

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 23rd December 2013 at 7pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Arr: 7:04
Cllr C L L Baker	Present	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Apologies	Cllr Mrs M A London	Apologies
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Present
Cllr A S Clayton	Present	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Arr: 7:02	Cllr P E Towell	Arr: 7:06
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Deputy Town Clerk
Committee Clerk
6 members of the public

PUBLIC QUESTION TIME

None

326 REQUESTS FOR DISPENSATIONS

No requests were received.

327 DECLARATIONS OF INTEREST

Cllr Mrs Crabtree declared an interest in any items pertaining to Kent County Council.

Cllrs Hogarth and Parry declared a non-pecuniary interest in agenda item:
(5) London Airspace Consultation

Cllrs Hogarth and Piper declared a non-pecuniary interest in planning application:
[14] 13/03486/HOUSE – 11 Birch Close

328 DECLARATIONS OF LOBBYING

Cllr Mrs Crabtree and Raikes declared they had been lobbied in respect of Planning item:
[20] 13/03538/FUL – St Johns Community Mental Health Centre

Cllr Raikes declared they had been lobbied in respect of Planning item:
[24] 13/03559/HOUSE – 51A Mount Harry Road

329 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 9th December 2013 be approved and signed with the following amendments:

- i. Cllr Raikes did not declare an interest in agenda item 5(a) Joint Transportation Board
- ii. Amend recommendation on 293 (v) 54 The Rise to read "...subject to the adjoining land owner's consent"

330 COMMUNICATIONS

The Committee received and noted a letter of response from Sevenoaks District Council concerning the cost award for an application at 1 Plymouth Drive, 13/01159.

331 LONDON AIRSPACE CONSULTATION

The Committee received and considered part B of the London Airspace Consultation "Proposed changes in the vicinity of Gatwick Airport below 4,000ft.

It was **RESOLVED** that Sevenoaks Town Council welcome the consultation and request that where possible flights avoid AONBs and stay above 5000ft when over built up areas of Sevenoaks. It was further resolved that the Town Council request more detailed figures for current flight volumes and hours of operation, and enquire what Sevenoaks District Council is doing to capitalise on the economic benefits of aviation in the area.

332 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 19th December 2013:

It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 13/3454/WTPO – 10 Quarry Cottages, London Road – Cllr Arnold
Re-pollard Horse Chestnut trees bi-annually for a period of 5 years. (TPO)
//Awaiting Chairman's action//
- ii. 13/03458/WTPO – Woodlands, Hopgarden Lane – Cllr Piper
Reduce canopy by 25% and raise the crown by 50% to 1 Oak tree (TPO)
//Sevenoaks Town Council recommended approval//
- iii. 13/03571/WTPO – Coney Broke, Woodland Rise – Cllr Mrs Crabtree
T1 Oak - Crown reduce height by 2.0m and width by 2.0m. The property side of the tree is to be reduced by 3.0m. Crown thin by 15% removing any dead branches
//Sevenoaks Town Council recommended approval//
- iv. 13/03603/WTPO – Wellingtonia Linden Chase – Cllr Raikes
Various works to trees. (TPO)
//Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that the work is necessary//
- v. 13/03607/WTPO – Kippingstone, 12 Kippington Road – Cllr Parry
Reduce crown of beech tree to previous cut points & thin by 20%.
//Sevenoaks Town Council recommended approval//
- vi. 13/03626/WTPO – The Dragon House, Bradbourne Road – Cllr Raikes
Fell one Silver Birch tree. (TPO)
//Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that the work is necessary//
- vii. 13/03627/WTCA – Craigower Woodland Rise – Cllr Mrs Crabtree
Remove the protruding trunk of Holly tree from the topiary. Cut back of overgrown eucalyptus tree. (CA)
//Sevenoaks Town Council recommended approval//
- viii. 13/03635/WTCA – 18 Vine Court Road – Cllr Clack
Lift canopy of Aesculus hippocastanum by removing 3 lower branches. (CA)
//Sevenoaks Town Council recommended approval//

(b) The Committee received and noted that the following tree work applications have already been determined by Sevenoaks District Council:

- i. 13/03511/WTCA – 39 Granville Road
Various Works to trees
No objection 9th December 2013
- ii. 13/03512/WTPO – 13 Little St Julians Hill
Various works to trees
Granted 11th December 2013
- iii. 13/03579/WTPO – 1 Birch Close
Reducing height & spread of Horse Chestnut by 2 - 3 meters.(TPO)
Granted 11th December 2013
- iv. 13/03608/WTCA – 54 The Drive
Reduce Thuja by 40%.
No objection 17th December 2013

(c) The Committee received and noted the making of the following tree preservation order:

- i. HW/TPO/17/2013 – 7 Granville Road

333 PLANNING APPEALS

(a) The Committee received and considered supporting the District Council on the following planning appeal by written representation:

- i. 13/2209911/NWF – Land n/o Bouchier Close
Erection of a new Care Home

It was **RESOLVED that** Sevenoaks Town Council support Sevenoaks District Council by written representation and will be represented at the hearing, the date of which is still to be set.

(b) The Committee received and noted that the Inspector has allowed the following appeals:

- i. 13/2198673 – Oakend Cottage, 1 Oakfields

334 PLANNING APPLICATIONS

(a) The meeting was adjourned twice to enable members of the public by prior arrangement, to speak on individual planning applications which were on the agenda:

- i. [20] 13/3538/FUL – St Johns Community Mental Health Centre, 1 St Johns Road – For
- ii. [24] 13/03559/HOUSE – 51A Mount Harry Road – Against
- iii. [24] 13/03559/HOUSE – 51A Mount Harry Road – For

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 19th December 2013 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

335 PRESS RELEASE

None.

The meeting closed at 8:35pm

CHAIRMAN

Planning Applications Considered

Applications considered on 23-12-13

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02966/HOUSE	J Russell 31-12-2013	Cllr Eyre	Mr D Harris 01474 36047
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Thoresen		Silverwood	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/13
Widening of existing Dormer.(Retrospective)				

Sevenoaks Town Council recommended approval

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03072/HOUMM	J Russell 26-12-2013	Cllr Clack	Mr Cooper 01892 533 321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Newby			17 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/13
Minor material amendment to application SE/13/01314/HOUSE (Demolition of the attached garage to facilitate the erection of rear and side extensions and internal alterations) - design changed.				
SE/13/03072/HOUMMA - Amended plan				
Revised Certificate B signed 04.12.13				

Sevenoaks Town Council recommended approval

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03129/HOUSE	B Phillips 06-01-2014	Cllr Raikes	Mr F Lewis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Chugg			103 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/12/13
Demolition of garage, sun room and rear extension and erection of single storey rear extension with flat sedum planted roof with two storey side extension with pitched roof.				
SE/13/03129/HOUSE - Amended plan				
Amended block plan showing correct red boundary line received 13.12.13				

Sevenoaks Town Council recommended approval providing there was no loss of amenity to neighbouring properties

Planning Applications Considered

Applications considered on 23-12-13

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03337/HOUSE	M Holmes 01-01-2014	Cllr Raikes	Mr J Tombs 07880 79422
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hosiene			20 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/13
Demolition of a single storey side extension (East) to facilitate a new single storey side extension with four velux windows to rear elevation. Erection of a two storey side extension (West). Alterations to fenestration.				

Sevenoaks Town Council recommended approval provided there is a 1 metre gap from the neighbouring property and there is no loss of amenity to properties in Birch Close

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03347/FUL	M Holmes 24-12-2013	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bland		Bamptons	2 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/13
Demolition of existing bungalow. Erection of part two/three storey detached 5 bedroom house with associated garaging and parking.				

Sevenoaks Town Council recommended approval as previously recommended

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03365/HOUCO	H Broughton 25-12-2013	Cllr Parry	Mr R Ayre 469888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Roberts			3 Cade Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/13
Variation of condition 2 (materials/external finishes) of planning permission SE/13/01081/HOUSE - .Demolition of existing two storey extension and single storey garage. Remodelling of dwelling to include side and rear extensions, increase of ridge height and hard and soft landscaping - amended to reduce the area of tile hanging and include additional rendering to areas on the South and East elevations.				

Sevenoaks Town Council recommended refusal as the proposal would be detrimental to the street scene and contrary to the Character Area Assessment

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03386/ADV	J Russell 06-01-2014	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gratton		Former Caffyns Site	80 London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/12/13
Revised billboard advertisement erected on site for Lidl advertising purposes only. Billboard erected at ground level.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 23-12-13

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03405/HOUSE	H Broughton 27-12-2013	Cllr Mrs Walshe	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Warnett			9 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/13
The erection of single storey rear extension with two roof lights.				

Sevenoaks Town Council recommended approval providing materials used match the existing property

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03417/CONVAR	M Holmes 25-12-2013	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Tilley		Wellmeade	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/13
Variation of condition 2 (materials) & 4 (approved plans) of SE/13/00983/HOUSE - Demolition of existing conservatory and rear extension and erection of ground floor rear and side extensions with roof light and internal alterations, loft conversion to create additional bedroom with two dormers, first floor side extension and associated landscaping. Extension to front porch with amendment to use copper instead of aluminium.				

Sevenoaks Town Council recommended approval

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03444/HOUSE	H Broughton 18-12-2013	Cllr Busvine	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Pearson			41 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/12/13
Erection of a two storey rear extension with single storey glazed projection and one velux window to North elevation. Erection of a single storey side extension linking to the garage.				

Sevenoaks Town Council recommended approval

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03450/ADV	M Holmes 02-01-2014	Cllr Mrs London	Mr I Hutton 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pugh		Britannia	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/13
The erection of 1 x set of vinyl text to be applied to existing timber fascia and 1 x Non illuminated hanging sign.				

Sevenoaks Town Council unanimously recommended refusal as the proposal would neither enhance nor improve the Conservation Area and would be detrimental to a Listed Building

Planning Applications Considered

Applications considered on 23-12-13

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03451/LBCALT	M Holmes 02-01-2014	Mrs London	Mr I Hutton 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pugh		Britannia	70 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/13
The erection of 1 x set of vinyl text to be applied to existing timber fascia and 1 x Non illuminated hanging sign.				

Sevenoaks Town Council unanimously recommended refusal as the proposal would neither enhance nor improve the Conservation Area and would be detrimental to a Listed Building

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03484/FUL	A Byrne 23-12-2013	Cllr Piper	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M De Pascalis		Timbers	65 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/13
Demolition of existing dwelling and a erection of a replacement dwelling.				

Sevenoaks Town Council recommended refusal as the design is out of keeping with the area and fails to enhance or improve the Conservation Area

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03486/HOUSE	H Broughton 24-12-2013	Cllr Raikes	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Arduino			11 Birch Close	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/12/13
Erection of a part two, part single storey front extension. The construction of a side extension incorporating the relocated garage with accommodation in the roof space. Creation of a new access driveway and the conversion and connection of the existing garage to the rear into habitable space with a new flat roof and gable element to the master bedroom.				

Sevenoaks Town Council recommended approval

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03495/HOUSE	H Broughton 31-12-2013	Cllr Mrs London	Mr M Selden 01892 4403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Tomalka			34 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/13
The erection of a part single storey and part two storey rear extension with two roof lights on flat part of roof & enclosure to front porch.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 23-12-13

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03521/FUL	B Phillips 25-12-2013	Cllr Mrs London	Mr S Morris 01827 55503
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Revelan Group PLC		First & Second Floor	132 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/13
Internal alterations. removal of re-positioning of stairs from 1st to 2nd floors to accommodate change of use from office B1 to 2 no. 1 bedroom residential units.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposal will not have a detrimental impact on the setting of the Conservation Area

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03522/LBCALT	B Phillips 25-12-2013	Cllr Mrs London	Mr S Morris 01827 55503
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Revelan Group PLC			132 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/13
Internal alterations. removal of re-positioning of stairs from 1st to 2nd floors to accommodate change of use from office B1 to 2 no. 1 bedroom residential units.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposal will not have a detrimental impact on the setting of the Conservation Area

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03523/HOUSE	H Broughton 01-01-2014	Cllr Busvine	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Emmerson			11 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/13
Two storey side extension linking to garage, single storey rear extension to garage with new pitched roof, new front porch, new rooflight and internal alterations.				

Sevenoaks Town Council recommended approval

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03531/HOUSE	N Thompson 25-12-2013	Cllr Mrs Crabtree	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Silva		The Farmhouse Blackhall Place	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/13
Demolition of existing greenhouse and haystore. Construction of new garden store, shed and greenhouse.				

Sevenoaks Town Council recommended approval subject to there being no loss of amenity to neighbouring properties and the proposed buildings being enured to the main property

Planning Applications Considered

Applications considered on 23-12-13

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03538/FUL	B Phillips 27-12-2013	Cllr Hogarth	Mrs C Apcar 02083 87138
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clarke		St Johns Community Mental He	1 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/12/13
<p>Demolition of previous single storey rear extensions. Change of use to nursery (D1) with the erection of first floor accommodation within the existing roof space, with new dormers on rear elevations, alterations to fenestration to include new windows, doors and glazed canopy. Alterations to existing car park, cycle parking, erection of 2m high acoustic fence, soft play area, enclosed air conditioning units on rear elevation, bin and toy stores at rear.</p>				

Sevenoaks Town Council recommended approval subject to a condition being imposed limiting the number of children to 88

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03538/FUL	B Phillips 13-01-2014	Cllr Hogarth	Mrs C Apcar 02083 87138
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clarke		St Johns Community Mental He	1 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
<p>Demolition of previous single storey rear extensions. With the erection of first floor accommodation within the existing roof space, with new dormers on rear elevations, alterations to fenestration to include new windows, doors and glazed canopy. Alterations to existing car park, cycle parking, erection of 2m high acoustic fence, soft play area, enclosed air conditioning units on rear elevation, bin and toy stores at rear.</p>				
<p>SE/13/03538/FUL - Amended plan</p>				
<p>Proposal description amended. Change of use has been deleted from description.</p>				
<p>Demolition of previous single storey rear extensions and erection of first floor accommodation within the existing roof space, with new dormers on rear elevations, alterations to fenestration to include new windows, doors and glazed canopy. Alterations to existing car park, cycle parking, erection of 2m high acoustic fence, soft play area, enclosed air conditioning units on rear elevation, bin and toy stores at rear.</p>				

Sevenoaks Town Council recommended approval subject to a condition being imposed limiting the number of children to 88

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03547/CONVAR	N Thompson 26-12-2013	Cllr Parry	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd		5 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/13
<p>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE to erection of a two storey extension to east elevation - with amendments to fenestration, lead effect flat roof & PVCu wood effect windows.</p>				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 23-12-13

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03555/FUL	M Holmes 30-12-2013	Cllr Piper	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build			60 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/12/13
Demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway.				

Sevenoaks Town Council recommended approval subject to a condition being imposed for suitable and appropriate access for Nos 62 Oakhill Road and 59 Kippington Road

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03558/FUL	H Broughton 27-12-2013	Cllr Busvine	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Brooker		1st Floor	50-52 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/12/13
Change of use from B1 (Business) to A2 (Financial & Professional Services).				

Sevenoaks Town Council had no objection to this proposal provided the Planning Officer is satisfied that a tenant specific granting of A2 is permissible under the regulations applying to this property

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03559/HOUSE	N Thompson 03-01-2014	Cllr Raikes	Mr N Antoniou 01403 252 994
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Edwards			51A Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/12/13
Demolition of garage and erection of part single storey, part two storey side extension. Loft conversion, involving raising the roof height of the property, with skylights at the front and dormer windows at the rear. Replace existing porch with larger porch.				

Sevenoaks Town Council recommended refusal as it was unable to verify the measurements of the proposal and was concerned about the loss of amenity as a result of the overbearing nature of the building and overlooking of the neighbouring properties in Hitchen Hatch Lane

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03572/CONVAR	M Holmes 31-12-2013	Cllr Hogarth	Pegasus Group 01454 62 5045
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Evolve Estates			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/13
Variation of condition 3 (opening hours) of application reference 13/02013/FUL in order to amend the opening hours to; 8.00-23.00 Mon-Sat and 9.00-22.00 Sun and public holidays.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 23-12-13

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03597/HOUSE	H Broughton 01-01-2014	Cllr Mrs London	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Elliston			5 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/12/13
Minor internal alterations, removal of pitched roof to existing kitchen area and replacement with flat parapet roof, raising height of flat parapet roof to garage, erection of single storey rear extension with lantern roof light. (Amendments to previously approved scheme SE/13/00625/HOUSE)				

Sevenoaks Town Council recommended approval

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03613/HOUSE	H Broughton 02-01-2014	Cllr Towell	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Ford			37 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/12/13
The erection of first floor extension above existing garage and kitchen to provide fourth bedroom with Juliet Balcony and en-suite and new family bathroom.				

Sevenoaks Town Council recommended approval subject to obscure glazing being used on the side bathroom window

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03648/HOUSE	H Tribe 06-01-2014	Cllr Baker	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Greenwood			236 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/12/13
Removal of existing roof, construction of new first floor & roof to form additional living accommodation.				

Sevenoaks Town Council recommended approval

30	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03673/CAN	H Tribe 02-01-2014	Cllr Clack	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
BT Payphones		Telephone Box North West Of	8 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/12/13
Removal of BT public payphone.				

**Telephone box NW 8 St Johns Hill
Sevenoaks Town Council recommended refusal of the removal of the BT public payphone as no details of usage of the public phone had been submitted.**

[The Town Council requests usage information prior to commenting further]