

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 17th March 2014 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Arr: 7:50
Cllr C L L Baker	Apologies	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Apologies
Cllr A S Clayton	Present	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Present	Cllr P E Towell	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Deputy Town Clerk
Committee Clerk
8 Members of the public

PUBLIC QUESTION TIME

None

515 REQUESTS FOR DISPENSATIONS

No requests were received.

516 DECLARATIONS OF INTEREST

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

Cllr Raikes declared a non-pecuniary interest in the following planning application:
[26] 14/00535/LBCALT– Kent Cottage, Wildernesse Mount

Cllr Parry declared a non-pecuniary interest in the following applications:
[15] 14/00412/FUL – 7 Burntwood Road – Abstained from voting
[16] 14/00418/HOUSE – 14 Burntwood Road – Abstained from voting
(5) PD Rights – 14/00671/PAE – Touchwood, 4 Burntwood Grove

517 DECLARATIONS OF LOBBYING

Cllr Towell declared he had been lobbied in respect of the following application:
[7] 14/00316/CONVAR – Lidl Food Store, 80 London Road

518 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 3rd March 2014 be approved and signed.

It was noted that:

- i. Cllr Raikes had represented the Town Council at the Development Control Committee meeting held on 5th March 2014, speaking on 51A Mount Harry Road and that the application had been refused.
- ii. The Town Council's assertion that Blackhall Spinney Cottage, Blackhall Lane [13] was listed in the Wildernesse Conservation Area Management plan as contributing to the Character of the Conservation Area was incorrect, and the Town Council's recommendation for refusal would be withdrawn.

519 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 13th March 2014:

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

- i. 14/00416/WTPO – Woodside, 1 Kippington close – Cllr Eyre
Removal of 1 Scotts Pine tree (WTPO)
Sevenoaks Town Council recommended approval.
- ii. 14/00553/WTPO – 43 Garth Road – Cllr Piper
T1/2 Oak x 2 - Crown reduce 20% (3.5m in height) and shape and remove all dead branches.
Sevenoaks Town Council recommended approval.
- iii. 14/00497/WTCA – 19 White Friars – Cllr Parry
Various works to trees (WTCA)
Sevenoaks Town Council recommended approval for the proposed works to the Douglas Fir, and approval for the proposed works to the 2no Yew Trees subject to the Arboricultural Officer approving the extent of the pruning.
- iv. 14/00588/WTCA – 5 The Drive – Cllr Mrs London
Various works to trees
Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied that the trees are not worthy of retention.
- v. 14/00577/WTCA – 2 Chartway – Cllr Busvine
(T1) Reduction of Leylandii by approximately 50% in height.
Sevenoaks Town Council recommended approval.

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

- i. 14/00536/WTCA – 78B Granville Road
Works to trees in a conservation area.
No objection – 11/03/14
- ii. 14/00491/WTCA – Sheffords Chartered Surveyors, 13 London Road
(T1) Prunus ST - crown clean to crispen shape and structure. Reduce crown by approximately 30% to manage within its situation.
No objection – 07/03/14
- iii. 14/00512/WTCA – 118B Oakhill Road
Reduce canopy on Conifer trees by 5 metres (WTCA)
No objection – 11/03/14

(c) The Committee noted that Sevenoaks District Council had not confirmed the following tree preservation order

- i. HW/TPO/17/2007 – 7 Granville Road

520 PERMITTED DEVELOPMENT

The Committee received and considered the following permitted development application(s):

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

- i. 14/00671/PAE – Touchwood, 4 Burntwood Grove – Cllr Eyre
Prior notification of a single storey rear extension which extends 5.4m beyond the rear wall of the original dwelling house with a maximum height of 3.25m and eaves height of 3.5m.

*Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposed extension falls within the limits of permitted development.
//Informative: The Town Council notes that the proposed extension would be the 3rd time the property has been extended//*

521 PLANNING APPEALS

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

- i. 14/2214631 – New Beacon School, Brittain's Lane

It was **RESOLVED that** the Town Council support Sevenoaks District Council by written representation.

(b) The Committee received and considered supporting Sevenoaks District Council by written representation on the following tree work appeal:

- i. APP/TPO/G2245/3672 – 4 Vine Avenue

It was **RESOLVED that** the Town Council support Sevenoaks District Council by written representation.

(c) The Committee received and noted the following Householder appeal:

- i. 14/02214115 – Lyndhurst Cottage, Holly Bush Lane

522 PLANNING APPLICATIONS

(a) The meeting was adjourned twice to enable member of the public to speak on the following applications:

- i. 14/00412/FUL – 7 Burntwood Road – Against
- ii. 14/00412/FUL – 7 Burntwood Road – For
- iii. 14/00418/HOUSE – 14 Burntwood Road - Against

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 13th March 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

523 PRESS RELEASE

It was **RESOLVED that** a press release be issued on Sevenoaks Town Council's recommendation to refuse planning permission for [31/32]14/00599/FUL – 6 Dartford Road due to, among other reasons, the detrimental impact to a Baillie Scott building and the Town Council's recommendation to approve [26] 14/00535/LBCALT – Kent Cottage, Wildernesse Mount seeking to restore a Baillie Scott building to its original design.

The meeting closed at 8:25pm

CHAIRMAN

Planning Applications Considered

Applications considered on 17-3-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03299/HOUSE	H Broughton 18-03-2014	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			47 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/14
<p>Removal of existing bungalow roof, and construction of a new first floor extension to form 4 bedrooms and 3 bathroom/shower rooms. Alterations to external fenestration and internal alterations.</p> <p>SE/13/03299/HOUSE - Amended plan</p> <p>Amended drawing for the height of the roof element now received. Amended location and block plans.</p>				

Sevenoaks Town Council recommended refusal as the proposed extension would be closer than 1m to the boundary on both sides.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03735/HOUSE	H Broughton 18-03-2014	Cllr Busvine	Mr Ranjit Rai 01908 5035
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Jetha			60 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/14
<p>Creation of parking spaces in front garden. Retrospective application.</p>				

Sevenoaks Town Council recommended refusal as there was insufficient information supplied on the planting scheme which would mitigate the detrimental impact on the street scene.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03782/HOUSE	H Broughton 21-03-2014	Cllr Mrs Dawson	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Kaiser		Firbank Cottage	6 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/14
<p>Demolition of existing conservatory and erection of two storey rear extension.</p> <p>SE/13/03782/HOUSE - Amended plan</p> <p>Amended plans received 21.02.14</p>				

Sevenoaks Town Council noted the amendment to the fenestration and recommended approval subject to the Planning Officer being satisfied that there will be no loss of amenity to adjoining properties.

Planning Applications Considered

Applications considered on 17-3-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03782/HOUSE	H Broughton 27-03-2014	Cllr Mrs Dawson	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Kaiser		Firbank Cottage	6 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/14

Demolition of existing conservatory and erection of two storey rear extension.

SE/13/03782/HOUSE - Amended plan

Amended plans received 21.02.14

SE/13/03782/HOUSE - Amended plan

The amended plans received 21.02.14 were not available on the Sevenoaks District Council website, so the consultation period has been extended to 27.03.14

Sevenoaks Town Council noted the amendment to the fenestration and recommended approval subject to the Planning Officer being satisfied that there will be no loss of amenity to adjoining properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03870/HOUSE	H Broughton 20-03-2014	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Dunderdale			9 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/14

Demolition of existing kitchen diner to facilitate the erection of a single storey rear extension with rooflights. Render to external walls. Installation of oak beams and columns to porch. Changes to external fenestration and internal alterations.

SE/13/03870/HOUSE - Amended plan

Amended plans received 20.02.14

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-3-14

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00273/CONVAR	N Thompson 19-03-2014	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>
				28/02/14
<p>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE- Erection of a two storey extension to east elevation with amendment - with amendments to fenestration including french doors varied to folding doors, lead effect flat roof & window joinery from wood to PVC wood effect windows.</p> <p>SE/14/00273/CONVAR - Amended plan</p> <p>Amended description:</p> <p>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE- Erection of a two storey extension to east elevation with amendment - with amendments to fenestration including French doors varied to folding doors (to match existing joinery) and lead effect flat roof.</p>				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00316/CONVAR	J Russell 18-03-2014	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gratton		Lidl Food Store	80 London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/14
<p>Retention of the Lidl food store with 70 car parking spaces, 16 bicycle spaces and associated landscape and boundary fencing. Closure of existing site access and creation of new site access approved under ref SE/12/01279/FUL with an amendment to condition 13 to plant low level soft landscaping and remove the requirement for tree planting.</p>				

Sevenoaks Town Council recommended refusal as the site requires adequate screening to protect the neighbouring public house and to soften the impact on the street scene.

Planning Applications Considered

Applications considered on 17-3-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00336/CONVAR	M Holmes 27-03-2014	Cllr Hogarth	Miss A Broomfield 02072 507507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Supermarkets Ltd			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/14
<p>Variation of condition 3 and 11 of 13/02013/FUL to change of use from sui generis (car show room) to Class A1 (retail use) - with amendments to condition 3 (opening hours) in order to stay open between 7am and 11pm every day; and condition 11 (plans) alterations to fenestration including replacement of five windows at eastern elevation with brick work, relocation of approved plant to behind the rear of the store, creation of four new additional car parking spaces.</p> <p>SE/14/00336/CONVAR - Amended plan</p> <p>Proposed parking layout and plant amended</p> <p>Amended proposal description:</p> <p>Variation of condition 3 and 11 of 13/02013/FUL to change of use from sui generis (car show room) to Class A1 (retail use) - with amendments to condition 3 (opening hours) in order to stay open between 7am and 11pm every day; and condition 11 (plans) alterations to fenestration including replacement of five windows at eastern elevation with brick work, relocation of approved plant to behind the rear of the store. As amended by plans received 04.03.14.</p>				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00351/FUL	B Phillips 25-03-2014	Cllr Piper	Mr M Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hammond		New Beacon School	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/14
<p>Demolition of Existing Changing Hut, Equipment Stores and Viewing Gallery. Extension of existing Sports Hall and Changing Rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees.</p>				

Sevenoaks Town Council recommended refusal as it did not believe the application justified the very special circumstances required to justify development in the Green Belt, the Town Council requested that the application be considered by the Development Control Committee.

Planning Applications Considered

Applications considered on 17-3-14

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00367/FUL	B Phillips 20-03-2014	Cllr Busvine	Mr M Selden 01892 4403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Thompson			49 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/14
Proposed extension to existing property to form four one bedroomed apartments over two floors with parking on the ground floor level.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00371/FUL	N Thompson 19-03-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Porritt			86A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/14
Amendment to application ref: SE/13/01014/FUL: Change of use of first and second floors to one three bedroom apartment. Amendments consist of changes to window and door arrangements; erection of an extension to existing stair tower to house a lift; and erection of covered walkway and ballustrade between stair tower and rear of building.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00388/HOUSE	H Broughton 25-03-2014	Cllr Piper	Mr A Rayner 07980 29797
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Compton			79 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/14
Erection of a side extension over existing garage, with internal alterations. Enlarged porch and new lantern light over existing study.				
SE/14/00388/HOUSE - Amended plan				
Amended Plan				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-3-14

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00411/HOUSE	N Thompson 19-03-2014	Cllr Eyre	Mr B Ypma 07973 227794
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Glennie		Ridgewood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/14
<p>Extension and alterations to existing garage, including raising of roof height, new flat roof and dormer window and proposed steps and bridge to first floor and the erection of an extension to rear and side of dwelling, addition of porch to front elevation. Amendment to SE/12/00910/HOUSE.</p>				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00411/HOUSE	N Thompson 26-03-2014	Cllr Eyre	Mr B Ypma 07973 227794
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Glennie		Ridgewood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/14
<p>Extension and alterations to existing garage, including raising of roof height, new flat roof and dormer window and proposed steps and bridge to first floor and the erection of an extension to rear and side of dwelling, addition of porch to front elevation. Amendment to SE/12/00910/HOUSE.</p>				
<p>SE/14/00411/HOUSE - Amended plan</p>				
<p>Description of proposal amended:</p>				
<p>Extension and alterations to existing garage, including raising of roof height, new flat roof and dormer window and proposed steps and bridge to first floor; erection of single storey extension to rear and side of dwelling (amendment to SE/12/00910/HOUSE); two storey front extension and two storey side extension; remodelling of existing dwelling and alterations to the fenestration.</p>				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00412/FUL	B Phillips 31-03-2014	Cllr Piper	Mr A Bussetil 01480 4949
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Lenhart			7 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
<p>Demolition of existing dwelling and erection of two detached dwellings and two detached double garages; creation of new access and hardstanding, extension of original driveway, formation of hardstanding and landscaping.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- I) The proposal would represent a cramped form of development
- II) The excessive bulk and mass of the proposed development
- III) The proposal would result in a loss of amenity to 5A Burntwood Road due to the neighbouring property's garden being situated to the front of the house

Planning Applications Considered

Applications considered on 17-3-14

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00418/HOUSE	B Phillips 18-03-2014	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Clark			14 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/14
The erection of first floor extension with rear and front dormers over the existing floor extension and alterations to the rear elevation.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no loss of amenity to neighbouring properties.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00437/HOUSE	N Thompson 19-03-2014	Cllr Eyre	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D John		The Maltings	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/14
Re-grade ground levels to provide enlarged patio area adjacent to existing house and new level lawn area at rear boundary together with new masonry retaining wall and steps; reposition of timber garden fence and retaining wall to north, with new masonry steps up to gate; new retaining wall, repositioning of timber fence and steps modified to south boundary; removal of trees/shrubbery (not subject to TPO) to rear boundary. (Retrospective)				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00447/HOUSE	H Broughton 28-03-2014	Cllr Mrs Walshe	Mr P Edmondson 01892 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Fulton			24 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
The erection of a ground floor side extension with glass roof.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00453/HOUSE	H Broughton 27-03-2014	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Young			190 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/14
Erection of a single storey side extension, front porch extension, garage conversion, alterations to fenestration and internal alterations.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-3-14

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00471/HOUSE	H Broughton 18-03-2014	Cllr Mrs London	Mr S Wallis 07824 64676
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cocovini			31 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/14
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00490/HOUSE	M Holmes 31-03-2014	Cllr Mrs London	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Watson			9 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
Erection of new garden building.				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00494/MMA	M Holmes 19-03-2014	Cllr Canet	Mr P Grattan 01622 8042
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Hitch		Sevenoaks Ambulance Station	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/14

Minor material amendment to SE/13/02351/FUL 'Demolition of former Ambulance Station and erection of 11 new dwellings, consisting of 1 x 1 bed flat, 1 x 2 bed flats, 2 x 2 bed houses, and 7 x 3 bedroom houses, with associated parking and landscaping', to show units 10 and 11 as two bed units with roof lights on front elevations, additional rooflights added to units 1,2, 6, 7, 8 + 9. Units 4+5 to have bi-folding doors replacing french doors and single windows, additional windows to units 1,2,6,7,8 +11, units 3,9 +10 to have bi-folding doors and window, triple window replacing double in units 1,2,3,6,7,8 +9.

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00495/CONVAR	N Thompson 19-03-2014	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>
				27/02/14

Variation of condition 4 of SE/13/03531/HOUSE 'Demolition of existing greenhouse and hay store. Construction of new garden store, shed and greenhouse', with amendment to 'existing hay store to be demolished within one month of completion of the construction of the new shed'.

Sevenoaks Town Council recommended approval for the time limit to be extended to two months.

Planning Applications Considered

Applications considered on 17-3-14

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00508/HOUSE	H Broughton 21-03-2014	Cllr Parry	Mr N Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Buxton			17 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/14
Works associated with re-location of main entrance to face Oakhill Road involving the creation of a gable end to the existing roof and a decorative entrance veranda. Replacement of existing flat roofed dormer windows with pitched ones, creation of new chimney at the NW corner of the house and replacement of PVC windows with more traditional hardwood sash windows.				

Sevenoaks Town Council recommended approval.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00514/HOUSE	H Broughton 19-03-2014	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Verrinder			36 Berwick Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/14
Erection of a two storey side extension and additional parking space.				

Sevenoaks Town Council recommended refusal as the proposed extension is within 1m of the boundary line.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00535/LBCALT	B Phillips 26-03-2014	Cllr Clayton	Mr A Kirby 01622 206289
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Wait		Kent Cottage	Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/14
Rebuild storm damaged chimney stack, re-clad front roof and dormer window and carry out associated internal repairs in accordance with the specification				

Sevenoaks Town Council recommended approval

//Informative: The Town Council is surprised to see that reinstatement after storm damage requires planing permission, but pleased to see that the original Bailey Scott design is being retained./

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00563/HOUSE	M Holmes 26-03-2014	Cllr Parry	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Elston			70 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/14
Erection of a part double/part single extension to front (north) elevation.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-3-14

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00582/HOUSE	H Broughton 26-03-2014	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Shin			36 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/14
Erection of a two storey rear extension. Formation of new roof to form living accommodation. Demolition of existing garage & erection of replacement with games room over				

Sevenoaks Town Council recommended refusal on the grounds that the proposed dormers and garage are contrary to the recommendations of the Residential Character Area Assessment SPD.

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00585/FUL	H Broughton 27-03-2014	Cllr Mrs London	Henson Chapel 01883 73 4777
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gallery 88 Ltd		6 Station Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/14
Change of use from A1 (shop) to A3 (Restaurant) and A5 (Hot Food Takeaway).				

Sevenoaks Town Council recommended approval.

30	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00597/HOUSE	B Phillips 27-03-2014	Cllr Piper	Browitt & Smith Surveyors 451984
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Berger-North			1 Parkland Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
Erection of first floor rear addition.				

Sevenoaks Town Council recommended approval.

31	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00599/FUL	J Russell 28-03-2014	Cllr Clayton	Mr M Kilgour 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Campbell			6 Dartford Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
Erection of a single storey extension to form a new decontamination room, staff room, practice managers office and meeting room.				

Sevenoaks Town Council recommended refusal on the grounds that:
I) The size and shape of the extension would be out of Character with the listed building
II) The new building is very close to the rear boundary, and is not consistent with the spatial standards of the surrounding Conservation Area
III) The development would necessitate the removal of a protected Cedar

Planning Applications Considered

Applications considered on 17-3-14

32	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00600/LBCALT	J Russell 28-03-2014	Cllr Clayton	Mr M Kilgour 850995
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Campbell			6 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
Erection of a single storey extension to form a new decontamination room, staff room, practice managers office and meeting room.				

Sevenoaks Town Council recommended refusal on the grounds that:

- I) The size and shape of the extension would be out of Character with the listed building**
- II) The new building is very close to the rear boundary, and is not consistent with the spatial standards of the surrounding Conservation Area**
- III) The development would necessitate the removal of a protected Cedar**