</sup> December 2024.
  
- 5     SEVENOAKS TOWN COUNCIL'S RESPONSE TO PROPOSED MAIN MODIFICATIONS TO KENT COUNCIL COUNCIL'S KENT MINERALS AND WASTE LOCAL PLAN (Pages 15-16)  
To receive and note copy of Sevenoaks Town Council's response to the above consultation, as agreed by the Planning & Environment Committee on 18<sup>th</sup> November 2024 and submitted on 27<sup>th</sup> November 2024.
  
- 6     APPEALS (Pages 17-18)
  - a) To receive notice of the submission of the following appeal against the District Council's decision to Refuse the following application on the grounds of unacceptable impact on pedestrian movement, and inability to mitigate this via condition, due to the visibility splays falling outside the applicant's control.
    - **APP/G2245/W/24/3354406: 23/03429/FUL – 50 St Johns Hill: Hardstanding to the principal elevation of dwelling.**

b) To note that, as the Appeal is proceeding under Written Representations Procedure, Sevenoaks Town Council may provide additional comment or amend/withdraw previous representation up until 3<sup>rd</sup> January 2025, and to decide whether it do so.

c) To note that the full documentation may be accessed through the District Council's Appeals Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=SLX623BK0MR00>

**INFORMATIVE:**

On 8<sup>th</sup> January 2024 subsequently on amended versions of the application on 19<sup>th</sup> February 2024, 14<sup>th</sup> April 2024 and finally 7<sup>th</sup> May 2024, Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is adequate provision for water run-off, for instance via porous surfaces, as required by the Sevenoaks Town Neighbourhood Plan Policy L2.

**7 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 19-22)**

a) To receive notice that the below applications are due to be decided by Sevenoaks District Council's Development Management Committee on 19<sup>th</sup> December 2024 at 7pm. This was previously allocated to Cllr Camp.

- **24/02036/HOUSE – 3 St Johns Hill: New solar panels.**
- **24/02037/LBCALT – 3 St Johns Hill: New solar panels.**

**INFORMATIVE:**

On 27<sup>th</sup> August 2024, Sevenoaks Town Council recommended approval of both planning applications, "provided the Conservation Officer is satisfied with the siting of the solar panels". An informative was also added to state that "the Town Council considers this application to be supported by Policy D6 of the Sevenoaks Town Neighbourhood Plan, which promotes the retrofitting of existing homes to increase their energy efficiency."

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following links:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3OBKI0M00>  
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SHLM3PBKI0N00>

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

8 STREET NAMING AND NUMBERING – NOTIFICATION OF AMENDED ADDRESS (Page 23)

To receive notice that the address of Bertrand House, 28C South Park has been changed to the following:

- **Knole Corner, 28C South Park, Sevenoaks, Kent, TN13 1DU**

9 ROAD CLOSURES (Page 25)

To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up-to-date information.

10 ARRANGEMENTS FOR CONSIDERING PLANNING APPLICATIONS DURING THE CHRISTMAS CLOSURE PERIOD

To note that all planning applications received between 17<sup>th</sup>-20<sup>th</sup> December 2024 will be processed under Chair's Action due to the Christmas closure period. Applications will be allocated to Ward Councillors for their appraisal as usual, with their draft recommendations to be approved by both the Chair and the Town Clerk under executive powers, as per Standing Order 15.b.xv. Approved comments will then be forwarded to the District Council and reported to the next Planning & Environment Committee.

11 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 27-28)

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 9<sup>th</sup> December 2024.

12 PLANNING APPLICATIONS (Pages 29-34)

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

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

- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 9<sup>th</sup> December 2024.

13 PRESS RELEASES

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

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 2<sup>nd</sup> December 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/44njtB2mtVQ>

**Present:**

Committee Members			
Quorum minimum of six members			
Cllr Ancrum – Mayor	Apologies	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Apologies
Cllr Clayton	Present	Cllr Shea	Present
Cllr Daniell – Deputy Leader	Apologies	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Present
Cllr Granville	Present	Cllr Willis	Apologies
Cllr Gustard	Present	Cllr Wightman – Leader	Present

**Also in attendance:**

Town Clerk  
Planning Committee Clerk  
SDC Councillor, Cllr Purves  
8 Members of the Public

**PUBLIC QUESTION TIME**

None.

450 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

451 **DECLARATIONS OF INTEREST**

a) Representation was received and forwarded to all Councillors, objecting to the following application:

- **[Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road**

b) Councillor Camp declared that she had previously approached the owner and agent of the following application to prompt their action on the vacant Farmers site. She confirmed that she did not have an interest in the application itself, and remained open minded to its contents:

- **[Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road**

452 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 18<sup>th</sup> November 2024.

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

453 DEVELOPMENT MANAGEMENT COMMITTEE

It was noted that the following planning application had been scheduled for consideration by Sevenoaks District Council's Development Management Committee on 28<sup>th</sup> November 2024. Cllr Shea reported however, that the application had been withdrawn from the Development Management Committee Agenda due to Officers noting that there were considerably more changes proposed than those outlined in the description. The application had therefore been reconsulted upon and would be considered by the Planning & Environment Committee on 16<sup>th</sup> December 2024.

- **24/01543/MMA – 63 Bosville Drive**

454 APPEALS

The Committee noted that the following Appeal had been DISMISSED by the Planning Inspector and planning permission refused for the following proposed development:

- **APP/G2245/W/24/3343221: 23/02649/FUL – 9 Crownfields – erection of a detached dwelling with associated parking**

455 CASE OFFICER'S APPRAISAL OF 24/02049/HOUSE

The Committee received and noted copy of the Case Officer's appraisal report of the below application, which had been approved contrary to both Town Council and Conservation Officer advice:

- **24/02049/HOUSE – 49 St Botolphs Road**

456 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee, received during the two weeks ending 25<sup>th</sup> November 2024.

b) The Planning Committee Clerk summarised that the Planning Officer had disagreed with the Town Council's consideration of the proposals under 24/02499/HOUSE being harmful to amenity and out of character, however the decision under 24/02577/LBCALT were in line with the Town Council's comments due to its recommendation for approval being dependent on the Planning and Conservation Officer being satisfied with the designs and materials for the key listed building.

457 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. The meeting remained adjourned while Councillors asked clarifying questions of both speakers.

- [Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road (Against)
- [Plan no. 2] 24/01339/FUL – Former Site of the Farmers, London Road (For)

b) The Committee considered planning applications received during the two weeks ending 25<sup>th</sup> November 2024. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

458 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued detailing the Town Council's recommendation on the Former Site of the Farmers planning application, expressing its support for the site's development and reluctant recommendation for refusal due to concerns with the designs.

There being no further business the Chair closed the meeting at 8:56pm.

Signed .....  
Chair

Dated .....

# Planning Applications Considered

Applications considered on 2-12-24

<b>1</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/00040/HOUSE</b>	Summer Aucoin 10/12/2024	Cllr Michaelides	N/A
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mrs T Martin		25 The Drive	Town	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			19/11/24	

## 24/00040/HOUSE - Amended plan

Convert the loft space into habitable space with 3no dormers to the front, side and rear elevations. Alterations to fenestrations including new double glazed bays to the front, small upstairs window to front and side, plus barge boards, soffits and fascia and guttering throughout.

A summary of the main changes are set out below:

The applicant has updated the plans with the side dormer now featuring fewer windows. Two rooflights have been added.

### Comment

Sevenoaks Town Council recommended approval, providing:

- The Planning Officer is satisfied that there will be no loss of privacy to the neighbours at No. 27
- The Conservation Officer is satisfied that there will not be a negative impact on the Vine Conservation Area.
- A condition being added which restricts the windows to being only partially openable.



# Planning Applications Considered

Applications considered on 2-12-24

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01339/FUL	Sean Mitchell 05/12/2024	Cllr Skinner	NTR Planning Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Conneally	Former Site of the Farmers	London Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/24	
<b>Erection of a 6 storey building comprising 56 apartments, 697sqm of commercial floorspace (ground floor) and associated 3 disabled parking bays and landscaping. Solar panels.</b>				

## Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The scale and massing of the development is out of character with other existing and new developments in the area;
- It would have an overbearing impact on houses on St Botolphs Avenue, with the potential for serious overlooking into neighbouring gardens and houses;
- As currently proposed, the application does not include a Transport and Travel Plan, which is needed to demonstrate that the site and existing transport facilities can indeed support a carless development;
- There is a serious deficit on Biodiversity gain, given the original green state of the previous permission and the requirement under Sevenoaks Town Neighbourhood Plan Policy L1 for new development to deliver a 10% net gain in biodiversity.
- Lack of any affordable housing or contribution towards delivering it offsite - both of which the Town Council notes were conditioned on the previous Appeal decision for development on this site.

## Informative:

Sevenoaks Town Council advised that consideration must also be given to the improving both design and pedestrian safety of the very busy junction where Hitchen Hatch Lane and London Road intersect.

In addition, the Town Council considered that these proposals should have first been submitted to a Design Review Panel prior to the planning application stage in order to address such concerns. This as per the Sevenoaks Town Neighbourhood Plan under Aim C6, which states that "The Town Council will normally require major planning applications or sites within sensitive locations, to be submitted to a Design Review panel for review early in the planning process".

# Planning Applications Considered

Applications considered on 2-12-24

<b>3</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/01962/FUL	Samantha Yates 04/12/2024	Cllr Daniell	7 Acorns Ltd
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr D Vincent		Unit 5, Morewood Close Industr	Morewood Close	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				13/11/24

## 24/01962/FUL - Amended plan

**Change of use of part of the building into a Childrens Day Nursery.**

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

**Site Plan showing vehicle parking, cycle parking and entrance gates.**

### Comment

**Proposed by Cllr Gustard with Cllr Daniell's apologies:**

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied by the noise impact assessment and the provision of outdoor space.**

<b>4</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02413/HOUSE	Abbey Aslett 05/12/2024	Cllr Shea	Blackburn Architect Limite
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr I Osburn		Pounsley House	Pounsley Road	Adjoining Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				14/11/24

## 24/02413/HOUSE - Amended plan

**Extend roof, insert new dormers, roof lights, and juliet balcony. Demolish side extension, to be replaced with new single storey, flat roofed, extension with roof lanterns. New rear conservatory to replace existing. Infill extension to rear. Changes to fenestration. Demolish existing garage and laundry building and construct ancillary annexe building. Demolish two outbuildings. Erect two new free-standing car ports.**

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

**New bat mitigation plan.**

### Comment

**Sevenoaks Town Council did not comment, as the proposals are outside the Sevenoaks Town boundary.**

# Planning Applications Considered

Applications considered on 2-12-24

<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02703/HOUSE	Christopher Park 06/12/2024	Cllr Clayton	DHA Planning
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
The Police and Crime Commiss			6 Wickenden Road	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				15/11/24
<b>Demolition of existing single-storey extension to be replaced with a two-storey front, side and rear extension. Changes to fenestration. Demolition of garage and construction of cycle store.</b>				

## Comment

Sevenoaks Town Council recommended approval, provided:

- The Planning Officer is satisfied that there is no overshadowing of the rear windows of the neighbour at No. 8
- That a strong condition be applied both during and after construction to protect the culvert which runs along the side of the house and drains the Hartsland and Hollybush areas
- That a condition also be set restricting surface water runoff from being diverted to the sewer
- That expert advice first be sought to ensure that there is no risk of flooding or sewerage contamination.

<b>6</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02723/HOUSE	Stephanie Payne 04/12/2024	Cllr Gustard	Paben Construction
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr R Black			53 The Rise	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				13/11/24

**24/02723/HOUSE - Amended plan**

**Demolition of storage sheds and replacement with a studio/store outbuilding.**

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

**Revised plans have been provided which corrects a missing windows and confirms the materials for the proposed outbuilding.**

## Comment

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.**

<b>7</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02788/HOUSE	Christopher Park 13/12/2024	Cllr Varley	Octopus Energy Services
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr D Clarke		The Garden House	96A Weald Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				22/11/24

**Installation of Air Source Heat Pump.**

## Comment

**Sevenoaks Town Council recommended approval, subject to the Environmental Health Officer and Planning Officer being satisfied:**

- With the noise assessment, and
- That there will be no loss of amenity on neighbouring properties

# Planning Applications Considered

Applications considered on 2-12-24

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02824/FUL	Stephanie Payne 13/12/2024	Cllr Gustard	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Kent Wildlife Trust	Sevenoaks Common	Letter Box Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/11/24	
<b>Installation of 1 no. lecturn style information board.</b>				

## Comment

Sevenoaks Town Council did not comment, being the landowner.

## Informative:

It was noted that the Town Council had not received a Certificate B or notification of the proposals prior to being consulted on this planning application. This would be followed up separately.

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02860/HOUSE	Stephanie Payne 05/12/2024	Cllr Willis	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
The Kate Drummond Trust		10 Oak Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/12	
<b>Revised drive access. Two storey extension to West side and two storey extension to rear and East side. Landscaping and new fencing.</b>				

## Comment

Proposed by the Chair with Cllr Willis' apologies:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with the building materials and design,
- That the extension neither overlooks or intrudes on the neighbours
- Consideration of Kent Highways' comments on ensuring that there are adequate sight lines on either side of the exit, with assurance that any fencing and landscaping will not negatively impact sightlines for traffic either joining the road from neighbouring houses, or on the road approaching the bend.

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02890/CONVAR	Abbey Aslett 11/12/2024	Cllr Camp	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Featherstone Homes S.E Ltd		53 Bradbourne Vale Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/11/12	
<b>Removal of condition 9 (Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan) of 24/00275/FUL to Demolition of existing dwelling; erection of 3no. Dwellings with amended access and all associated works.</b>				

## Comment

Sevenoaks Town Council did not comment, being the direct neighbour of the development site.

# Planning Applications Considered

Applications considered on 2-12-24

<b>11</b>	<b>Plan Number</b> 24/02898/HOUSE	<b>Planning officer</b> Summer Aucoin 11/12/2024	<b>Town Councillor</b> Cllr Clayton	<b>Agent</b> Sevenoaks Plans Ltd
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Howe			54 Cobden Road	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				20/11/24
<b>Demolition of existing conservatory at side. Erection of ground floor rear and side extension on the same footprint as the existing conservatory. Parapet wall at side. Installation of rooflights on new flat roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<b>Plan Number</b> 24/02904/FUL	<b>Planning officer</b> Samantha Yates 06/12/2024	<b>Town Councillor</b> Cllr Granville	<b>Agent</b> N/A
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr J Moir		Park Grange Cottage	Solefields Road	Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				15/11/24
<b>Purpose built metal bard for storage.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<b>Plan Number</b> 24/02938/HOUSE	<b>Planning officer</b> Summer Aucoin 12/12/2024	<b>Town Councillor</b> Cllr Camp (on behalf of Eastern	<b>Agent</b> WealdDesigns
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr L Davis			33 Prospect Road	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				21/11/24
<b>Loft Conversion with dormer extension to rear, enlarged dormer and rooflight to front.</b>				

*Comment*

**Proposed by the Chair:**

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no overlooking or loss of amenity to neighbours either side.**

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**Sevenoaks Town Council's response to Kent County Council's Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39 – as approved by the Planning & Environment Committee on 18<sup>th</sup> October 2024**

The proposed changes to the Kent Minerals and Waste Local Plan (KMWLP) are mostly technical, partly in response to changes in the National Planning Policy Framework (NPPF), and changes in terminology, such as from Areas of Outstanding Natural Beauty (AONBs) to 'National Landscapes'. Sevenoaks Town Council has no comment on these changes.

However some of the changes affect the balance between priorities for quarrying versus protection of nature, and the achievement of national objectives for waste management.

As the plan spells out:

*"Government introduced legal requirements (before the last election) to drive waste up the hierarchy including the following:*

- plans must be in place detailing measures to ensure 65 per cent of municipal waste, including household waste and household like waste from commercial and industrial sources, is recycled by 2035*
- the volume of residual waste per person which is not reused or recycled must be halved by 2042 from 2019 levels*
- by 2050, avoidable waste must be eliminated by recycling or reusing any waste which possibly can be reused or recycled."*

It is not clear how Kent will meet these nationally set objectives.

Modification MM4 sets out the objectives for waste management operations as a recycling rate of 50% (minimum) and a landfill target of 2% (maximum). No clear indication is given on the role of Energy from Waste, which has helped Kent minimise landfill waste streams, but without forcing up genuine recycling. To hit national recycling requirements it would seem necessary to set objectives for local recycling operations above the current 50%, and to move it in the direction of 65% within five years. A clear policy on Energy from Waste is also needed because this is now the most polluting, and greenhouse gas intensive, of all forms of UK electricity generation.

Modification MM24 covers recycling of Construction, Demolition and Excavation Waste (CDEW). The high rates of recycling achieved are very welcome, as they reduce the need for primary quarrying. However, the policy suggests that Ash from Energy from Waste incineration is likely to increase as a stream within CDEW. This would be regrettable as Energy from Waste (EfW) generates toxic pollution from burning plastic, as well as high levels of greenhouse gases.

Modification MM35 outlines future approaches to waste hierarchy. It aims to increase recycling, as well as reduction and reuse of waste. But it omits any mention of Energy from Waste. There should be a target to limit, and then reduce conversion of waste to CO2 through EfW.

Modification MM38 changes the criteria and wording for allowing permitted quarrying from schemes 'which do not give rise to significant adverse impacts on nature' to schemes 'which do not give rise to unacceptable adverse impacts'. It is not clear whether this is a weakening of the protection of nature - but a change from 'significant' to 'unacceptable' would appear to create room for more projects to be permitted.

Modification MM48 appears to reframe the criteria for avoiding damage to landscape sites of International, National and Local importance. Under the new rules there appears to be additional scope for 'compensating' the impact of quarrying schemes where 'there is no alternative'. This is potentially dangerous in a countryside where nature is depleted - and the scope for genuine 'compensation' for major projects is very limited.

Finally, Sevenoaks Town Council recommends that Kent County Council (KCC) introduce measures to ensure that the Districts who are delivering waste to them for disposal are doing so while meeting both KCC's and the government's requirements.





Parish Council

Tel: 01732 227000 Option 3  
 Ask for: Appeals  
 My ref: 24/00056/RFPLN  
 Date: 28th November 2024

### Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

<b>Appeal by:</b>	J Micallef		
<b>Site:</b>	50 St Johns Hill Sevenoaks Kent TN13 3NU		
<b>Nature:</b>	Hardstanding to the principal elevation of dwelling.		
<b>SDC Ref:</b>	24/00056/RFPLN	<b>Planning Inspectorate Ref:</b>	APP/G2245/W/24/3354406
<b>Start Date:</b>	25th November 2024		

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

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or withdraw your previous representation, you can do so online at [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate) quoting the Planning Inspectorate case reference **APP/G2245/W/24/3354406**. Comments should be submitted by **3rd January 2025**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

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

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

Yours faithfully,

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

Aaron Hill  
South Team Manager



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Christopher Park  
Email: dmcommittee@sevenoaks.gov.uk  
My Ref: 24/02036/HOUSE  
Your Ref:  
Date: 10 December 2024

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** 3 St Johns Hill Sevenoaks Kent TN13 3NX

**Development:** New solar panels

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **19 December 2024** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzxjZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g)

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

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

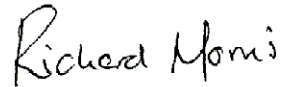
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: [dmcommittee@sevenoaks.gov.uk](mailto:dmcommittee@sevenoaks.gov.uk).) 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 do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

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

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The script is cursive and fluid, with the first name and last name clearly distinguishable.

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



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Christopher Park  
Email: dmcommittee@sevenoaks.gov.uk  
My Ref: 24/02037/LBCALT  
Your Ref:  
Date: 10 December 2024

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** 3 St Johns Hill Sevenoaks Kent TN13 3NX

**Development:** New solar panels

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **19 December 2024** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzxjZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g)

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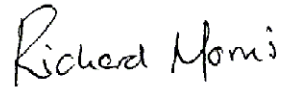
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: [dmcommittee@sevenoaks.gov.uk](mailto:dmcommittee@sevenoaks.gov.uk).) 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.

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Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

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

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The script is cursive and fluid, with the first name and last name clearly distinguishable.

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



Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: [street.naming@sevenoaks.gov.uk](mailto:street.naming@sevenoaks.gov.uk)

My Ref: 24/00123/CHGADD

Date: 9th December 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

**Site: Bertrand House 28C South Park Sevenoaks Kent TN13 1DU**

We can confirm the address has been changed to:

**Knole Corner  
28C South Park  
Sevenoaks  
Kent  
TN13 1DU**

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

**Street Naming & Numbering Officer**

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

**INVESTORS IN PEOPLE®**  
We invest in people Platinum

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## Summary report of upcoming Temporary Road Closures

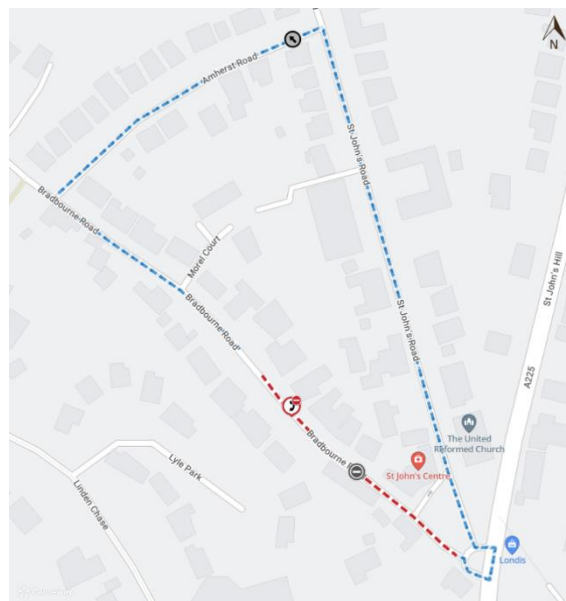
### 1 BRADBOURNE ROAD – TEMPORARY ROAD CLOSURE ON 6<sup>TH</sup> JANUARY 2025 FOR 5 DAYS BETWEEN 7AM AND 7PM

a) The above road will be closed between numbers 2 and 12 between the hours of 7am and 7pm for 5 days, commencing 6<sup>th</sup> January 2025.

b) The alternative road is via Bradbourne Road, Amherst Road, St Johns Road, A225 St Johns Hill and vice versa. Pedestrian access will be maintained during the works.

c) Up to date information on these works can be found via the following link:

<https://one.network/?tm=140715073>



### 2 OPERATION BROCK TO BE IMPLEMENTED ON THE M20 BETWEEN 15<sup>TH</sup> AND 22<sup>ND</sup> DECEMBER 2024

a) The Kent and Medway Resilience Forum have announced the implementation of Operation Brock on the M20 as a precautionary measure to manage anticipated high traffic levels between 15<sup>th</sup> and 22<sup>nd</sup> December 2024.

b) Key measures include:

- **Contraflow on the M20:** Operation Brock will create a contraflow on the London-bound carriageway between Junctions 8 and 9, with lorries held on the coastbound side if needed.
- **Permit Scheme:** Lorries will require permits to enter the Port of Dover, helping reduce congestion caused by trucks attempting to bypass controls.
- **24-Hour Monitoring:** Traffic will be closely monitored by a team of KMRF partners to minimise disruption and ensure safety.

c) Information as well as updates on Operation Brock can be found via the following link:  
<https://nationalhighways.co.uk/travel-updates/operation-brock/>

d) Information on what is happening on Kent roads can be found via the following link:  
<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/driving/check-before-you-travel>

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **26<sup>th</sup> November 2024 to 9<sup>th</sup> December 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/03486/FUL (formerly 24/03486/HOUSE)	50 St Johns Hill – Eastern	<b>Cllr Layne</b>  <b>Cllr Layne</b>  <b>Cllr Layne / Cllr Clayton</b> <b>Cllr Clayton</b>  <b>Cllr Layne</b>  <b>Chair</b>  <b>Cllr Clayton</b>	<b>8<sup>th</sup> January 2024: (Householder)</b> STC recommended refusal, 2 grounds. <b>5<sup>th</sup> February 2024: (Householder)</b> STC recommended refusal, 2 grounds. <b>2<sup>nd</sup> April 2024: (Full)</b> STC recommended refusal, 2 grounds. <b>3<sup>rd</sup> June 2024: (Full)</b> STC recommended refusal, 2 grounds. <b>1<sup>st</sup> July 2024: (Full)</b> STC recommended refusal, 2 grounds. <b>12<sup>th</sup> August 2024: (Full)</b> STC recommended refusal, 2 grounds. <b>18<sup>th</sup> November 2024: (Full)</b> STC recommended refusal, 2 grounds.	6 <sup>th</sup> December 2024: Application Withdrawn.
24/02417/FUL	Land South of Jesters, Oak Lane – Kippington	<b>Cllr Varley</b>	<b>21<sup>st</sup> October 2024:</b> STC recommended approval, 2 conditions. <b>4<sup>th</sup> November 2024:</b> STC recommended approval, 3 conditions.	26 <sup>th</sup> November 2024: SDC Granted, 15 conditions.
24/02531/HOUSE	31 St Botolphs Road – Town	<b>Cllr Granville</b>	<b>21<sup>st</sup> October 2024:</b> STC recommended approval, 2 conditions.	3 <sup>rd</sup> December 2024: SDC Granted, 3 conditions.
24/02613/FUL	Buckhurst House Dental Surgery, 42-44 Buckhurst Avenue – Town	<b>Cllr Granville</b>	<b>21<sup>st</sup> October 2024:</b> STC recommended approval.	3 <sup>rd</sup> December 2024: SDC Granted, 4 conditions.

24/02675/MMA	31 Lambarde Drive – Northern	<b>Cllr Dr Canet</b>	<b>4<sup>th</sup> November 2024:</b> STC recommended approval.	3 <sup>rd</sup> December 2024: SDC Granted, 1 condition.
24/02963/HOUSE	16 Lake View Road – Northern	<b>Cllr Shea</b>	<b>4<sup>th</sup> November 2024:</b> STC recommended <b>refusal</b> , 2 grounds. ( <b>overdevelopment</b> and <b>loss of amenity via loss of light and privacy.</b> )	4 <sup>th</sup> December 2024: SDC <b>Granted</b> , 3 conditions. ( <b>Design, form and proportions found in line with policy and subservient to the property. Light tests passed on at least 1 view on both sides (elevation views and plan views tested for each) with loss of light only in early morning. Any losses of privacy considered slight.</b> )
24/02698/HOUSE	91 Weald Road – Kippington	<b>Cllr Daniell</b>	<b>4<sup>th</sup> November 2024:</b> STC recommended approval.	5 <sup>th</sup> December 2024: SDC Granted, 5 conditions.

# Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2024

<b>1</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/01339/FUL	Sean Mitchell 29/12/2024	Cllr Skinner	NTR Planning Ltd
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr A Conneally		Former Site of the Farmers	London Road	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				05/12/24
<b>24/01339/FUL - Amended plan</b>				
<b>Erection of a 6 storey building comprising 56 apartments, 697sqm of commercial floorspace (ground floor) and associated 3 disabled parking bays and landscaping. Solar panels.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Additional information being the submission of a Financial Viability Assessment (Public Copy).</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SDWAC3BKGGG00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SDWAC3BKGGG00</a>			

<b>2</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/01543/MMA	Abbey Aslett 18/12/2024	Cllr Dr Canet	Yabsley Stevens Architect
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Bennett			63 Bosville Drive	Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				27/11/24
<b>24/01543/MMA - Amended plan</b>				
<b>Amendment to 23/03542/HOUSE to amend roof pitch and eaves height to the approved additional storey and to amend fenestration.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>Change to the proposed description to make it clear that there are also changes to the roof pitch and eaves height of the additional storey. Inclusion of people on the proposed elevations to indicate height of windows.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SEXBBBBKGWK00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SEXBBBBKGWK00</a>			

<b>3</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	24/02006/HOUSE	Stephanie Payne 24/12/2024	Cllr Gustard	Paper Architecture
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr Smolijaninov			56A Oakhill Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				03/12/24
<b>Erection of covered EV charging canopy / car port.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SHG23RBKHYJ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SHG23RBKHYJ00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2024

<b>4</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/02141/HOUSE</b>	Stephanie Payne 29/12/2024	Cllr Varley	CCA LTD
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & mrs Hoffman		7 Clenches Farm	Clenches Farm Road	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				05/12/24
<b>24/02141/HOUSE - Amended plan</b>				
<b>New front entrance, single-storey rear extension with chimney, and internal works.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>A New Certificate B and Notice have been served. Additional plans have also been submitted.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7TTSBK18S00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7TTSBK18S00</a>			

<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/02245/HOUSE</b>	Stephanie Payne 27/12/2024	Cllr Willis	N/A
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr J Horgan			7 Granville Road	Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				04/12/24
<b>24/02245/HOUSE - Amended plan</b>				
<b>Installation of a pergola, greenhouse, shed, resurfacing front paths and tiling by the front door.</b>				
<b>A summary of the main amendments are set out below:</b>				
<b>The description has been updated to include the erection of a pergola. Additional material details has also been provided.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7H0NBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7H0NBK0LO00</a>			

<b>6</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/02246/LBCALT</b>	Stephanie Payne 28/12/2024	Cllr Willis	N/A
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr J Horgan			7 Granville Road	Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				04/12/24
<b>24/02246/LBCALT - Amended plan</b>				
<b>Installation of a pergola, greenhouse, shed, resurfacing front paths and tiling by the front door.</b>				
<b>A summary of the main changes are set out below:</b>				
<b>The description has been updated to include the erection of a pergola. Additional material details has also been provided.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7H0NBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI7H0NBK0LO00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2024

[applications/applicationDetails.do?activeTab=summary&keyVal=SIVHD8BK0LO00](https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIVHD8BK0LO00)

<b>7</b>	<b>Plan Number</b> 24/02734/FUL	<b>Planning officer</b> Anna Horn 18/12/2024	<b>Town Councillor</b> Cllr Ancrum	<b>Agent</b> HIGHGATE Planning & Develop ment Ltd
<b>Case Officer</b>				
<b>Applicant</b> Mr G Lloyd		<b>House Name</b> Land East of	<b>Road</b> 34 & 36 Wildernesse Mount	<b>Locality</b> Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 27/11/24
<b>24/02734/FUL - Amended plan</b>  <b>Erection of 2 detached dwellings with associated parking, ev chargers and landscaping.</b>  <b>A summary of the main changes are set out below:</b>  <b>The applicant has provided information regarding off-site provision of Biodiversity Net Gain (BNG).</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SLENAXBKJO500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SLENAXBKJO500</a>			

<b>8</b>	<b>Plan Number</b> 24/02774/LDCEX	<b>Planning officer</b> Anna Horn 18/12/2024	<b>Town Councillor</b> Cllr Michaelides	<b>Agent</b> N/A
<b>Case Officer</b>				
<b>Applicant</b> Mr J Ali		<b>House Name</b> Oakley Day Nursery and Prescho	<b>Road</b> Bishops House, 1 Rockdale Road	<b>Locality</b> Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 27/11/24
<b>24/02774/LDCEX - Amended plan</b>  <b>Confirmation the planning permission under SE/11/01250/EXTLMT has started in accordance with section 56 of the Town and Country Planning Act 1990.</b>  <b>A summary of the main changes are set out below:</b>  <b>The applicant has provided an updated planning statement for consideration.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SLPBI0BK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SLPBI0BK0LO00</a>			

<b>9</b>	<b>Plan Number</b> 24/02776/FUL	<b>Planning officer</b> Abbey Aslett 03/01/2024	<b>Town Councillor</b> Cllr Dr Dixon	<b>Agent</b> Halton Planning Services
<b>Case Officer</b>				
<b>Applicant</b> Mr & Mrs Ball		<b>House Name</b> Maywood	<b>Road</b> 49 Bradbourne Road	<b>Locality</b> St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b> 09/12/24
<b>24/02776/FUL - Amended plan</b>  <b>Erection of replacement dwellinghouse.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 16 December 2024

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

**Agent has provided additional plans and information following KCC Ecology comments and the public comments received.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLPRDYBKJS600>

<b>10</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/02955/CONVAR</b>	Anna Horn 03/01/2025	Cllr Gustard	Tony Holt Design
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr L Humberstone			7 Yeomans Meadows	Kippington
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				09/12/24

**Removal of condition 13 (The rear extension shall not be used as a roof terrace) and variation of condition 2 (drawings) of 21/03311/FUL to Demolition of existing bungalow and erection of 2 1/2 storey detached house plus basement and garage.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMJGZIBKK7M00>

<b>11</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/02958/FUL</b>	Christopher Park 19/12/2024	Cllr Willis	Kember Loudon Williams
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr M Smith			33 Granville Road	Town
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				28/11/24

**Proposed demolition of the existing part single, part two storey side extension and rear conservatory, construction of new additions and alterations and rear extensions to the existing property, new detached dwelling to the rear of the site and associated hard and soft landscaping works.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMLBF5BKK8900>

<b>12</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/02960/HOUSE</b>	Christopher Park 17/12/2024	Cllr Shea	LHA Architecture + Design Ltd
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Lawrence			2 Highlands Park	Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				26/11/24

**Single storey front extension, including alterations to porch roof.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMLBGOBKK8E00>

<b>13</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	<b>24/02985/FUL</b>	Anna Horn 29/12/2024	Cllr Granville	UPP Architects + Town Planners



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<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Feldman		6 Victoria Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			05/12/24
<b>A Mansard roof extension with dormer mansard windows to facilitate the creation of creating an additional 1-bed, 2 person dwelling.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMN698BKKAB00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMN698BKKAB00</a>		

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02991/CONVAR	Anna Horn 29/12/2024	Cllr Clayton	Cross Town Planning
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Birkett	Lyndhurst Cottage	Holly Bush Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/12/24	
<b>Variation of conditions 1, 4 and 5 of 24/01887/MMA (Minor material amendment to 24/01224/MMA for alterations to fenestration to approved dwelling) with amendment to replace entrance gates to front elevation, installation of root barriers and obscure glazing amendment.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMSQ8LBKKBO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMSQ8LBKKBO00</a>			

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03036/HOUSE	Summer Aucoin 30/12/2024	Cllr Daniell	Wyatt Glass Architects
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J England		34 White Hart Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/12/24	
<b>Change of use of garage to habitable rooms. New dormer extension to rear. Replacement of existing conservatory; new conservatory to have masonry flanking wall. Insertion of rooflights to front and rear elevations, changes to fenestration. Removal of hanging tiles and mock Tudor beams from external walls.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMXUKNBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SMXUKNBK0LO00</a>			

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/03066/HOUSE	Christopher Park 29/12/2024	Cllr Daniell	Atelier De Linde Architects Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Beech	Maggie Shaw	47 Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/12/24	
<b>White render or paint to rear and to partial side elevations of house, and new window frames throughout. Alterations to rear raised patio and installation of glazed balustrade.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SN04NNBKKG900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SN04NNBKKG900</a>			

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<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>24/03089/MMA</b>	Anna Horn 24/12/2024	Cllr Dr Dixon	Rapleys LLP
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent			7 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/24
<b>Minor Material Amendment to 24/01851/CONVAR to add an additional external store and change the windows on the rear elevation to the family room to doors.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SN7JF9BKKJH00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SN7JF9BKKJH00</a>			