

Minutes of the PLANNING COMMITTEE meeting held on Monday 17th October 2022 at 7:00pm at Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://www.youtube.com/watch?v=wr-iC2UL-Vs>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Cllr Richard Streatfeild
 Approx. 40 Members of the Public

PUBLIC QUESTION TIME

None.

Prior to the commencement of the meeting, Sevenoaks Town Council received a three minute presentation on the petition for a 20mph scheme for Sevenoaks Town, which previously went to the JTB and prompted Kent County Council’s proposals and public consultation for reduced speed limits in Sevenoaks Town. This was presented by the lead petitioner, James Ball, with the data shown attached in the minutes. Cllr Clayton requested that an extended list of where all petitioners live (as opposed to a select portion) be provided for information.

348 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

349 **DECLARATIONS OF INTEREST**

Cllr Parry declared that he partially shares a home ownership boundary with the residence of the below application:

- [Plan no. 6] 22/02491/HOUSE – Rosemount, Grassy Lane

350 **DECLARATIONS OF LOBBYING**

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

- [Plan no. 22] 22/02645/OUT – Land South of Larches, Ashgrove Road

b) Representation was received and circulated to Councillors, objecting to the following application:

- [Plan no. 5] 22/02482/FUL – Lyndhurst Cottage, Holly Bush Lane

c) Two representations were received and circulated to Councillors, objecting to the following application:

- [Plan no. 19] 22/02608/MMA – Site of 60 Bethel Road

d) A newsletter from the Agent of the below application was received and circulated to Councillors, with the notice that this would be circulated to local residents later that week.

- [Plan no. 22] 22/02645/OUT – Land South of Larches, Ashgrove Road

e) Representation was received from the Agent of the below application, and read aloud by the Chairman (See Minute no. 356(a)).

- [Plan no. 19] 22/02608/MMA – Site of 60 Bethel Road

f) Cllr Clayton declared that he had been lobbied on the following applications:

- [Plan no. 5] 22/02482/FUL – Lyndhurst Cottage, Holly Bush Lane
- [Plan no. 15] 22/02595/FUL – 43 Bethel Road
- [Plan no. 19] 22/02608/MMA – Site of 60 Bethel Road

351 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 3rd October 2022.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the MINUTES of the Sevenoaks Joint Transportation Board meeting held on 21st September 2022.

352 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

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

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

353 KENT COUNTY COUNCIL PUBLIC CONSULTATIONS ON 20MPH SPEED LIMIT AND TRAFFIC CALMING

a) The Committee received and noted Kent County Council's public consultation for the following traffic calming proposals:

- **Prohibition of Traffic Movements on Dartford Road, Sevenoaks**
- **Amendment to Speed Limit Order on Various Roads in Sevenoaks**

b) It was noted that the consultation documents, as well as option to provide comment will be available via the below link until the end of the consultation on 10th November:

<https://letstalk.kent.gov.uk/sevenoaks-town-wide-20mph-limit-and-traffic-calming>

c) It was also noted that an Officer from Kent County Council would present the proposals to the Planning Committee on 31st October 2022, in order for Sevenoaks Town Council to make an informed and considered decision on its own response.

d) Cllr Raikes proposed that the matter be deferred until after the Planning Committee had received the aforementioned presentation, so that an informed joint response may be formed. It was **RESOLVED** that the Planning Committee discuss a collective response from the Town Council on 31st October 2022.

e) Cllr Raikes urged all Committee members to look at and provide independent comment on the consultation in the meantime, as the proposals will significantly impact Sevenoaks Town.

354 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) Councillors received notice that Sevenoaks District Council would be holding a Regulation 18 public consultation on what its draft Local Plan ought to contain between 16th November 2022 until 11th January 2023.

b) It was noted that a report, available via the below link has been taken to the Development and Conservation Advisory Committee on 11th October 2022, and to Cabinet on 13th October:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=361&MId=2902&J=1>

c) It was proposed that consideration of the aforementioned report be deferred to a future Planning Committee, in order for members to read it closely and affirm what ramifications it may have on Sevenoaks Town Council's Draft Neighbourhood Development Plan.

d) Cllr Clayton advised that he had asked the Chief Executive of Sevenoaks District Council to ensure that no confusion arises between the contents and creators of the Neighbourhood Development Plan, and Sevenoaks District Council's Local Plan.

e) It was **RESOLVED** that the item be deferred to a future Planning Committee meeting.

355 KENT COUNTRY PARKS DRAFT STRATEGY 2023-2028

a) The Planning Committee received notice that Kent County Council is holding a public consultation on its draft five-year Kent Country Parks Strategy, which will run between 4th October 2022 and 12th December 2022.

b) It was noted that the consultation documents, as well as opportunity to provide comment is available via the following link:

https://letstalk.kent.gov.uk/countryparksstrategy?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Kent-Country-Parks-Draft-Strategy-20232028&utm_source=ehq&utm_medium=email&utm_campaign=website

c) It was **RESOLVED** that the item be deferred to be considered for the Planning Committee on 14th November 2022, and that Cllrs forward any initial comments to the Planning Committee Clerk for collating in the meantime.

356 PLANNING APPLICATIONS

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

[Plan no. 22] 22/02645/OUT – Land South of Larches, Ashgrove Road (Against)

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

[Plan no. 19] 22/02608/MMA – Site of 60 Bethel Road (Against)

[Plan no. 19] 22/02608/MMA – Site of 60 Bethel Road (For) *Read aloud by the Chairman on behalf of the Agent*

[Plan no. 5] 22/02482/FUL – Lyndhurst Cottage, Holly Bush Lane (Against)

(b) The Committee considered planning applications received during the two weeks ending 10th October 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

357 PRESS RELEASES

None.

The Town Clerk advised that the next Planning Committee on 31st October 2022 would be held at the Bat & Ball Centre, in order to accommodate the higher volume of public expected to attend the meeting in order to observe KCC's presentation on its traffic calming proposals.

There being no further business the Chairman closed the meeting at 8:41pm.

Signed

Chairman

Dated

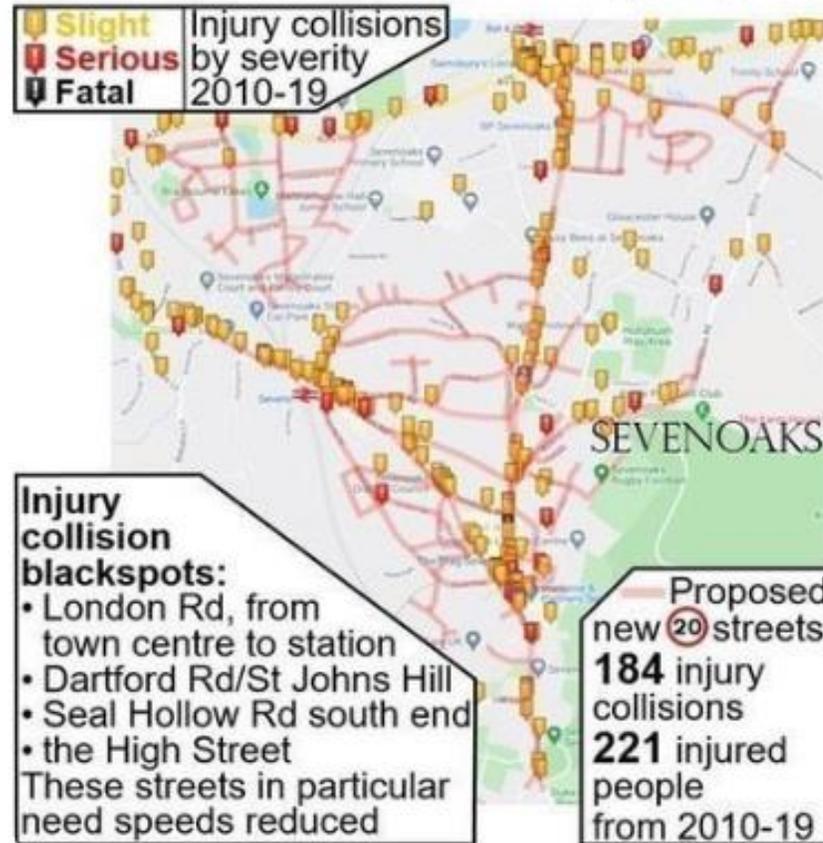
Petition:

- injury collisions and casualties**
- petition supporters**

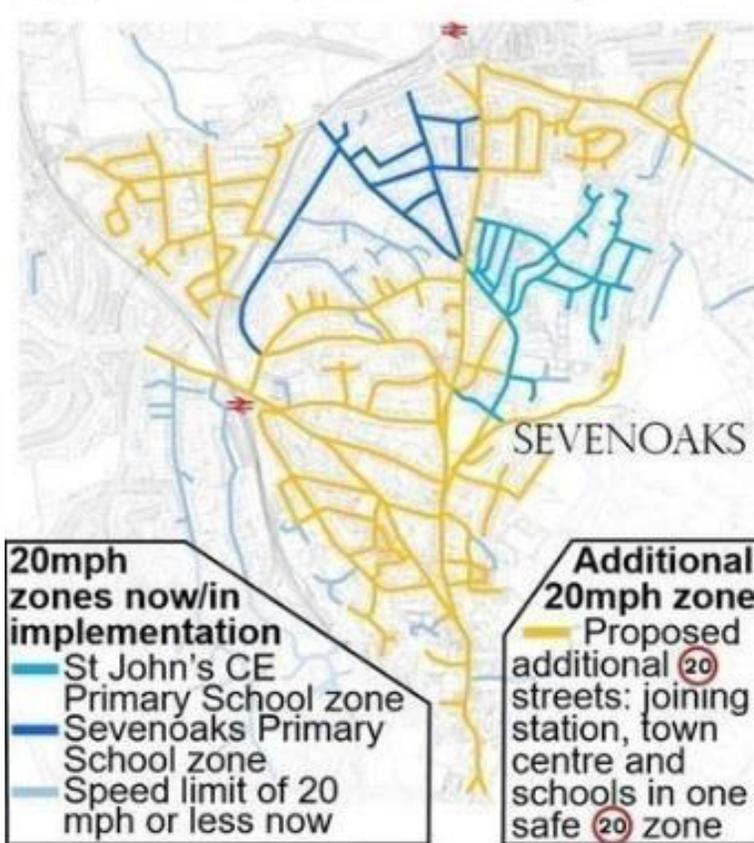
Accident statistics 2010-2019 (ie pre Covid lockdowns)

Location type	Road	Section	2010 - 2019	
			Injury collisions	Injury casualties
Accident blackspots	Dartford Rd	All	24	32
	St Johns Hill	All	19	21
	High Street	Suffolk Way to Bike Warehouse	27	34
	High Street	Bike Warehouse to Duke's Meadow entrance	9	12
	London Rd	Braeside Close to Halfway House	3	3
	London Rd	Halfway House to Hitchen Hatch Lane	9	10
	London Rd	Hitchen Hatch Lane to Pembroke Road	24	29
	London Rd	Pembroke Rd to High Street	13	13
	Seal Hollow Rd	The Paddocks to High St	9	9
	Total in blackspots			137
Other (selected)	Seal Hollow Rd	A25 to The Paddocks	5	9
	Granville Rd		5	6
	Hillingdon Ave		3	7
	Hitchen Hatch La		3	4
	Hospital Rd		4	4
	Tonbridge Rd	Dukes Meadow entrance to Solefields Rd	3	3
	Other		24	25
	Total other			47
Total for petition proposed 20mph streets			184	221
New 20 zones	Around Sevenoaks Primary School and St Johns School		12	15
Total for petition proposed 20mph streets plus SPS/St Johns 20 zone streets			196	236

Motor vehicle collisions resulting in injuries



Approved and proposed 20mph zones



Support for petition

School support
Lady Boswells C of E
Sevenoaks Primary School
St Johns CE Primary School
St Thomas
Granville School
Trinity
Sevenoaks School

Signatures by road	Total 1,810
Road	Signatures
1 Dartford Road	68
2 Wickenden Road	53
3 St John's Road	50
4 St Johns Hill	45
5 Hillingdon Avenue	43
6 Bradbourne Road	39
7 Granville Road	38
8 London Road	37
9 Hitchen Hatch Lane	35
10 Mount Harry Road	35
11 Amherst Road	29
12 Robyns Way	24
13 Swaffield Road	20
14 Betenson Avenue	18
15 Eardley Road	18
16 Camden Road	16
17 Egdean Walk	16
18 Quakers Hall Lane	15
19 Wildernesse Mount	15
20 Broomfield Road	14
Other	1182

[Page deliberately left blank]

Planning Applications Considered

Applications considered on 17-10-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01830/HOUSE	Samantha Simmons 28/10/22	Cllr Bonin	HCUK Group Ltd 0154881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Rev'd L and Dr C Kevis			20 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/22

22/01830/HOUSE - Amended plan

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

A summary of the main changes are set out below:

Amended plans to remove the front access and archway from the proposed side annexe.

Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01914/FUL	Samantha Simmons 28/10/22	Cllr Eyre	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans & Developme			77 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/22

22/01914/FUL - Amended plan

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

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02092/HOUSE	Stephanie Payne 28/10/22	Cllr Raikes	The Surveyors Partnershi
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mann			52 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/22

22/02092/HOUSE - Amended plan

Ground floor rear extension; first floor rear extension; creation of a raised terrace to the rear; internal alterations.

A summary of the main changes are set of below:

The proposal has been altered to reflect the creation of a raised terrace to the rear.

Comment

Sevenoaks Town Council recommended approval, provided that the planning officer is satisfied that there is no unacceptable loss of amenity to neighbouring properties, and in particular the private amenity space to the rear of those properties.

Planning Applications Considered

Applications considered on 17-10-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02274/LDCEX	Louise Cane 18/10/2022	Cllr Parry	Rapleys LLP 0798842544
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Tingley		Annexe Heron Wood	Gracious Lane	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/09/22	
Confirmation of the Annexe is an independent self contained residential dwelling				

Comment

Sevenoaks Town Council recommended refusal on the grounds that it believes it would be wrong to approve a change of use from agricultural to residential without the due process and safety checks having been undertaken. It was also noted that there is no evidence that the residences conform to building regulations for a residential dwelling.

Planning Applications Considered

Applications considered on 17-10-22

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02482/FUL	Anna Horn 28/10/2022	Cllr Clayton	Cross Town Planning 079 00424254
<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>
				07/10/22
Demolition of existing dwelling and replacement with 4 no. bedroom dwelling.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- the creation of long windowless two storey walls facing both north and south to The Coach House and to 7a will have a dominating effect on both neighbours, which will be particularly severe in terms of shading no 7a where the wall is very close to the boundary extending most of the way down the rear garden
- the juliet window in the front wall would overlook the side garden and main garden doors of no 7a - which is why the equivalent windows on the existing house are conditioned to be obscure glazed and fixed shut
- juliet windows in the extension towards the Coach House allow some overlooking of its open air swimming pool area at the bottom of the garden
- the much larger, and higher, garage and wine store walls will block light and outlook from the side window of the Coach House living room, and the garage itself will become much more prominent in the street scene
- the loss of several large trees from the area of the extended garage/wine store, and the paved areas shown between the garage/wine store and the house will in itself harm the conservation area, and will make the bulk of the much larger house more prominent in the street scene. The fact that it does not meet the material and architectural standards of the Conservation Area Management Plan (clay tiled roofs, brick walls, wooden features etc). The CAMP is clear that "Proposals which fail to respect the local contextual framework or the scale, height, proportion and materials of the local area will not normally be permitted."
- the attempt to produce a 50% larger cubic house, which is 20 metres deep front to back, with a substantial cubic eight metre deep garage in front of it, without first floor windows in either side, would produce an oppressive block dominating neighbour's gardens, especially no 7a and fail to respect the landscape in which they stand as required by the CAMP. It would also damage the setting of 7a and The Coach House, both locally listed buildings.

Informative:
Sevenoaks Town Council noted the Planning Inspector's comments that the proposals were acceptable for the conservation area due to the 'verdant' site being well wooded, however pointed out that the proposals would remove a significant amount of trees that would have otherwise shielded the development and protected the conservation area.

Planning Applications Considered

Applications considered on 17-10-22

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02491/HOUSE	Christopher Park 18/10/2022	Cllr Parry	Coleman Anderson 01892 537484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Benfield		Rosemount	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/22
Single storey rear extension, internal alterations				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02499/CONVAR	Samantha Simmons 20/10/22	Cllr Morris Brown	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cornwell			14 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/22

Variation of conditions 2 and 3 of 19/03127/HOUSE for small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration with changes to drawings and materials.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the solar panels fit in with the roof, and that the front windows conform to the dimensions and proportions of the rest of the terrace.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02536/HOUSE	Charlotte Brooks-Lawrie 28/10/22	Cllr Morris Brown	Offset Architects 0173275 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M & Mrs S Miles			18 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/22

22/02536/HOUSE - Amended plan

New single storey sunroom extension to rear elevation with associated landscape works. Demolition of non-original chimney to the rear.

**A summary of the main changes are set out below:
It is proposed that the non-original chimney to the rear is completely removed.
A chimney on the left of the rear east elevation, was shown in error - this chimney does not exist.**

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-10-22

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02537/HOUSE	Christopher Park 26/10/2022	Cllr Morris Brown	Inka Architecture 0774877 8562
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mitchell		Newlands	Quarry Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/22
Single storey extension to the front of the existing dwelling with rooflight. Garage conversion to habitable living space and new carport and swimming pool. Installation of PV panels to front and rear elevations. Alterations to fenestration. Removal of chimney.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the car port won't interfere with the amenity of neighbours.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02554/HOUSE	Christopher Park 18/10/2022	Cllr Dr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J O'Connor			4 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/22
Single storey front extension. Existing garage conversion to habitable room. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02574/HOUSE	Stephanie Payne 19/10/2022	Cllr Eyre	OPEN Architecture 01732 776566
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Farrant		Braeside	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/22
Loft conversion with new dormer and rooflights with associated internal alterations. New extended deck to the rear and new bi fold doors. All new replacement windows & door throughout to existing. Bay to rear to be adjusted to squared.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02579/MMA	Anna Horn 20/10/2022	Cllr Eyre	Mr Steve Hiscocks 07834 844888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J & M Lewer			95 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/22
Amendment to 20/00172/FUL.				

Comment

It was RESOLVED that this application be deferred for consideration after the meeting and under Chairman's Action, due to Cllr Eyre not being able to provide comment at the meeting.

Planning Applications Considered

Applications considered on 17-10-22

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02584/HOUSE	Stephanie Payne 19/10/2022	Cllr Eyre	Offset Architects 0173275 2022
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Peters		Midhurst	79A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/22
Single storey rear extension with roof light. Minor internal alterations with a new covered link from garage to utility room. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02591/HOUSE	Charlotte Brooks-Lawrie 28/10/	Cllr Camp	Architect Zone Ltd 07775 2022
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Strebel			34 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/22
Single storey side extension, front porch, side dormer and internal alterations. Alterations to fenestration. Modifications to parking, frontage and to the steps next to garden terrace.				

Comment

It was RESOLVED that this application be deferred for consideration after the meeting and under Chairman's Action, due to Cllr Camp not being able to provide comment at the meeting.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02595/FUL	Ashley Bidwell 24/10/22	Cllr Clayton	Level Architecture 018928 2022
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cohen			43 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/10/22
Demolition of outbuilding and erection of a two storey side extension with roof alteration to form additional accommodation to the ground floor, first floor and second floor flats.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- the proposed raising of the roof with a much larger attic window will create a much bigger impact on the street scene, to the detriment of the conservation area. overlooking and dominating the early 19th century ironstone cottages opposite
- there will be overlooking of neighbouring properties on either side from dormers and side windows, and adverse impact on light to the neighbours to the north
- the proposal would create living space in one flat entirely lit by obscure / non opening windows to avoid overlooking, which would be substandard accommodation in this area
- two or three houses to the rear in Sandy Lane would also lose light.
- the parking arrangements would require three flats to use spaces in line at right angles to the street up the side of the building, which would require reversing onto Bethel Road. We would ask the conservation and planning officers to insist on retaining (or if necessary restoring) the planted front garden which contributes to the conservation rather than allow it to be used for a turning area

Planning Applications Considered

Applications considered on 17-10-22

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02601/HOUSE	Samantha Simmons 21/10/22	Cllr Parry	SJM Planning 018928822
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr Kalairajah			23 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/22
Erection of a first floor front and side extension (with Juliet balcony to rear elevation) over an existing ground floor extension. Construction of front gable to existing frontage and increase of existing ridge height to front roof projection. Increase in size of conservatory and height of single storey rear extension with piers above.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02603/HOUSE	Sean Mitchell 21/10/2022	Cllr Morris Brown	Coleman Anderson 01892
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ramsay			10 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/22
Single storey rear extension, internal alterations, loft conversion with addition of roof windows and rear dormer, juliet balcony. Changes to fenestration and materials.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02604/HOUSE	Stephanie Payne 24/10/22	Cllr Shea	Studio 264 07905685973
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Morgan			18 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/10/22
Demolition of side extension. Erection of a part two part single storey side extension, rear extension and front porch.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-10-22

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02608/MMA	Ashley Bidwell 21/10/2022	Cllr Clayton	Alderton Associates 0124 5400000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Site of	60 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/22
Amendment to 18/00313/FUL.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposed increased ridge height - irrespective of whether this is required to facilitate internal head heights and to ensure the front and rear elevations correspond/align - removes the decreasing roof height along Bethel Road. This is considered to diminish the quality of the approved scheme and will impact the character of the area. It is noted that the development has been substantially built, however this is not a material consideration, and harm to the character of the street scene and conservation area is not outweighed by the construction works already commencing.
- Because of the width and mass of the building, adding dormers to the roof will be dominating to neighbours, and those proposed are at ridge height, which goes against the design principles of the Conservation Area
- Development would partially block protected views across the Conservation Area, and the increased height of the building is even more damaging to windows in neighbour's habitable rooms.
- The increased height of the building would increase overlooking and loss of amenity to neighbours.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02619/HOUSE	Stephanie Payne 25/10/2022	Cllr Dr Canet	Studio 264 07905685973
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms H Barton			14 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/22
Rear single and double storey extension.				

Comment

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02630/HOUSE	Christopher Park 25/10/2022	Cllr Hogarth	Open Architecture 017327 70500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Bessey			45 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/22
Part two storey, part single storey rear extension with roof, fenestration and internal alterations and associated landscape.				

Comment

To be proposed from the Chair with Cllr Hogarth's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-10-22

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02645/OUT	Anna Horn 31/10/2022	Cllr Parry	Vail Williams LLP 012936
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Land South of Larches	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/22
Outline application for the development of 50 dwellings and access with some matters reserved.				

Comment

It was RESOLVED that this application be deferred for consideration at the next Planning Committee on 31st October 2022, due to the printed application pack having only been received by the Town Council on Friday 14th October 2022. This as pre-agreed with the Case Officer, who extended the comment deadline to 14th November 2022.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02677/FUL	Ashley Bidwell 31/10/22	Cllr Busvine	OA Residential 01732806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Gorin		Specialist Lift Services, The	5 Victoria Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/22
Change of use from commercial offices to 3 new dwellings with rooflight. New roof level to create new storey and external alterations. Partial demolition. Associated works including hard and soft landscaping. Alterations to fenestration.				

Comment

Proposed from the Chair with Cllr Busvine's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied as to the materials being used and that any overlooking or privacy issues have been adequately addressed

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02685/HOUSE	Samantha Simmons 31/10/22	Cllr Ancrum	Dhd Design 07710348416
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Keen			1 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/22
Replacement front windows, reduction in height of front wall, painted and replacement metal railings with gate, removal of front garden finishes and installation of new Yorkstone paving and replacement wall cappings.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied regarding the materials being used, and the Planning Officer being satisfied with the management and prevention of water run-off.