

Minutes of the PLANNING COMMITTEE meeting held on Monday 8th February 2021 at 7:00pm via Zoom available to view on YouTube: https://www.youtube.com/watch?v=FOWZZH_9I7k

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present – left 7:30pm
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Will Bridges – Tarmac
 Darren Bell - David Lock Associates
 David Parry - Cratus Communications
 Simon Tucker - DTA Transport

At 7pm, prior to the start of the meeting, there was a presentation from Tarmac Ltd.

PUBLIC QUESTION TIME

None.

417 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

418 DECLARATIONS OF INTEREST

Cllr Camp declared a non-pecuniary interest in [plan no. 27] 25 The Crescent.

Cllr Parry declared a non-pecuniary interest in [plan no. 7] The Greenkeepers Barn Seal Hollow Road

419 DECLARATIONS OF LOBBYING

Cllr Clayton declared he had been lobbied on [plan no. 16] 22 Sandy Lane

Cllr Clayton declared that both him and Cllr Waite had been lobbied on [Plan no. 28] 3 Holly Bush Lane

420 MINUTES

The committee received the minutes of the Planning Committee meeting held 25th January 2021. **It was RESOLVED** that the minutes be approved.

421 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings will commence virtually via Zoom from October 2020
- b) It was noted that all arrangements were subject to review.

422 BLIGHS DESIGN GUIDE

The Committee received and noted the Blighs Design Guide provided by SDC.

RESOLVED:

- To ask SDC how far they have implemented the Design Guide.
- To discuss at the extra meeting on Wednesday 10th February 2021, where signage is mentioned in the NDP along with other general design references

423 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

The Committee noted the Consultation on proposals to reform Strand 2.

RESOLVED: Cllr Clayton, Cllr Parry and Cllr Piper volunteered to prepare a draft response to be discussed and agreed at the next Planning Meeting.

424 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

The Committee noted the KCC consultation on the Vision Zero Road Safety Strategy.

RESOLVED: Cllr Shea, Cllr Michaelides and Cllr Eyre volunteered to prepare a draft response to be discussed and agreed at the next Planning meeting.

425 KCC CONSULTATION AMENDMENT 36 MINOR PARKING PROPOSALS

Councillors received and noted that formal statutory consultation on proposed traffic regulation orders.

It was RESOLVED that the Committee supported the TROs suggested in the consultation.

426 KENT RAIL STRATEGY REPORT

The Committee received and noted the full Kent Rail Strategy 2021 Consultation Report.

It was RESOLVED that representation would be sent to Kent County Council to ask that the promised fast service from Maidstone East to Blackfriars should be delivered.

427 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications

(b) The Committee considered planning applications received during the two weeks ending 2nd February 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

428 PRESS RELEASES

RESOLVED: A press release be drafted about the Tarmac presentation and the future Bat and Ball junction roundabout plans.

Finished: 9:00pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 8-2-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03300/HOUSE	Michael Clawson 22-02-2021	Cllr Eyre	Coleman Anderson Archite
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Richardson		Hathaway Cottage	76 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/21
<p>Loft conversion & internal works.</p> <p>20/03300/HOUSE - Amended plan</p> <p>Certificate B has now been signed.</p>				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03370/HOUSE	S Simmons 10-02-2021	Cllr Shea	Inka Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Shilson			27 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/21
<p>Erection of a two storey rear extension, single storey side extension, alterations to the existing first floor window positions and additional (sic) of render to external brickwork.</p> <p>20/03370/HOUSE - Amended plan</p> <p>Plans amended to reinstate original windows on front elevation of house. Original brickwork to be retained on external elevations of house and render excluded from the scheme.</p> <p>Materials confirmed via email.</p>				

Comment

Sevenaosk Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-2-21

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03395/FUL	Anna Horn 11-02-2021	Cllr Michaelides	Colin Smith Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Smith			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/21

Conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bay window to front elevation and replacement with a new window.

20/03395/FUL - Amended plan

Amended drawings submitted with changes listed below:

- **The velux in the roofslope serving the neighbouring bedroom is shown on the plans**
- **The proposed roof terrace has been removed from the scheme**
- **The doors onto the flat roof extension have been removed and replaced with a window (it is not proposed to use this flat roofed area as a balcony, the railings are required to be retained for health and safety purposes when maintenance is required)**
- **The window to the rear elevation is noted as fixed and obscure glazed**
- **The basement bedroom window is increased in height and width, and the corresponding lightwell is increased in width, to allow maximum light into the bedroom**
- **In order to facilitate the increased lightwell width, the doors to the ground floor bedroom have been replaced with a window**

Comment

Sevenoaks Town Council recommended approval subject to the planning officer and conservation officer being satisfied with the amended drawings and changes, and also that the five main conditions listed by the conservation officer in their report to the original application approved by STC are satisfactorily carried out.

Planning Applications Considered

Applications considered on 8-2-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03396/LBCALT	Anna Horn 11-02-2021	Cllr Michaelides	Colin Smith Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Smith			40 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/21

Conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bay window to front elevation and replacement with a new window.

20/03396/LBCALT - Amended plan

Amended drawings submitted with changes listed below:

- The velux in the roofslope serving the neighbouring bedroom is shown on the plans
- The proposed roof terrace has been removed from the scheme
- The doors onto the flat roof extension have been removed and replaced with a window (it is not proposed to use this flat roofed area as a balcony, the railings are required to be retained for health and safety purposes when maintenance is required)
- The window to the rear elevation is noted as fixed and obscure glazed
- The basement bedroom window is increased in height and width, and the corresponding lightwell is increased in width, to allow maximum light into the bedroom
- In order to facilitate the increased lightwell width, the doors to the ground floor bedroom have been replaced with a window

Comment

Sevenoaks Town Council recommended approval subject to the planning officer and conservation officer being satisfied with the amended drawings and changes, and also that the five main conditions listed by the conservation officer in their report to the original application approved by STC are satisfactorily carried out.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03713/FUL	Mark Mirams 18-02-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Perfect Start Day Nurseries		Perfect Start Day Nursery, The	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/21

Removal of natural grass surface and replacement with artificial grass in two garden areas.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied.

Planning Applications Considered

Applications considered on 8-2-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00016/HOUSE	Alexis Stanyer 16-02-2021	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Marr-Johnson		Fairfield	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/21
Demolition of an existing side-addition and erection of a replacement structure.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00037/FUL	Emma Gore 18-02-2021	Cllr Michaelides	LJM Drafting & Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Knole Park Golf Club		The Greenkeepers Barn Northea	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/21
Proposed mezzanine floor installed to existing barn, with one external window, one external door and one air-conditioning unit externally mounted.				

Comment

Sevenoaks Town Council recommended approval.

Informative: Cllr Parry declared a non-pecuniary interest and abstained from voting.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00045/ADV	Anna Horn 11-02-2021	Cllr Busvine	Real Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Melanie Moynes			55 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/21
Window and car park signage and illuminated front sign.				

Comment

Sevenoaks Town Council recommend refusal on the grounds that the window and door signage is acceptable, but the projecting sign is internally illuminated and consequently conflicts with the STC policy requirement for externally illuminated signage only in the Town Centre.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00062/HOUSE	Alexis Stanyer 11-02-2021	Cllr Hogarth	Coleman Anderson Archite
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kijima			39 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/21
Ground and first floor extension to chalet bungalow, alterations to fenestration and cladding and landscaping works.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-2-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00062/HOUSE	Alexis Stanyer 17-02-2021	Cllr Hogarth	Coleman Anderson Archite
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kijima			39 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/21
<p>Ground and first floor extension to chalet bungalow, alterations to fenestration and cladding and landscaping works.</p> <p>21/00062/HOUSE - Amended plan</p> <p>Proposed plans are now available to view on the SDC Planning Portal. (Previously not available due to a computer error).</p>				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00120/HOUSE	S Simmons 16-02-2021	Cllr Mrs Parry	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sangster		The Beeches	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/21
<p>Replace existing open porch with an enclosed porch; render the central bay with a through-colour render; replace existing rooflight.</p>				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00124/HOUSE	Alexis Stanyer 12-02-2021	Cllr Shea	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ashby			37 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/21
<p>Driveway relocation with existing wall blocked and new driveway at front of house. Garage demolished</p>				

Comment

Sevenoaks Town Council recommended approval subject to the Highways Authority being satisfied that the location of the highway access is safe in relation to traffic on Lambarde Road and the junction to Lambarde Drive.

Planning Applications Considered

Applications considered on 8-2-21

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00129/HOUSE	S Simmons 12-02-2021	Cllr Camp	Mr Wyatt Glass
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Peter Haine		Knocklofty	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/21
Demotion of existing conservatory and erection of an orangey.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00138/HOUSE	Anna Horn 12-02-2021	Cllr Clayton	David Salisbury Joinery
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs King			1 Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/21
Timber orangey to replace existing conservatory.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00139/FUL	Alexis Stanyer 17-02-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			3A Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/21
Change of use from part office, part residential to all residential.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the accommodation is appropriately habitable.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00165/HOUSE	S Simmons 17-02-2021	Cllr Waite	Prime Folio
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lee Aldridge			22 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/21

Replacement of 2 porches, side extension, infill to west side, new wall, alterations to fenestration and internal alterations.

Comment

Sevenoaks Town Council recommended approval subject to:

- 1.The materials used and the style being in keeping the Conservation area.**
- 2.The retention of the wall and the trees on the border with Sandy Lane**
- 3.the planning officer being satisfied that there is no overlooking issues in relation to the property on Quaker Hall Lane.**

Planning Applications Considered

Applications considered on 8-2-21

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00169/HOUSE	Alexis Stanyer 22-02-2021	Cllr Piper	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Foster		Santillana	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/21
Two storey extension and ground floor rear extensions, alterations to fenestration and additional internal alterations. Enlarging existing driveway.				

Comment

Sevenoaks Town Council recommended approval, but would like to see some of the Spanish/Mediterranean features retained.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00170/HOUSE	Michael Clawson 16-02-2021	Cllr Raikes	Frances Whittingham
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Walker			28 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/21
Extension to loft, reconfiguration of side entrance and replacements of windows.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied that there is no unacceptable loss of amenity to the neighbouring property

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00176/HOUSE	Anna Horn 18-02-2021	Cllr Clayton	Mr A Sheret
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sheret			1 Little Wood	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/21
Double storey side extension and single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval provided the planning officer is satisfied there was no impact on houses in Hillingdon Rise

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00177/HOUSE	S Simmons 16-02-2021	Cllr Mrs Parry	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ringer		The Granary, Blackhall Place	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/21
To convert one bay of the garage to a home office and the internal log store area of the garage to a gym area and w.c. with roof lights over.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 8-2-21

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00189/HOUSE	Alexis Stanyer 23-02-2021	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Merrett		Rustlings	8 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
Erection of raised decking and boundary fencing				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00198/FUL	S Mitchell 23-02-2021	Cllr Michaelides	Lovell Design Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Adkin			4 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
Change of use from retail to part retail and conversion of upper floors to C3 residential use, and associated internal and external alterations.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
- the treatment of the ground floor (e.g. Change to window) is not in keeping with the rest of the building and does not preserve or enhance the Sevenoaks Highstreet conservation area.
- detrimental impact to a locally listed building
- detrimental impact to the street scene.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00207/HOUSE	Michael Clawson 19-02-2021	Cllr Parry	Mr P Hobbs
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Benfield & Mr Quine			7 Garvock Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/21
Removal of existing gate and posts. Construction of brick piers with automated timber gates.				

Comment

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00212/LBCALT	Anna Horn 19-02-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/21
Repairs and partial reconstruction to a garden wall within Queens Court.				

Comment

Sevenoaks Town Council recommended approval, subject to the conservation officer being satisfied.

Planning Applications Considered

Applications considered on 8-2-21

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00219/HOUSE	Alexis Stanyer 19-02-2021	Cllr Waite	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/21
Proposed new position of rooflights; solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.				

Comment

<p>Sevenoaks Town Council recommended refusal on the grounds that:</p> <ul style="list-style-type: none"> - Gross overdevelopment of the site. - loss of privacy and overlooking to neighbouring gardens - insufficient parking - the inclusion of floor to ceiling windows, juliette balconies on first and second floor considered to have an unacceptable impact on neighbouring properties.
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26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00226/HOUSE	S Simmons 19-02-2021	Cllr Canet	Home Design Network Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Duce			47 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/21
Single storey rear extension. Change to fenestration to northern and southern elevations. New 1.8m close board fence to side garden.				

Comment

Sevenoaks Town Council recommended approval.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00237/HOUSE	S Simmons 22-02-2021	Cllr Clayton	Mr Neil Smith
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Williams			25 The Crescent	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/21
Single storey extension to the rear of the property. Existing outbuilding are to be demolished. (sic)				

Comment

Sevenoaks Town Council recommended approval provided planning officer is satisfied no material impact on neighbours at no 23.
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Planning Applications Considered

Applications considered on 8-2-21

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00240/HOUSE	Michael Clawson 23-02-2021	Cllr Waite	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B May			3 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
Upgrading appearance of existing annexe building within rear garden incorporating removal of first floor balcony to allow extension to ancillary accommodation at first floor level and alterations to existing terrace area at garden level.				

Comment

Sevenoaks Town Council recommended approval subject to:

- a condition of no further development and a condition that it only be used as ancillary accommodation for the occupants of Gable Cottage and their family and friends and must not be sold or let as a separate dwelling.
- a landscaping condition to ensure no structures in the green space which would detract from the designated conservation area
- no overlooking of neighbouring properties.

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00244/LBCALT	Mark Mirams 23-02-2021	Cllr Busvine	E2 Architecture + Interiors
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gregory Tyson		County Perry	75 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
Change of use from Class E(c)ii - Professional Services to Class C3 Dwellinghouses. Reinstatement of ground floor historic plan form with the features fenestration, joinery and finishing materials. Part infill lightwell extension. Conservation works.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied that the proposed works do not detract from the Conservation Area.