



Sevenoaks
TOWN COUNCIL

2nd January 2014

You are summoned to attend a meeting of the PLANNING COMMITTEE to be held in the Council Chamber at the address below on Monday 6th January 2014. Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.


Deputy Town Clerk

Committee Members

Cllr S Arnold
Cllr C L L Baker
Cllr N J L Busvine OBE
Cllr Mrs J M Canet
Cllr G R S Clack
Cllr A S Clayton
Cllr Mrs M E Crabtree - **Vice Chairman**
Cllr Mrs A E Dawson

Cllr A Eyre
Cllr R M C Hogarth
Cllr Mrs M A London
Cllr R J Parry
Cllr R L Piper
Chairman - Cllr S G Raikes
Cllr P E Towell
Cllr P C Walshe

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

Apologies for absence

- 1 **REQUESTS FOR DISPENSATIONS**
To consider requests from Members to enable participation in discussion on items on the agenda in which the Member has a Disclosable Pecuniary Interest. [S 31 & 33 Localism Act 2011 refers]
- 2 **DECLARATIONS OF INTEREST**
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.
- 3 **MINUTES**
To receive and sign the minutes of the Planning Committee meeting held on the 23rd December 2013.

Town Council Offices
Bradbourne Vale Road
Sevenoaks, Kent TN13 3QG
Tel: 01732 459953 Fax: 01732 742577

Email: council@sevenoakstown.gov.uk
Website: www.sevenoakstown.gov.uk



4 NEIGHBOURHOOD PLANNING

To receive and consider a report relating to Neighbourhood Plan progress, including recommendation (copy attached)

5 TREE WORK

(a) To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 2nd January 2014:

- i. 13/03693/WTCA – Kingswood, Parkfield – Cllr Mrs Crabtree
Various works to trees (WTCA)
- ii. 13/03688/WTCA – Sevenoaks School, Solefields Car Park – Cllr Arnold
T1 Mature Hornbeam on right hand side of car park exit - Prune to clear school sign and 'No Entry' sign to provide approx. 1m clearance all round. TG2, Group of trees (mainly Beech and Sycamore) - Lift low hanging secondary growth ONLY to approx. 3-3.5m above car parking bays. - Clear growth around CCTV camera T3 Mature Goat Willow - Lift low crown all round to approx. 4m to an even level T4 Ash within Laurel hedge line in centre of car park overhanging Solefields Road - Remove major deadwood from crown. T5 Semi mature multi-stemmed ivy-covered Ash within Laurel hedge line on roadside boundary overhanging Solefields Road. - Remove major deadwood from crown. T6 Young Beech tree - Lift crown all round to approx. 4.5m to an even level by the removal of lateral branches back to the main stem. (Conservation Area)
- iii. 13/03686/WTCA – Sevenoaks School, High Street – Cllr Arnold
Re: 2 no. Black Pines adjacent within central school area T1 Mature Black Pine (tag no: 1086) various works. T2 Mature Black Pine (tag no: 1087) - Remove low hanging secondary branch growing toward corner of building canopy back to scaffold stem - Prune all remaining low hanging secondary growth to provide approx. 5m clearance above ground all round to an even level, all cuts to secondary growth point. (Conservation Area).

(b) To receive and note that the following tree work applications have already been determined by Sevenoaks District Council:

- i. 13/03660/WTCA – 36 Prospect Road
No objection - 30th December 2013
- ii. 13/03680/WTCA – Canterbury House, 6 Gordon Road
No objection – 31st December 2013
- iii. 13/03548/HWTPO – Woodlands, Hopgarden Lane
Refused – 20th December 2013

6 PLANNING APPEALS

(a) To receive and consider supporting the District Council on the following planning appeal by written representation (copy attached):

- i. 13/2210435 – 1 Holly Bush Lane
Demolish existing garage and replace with new dwelling. As amended by plans received 29.08.13 and 10.10.13.

(b) To receive and note that the Inspector has dismissed the following appeals (copy attached):

- i. 13/2208914 – 12 Farnaby Drive
The development proposed is an introduction of a new 3 bay detached garage incorporating lowering land levels to accommodate building and driveway to enable emergence onto highway in a forward gear.

7 PLANNING ENFORCEMENT

To receive and note an enforcement notice issued against the following properties (copy attached):

- i. Seven Sushi, 42-44 London Road
- ii. El Matador, 49 London Road

8 PLANNING APPLICATIONS

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

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 19th December 2013 (copy attached).

9 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

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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
<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
<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]

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Sevenoaks Town Council

Report relating to Neighbourhood Plan progress

On the 26th November 2013 Sevenoaks Town Council hosted a workshop open to public to learn about the production and benefits of Neighbourhood Plans.

The workshop was facilitated by Locality appointed consultants who provided a presentation and answered questioned.

The following people and organisations attended, or registered to attend the event:

Name	Organisation	Expressed interest in joining the Steering Committee or Sub Group
Linda Larter	STC	
Ann White	STC	
Hugh D'Alton	STC	
Mary-Ann Nossent	Locality Consultant	
Clare Wright	Locality Consultant	
James Cochrane	Kippington Roads Ltd	
Roy Walker	The Drive Residents' Association	X
John Edge	Sevenoaks Society	
Peter Moss	Sevenoaks Society	X
Richard Wassell	Acorns Residents' Association	
Carl Dixon	Sevenoaks Specsavers	
Maxine Chakowa	Sevenoaks Specsavers	
Cllr Busvine	Sevenoaks Town Council	
Andrea Starbuck	Ten2two	
Cllr Raikes	Sevenoaks Town Council Planning Committee	
Cllr Purves	Sevenoaks District Council	X
David Gamble	Sevenoaks Society	
Cllr Piper	Sevenoaks Town / District Council	
Tony Aston	Wilderness Residents' Association	
David Moscow	Wilderness Residents' Association	
Gillian Shepherd-Coates	Age UK Tonbridge & Sevenoaks	
Theresa Homewood	Sevenoaks School	
George Porter	Acorn's Residents' Association	
Jill Aisher	St Michaels Preparatory School	X
Chris Young	St Michaels Preparatory School	
Cllr Mike Harvey	Seal Parish Council	
Geoff Brown	St John's Residents' Association	X
Paul Wyndham	The Drive Residents' Association	
Glenn Ball	Architect / Resident Kemsing	X
Byron R Brown	Bradbourne Residents' Association	
Gareth Atkinson	Sevenoaks Society	X
Victoria Baxter		
John Ingram	Bradbourne Residents' Association	

It was agreed to focus the production of the Neighbourhood Plan on the following topic headings and sub headings.

1. **Economic Development and Growth** (possibly combine with section (2) i.e. **Economic Development and Growth consistent with the Character of the Town**)
 1. Land Development
 2. Retail
 3. Employment
 4. Restaurants cafes

2. **Character of the Town**
 1. Not a suburb of London
 2. Built Environment
 3. Note worthily Buildings - Local Heritage Assets

3. **Leisure, sports, green spaces, community, health**

4. **Transport**
 1. Parking
 2. Rail
 3. Bus
 4. Car
 5. Pedestrian
 6. Cycling

5. **Environment and Sustainability**

6. **Education**
 1. Primary
 2. Secondary
 3. Adult

7. **Housing**

It was also noted that the following topics needed to be considered.

- i. Economic Development and Growth
- ii. Land Development opportunities
- iii. Retail – Primary and Secondary
- iv. Leisure / Green spaces – linking up
- v. Pedestrian audit / shared spaces
- vi. Housing
- vii. Transport
- viii. Local History / noteworthy buildings
- ix. Car Parking
- x. Sports
- xi. Neighbouring / Outlying areas
- xii. Markets
- xiii. Not suburb of London or ancillary
- xiv. Maintain individuality
- xv. Environmental
- xvi. Sustainability
- xvii. Night-time economy

- xviii. Provision for the elderly within the Town
- xix. Hotel accommodation
- xx. Equal access
- xxi. Cycling
- xxii. Conservation Areas
- xxiii. Aesthetics

Recommendations:

- i. A meeting of those interested in forming the steering committee take place in January 2014.
- ii. Sevenoaks Town Council considers the nomination of representative(s) to the steering Committee.

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Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG



Direct Dial: 01732 227406
Ask for: Mr M Holmes
Your ref:
My ref: SE/13/01288/FUL
Date: 20th December 2013

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mrs F Bowes
Site: 1 Holly Bush Lane Sevenoaks Kent TN13 3UJ
Nature: Demolish existing garage and replace with new dwelling. As amended by plans received 29.08.13 and 10.10.13.
Appeal Ref: APP/G2245/A/13/2210435/NWF
SDC Ref: SE/13/01288/FUL
Appeal Start Date: 16th December 2013

An appeal has been made to the Planning Inspectorate against the Council's refusal of planning permission for the development described above.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector. Any written comments made by you at the application stage will be sent to the Planning Inspectorate and copied to the appellant. If you wish to make any additional comments you must submit three copies to the Planning Inspectorate, Room 3/10a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/A/13/2210435/NWF, to arrive by 20th January 2014. If representations are submitted after the deadline they will not normally be seen by the Inspector and will be returned.

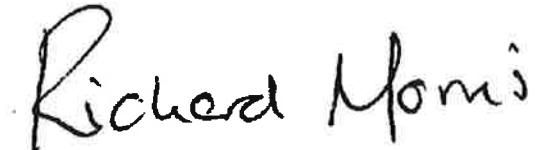
The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information

belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

A Procedural Guidance on Planning Appeals is available free of charge through the Council's Website or on the Planning Portal.

You will be able to view the Appeal Documents and Decision on the Councils website.

Yours faithfully,

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/01288/FUL	M Holmes 29-05-13	Cllr Mrs Walshe	Mr Langer 01892 524.55
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Bowes		1 Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 09/05/13

Demolish existing garage and replace with new dwelling.

Comment on 20/05/13

No. of days taken to comment 11

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal would intrude into the setting of the “important grouping” in the Conservation Area, which includes the adjacent listed buildings, thus conflicting with saved policy EN23 of the Sevenoaks District Local Plan and the NPPF.
- The proposal would harm the integrity of the Conservation Area and the character and appearance of the locality by reason of the confused design and inappropriate architectural treatment, together with two new gates breaking through the old wall along Holly Bush Lane. This would conflict with saved policies EN1 and EN23 of the Sevenoaks District Local Plan, Policy SP1 of the Sevenoaks Core Strategy, and the NPPF.
- The proposal comprises a cramped development which would represent significant overdevelopment of the site and would lack adequate amenity space for any future residents, thus conflicting with saved Policy EN1 of the Sevenoaks District Local Plan.
- The proposal would constitute an undesirable form of development in that it would harm the residential amenities of nearby residents, especially no.2 Park Lane, and thus be contrary to Saved Policy EN1 of the Sevenoaks District Local Plan.
- This proposal would create a fresh dwelling on land which would amount to “garden grabbing” and thus be contrary to the NPPF.

Informative: Although the impact on trees is mentioned in the Design and Access statement is it not clear which trees will be either lost or threatened by the proposed development, making it impossible to reach an informed judgement on this aspect of the application.

Decision on 01/11/13

SDC Refused 2 Grounds 04-11-13

Appeal on 23/12/13

Appeal submitted 20th December 2013

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/01288/FUL	M Holmes 12-06-2013	Cllr Mrs Walshe	Mr Langer 01892 524.55
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Bowes		1 Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 23/05/13

Demolish existing garage and replace with new dwelling.

SE/13/01288/FUL - Amended plan
Tree survey submitted

Comment on 10/06/13 No. of days taken to comment 18

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal would intrude into the setting of the “important grouping” in the Conservation Area, which includes the adjacent listed buildings, thus conflicting with saved policy EN23 of the Sevenoaks District Local Plan and the NPPF.
- The proposal would harm the integrity of the Conservation Area and the character and appearance of the locality by reason of the confused design and inappropriate architectural treatment, together with two new gates breaking through the old wall along Holly Bush Lane. This would conflict with saved policies EN1 and EN23 of the Sevenoaks District Local Plan, Policy SP1 of the Sevenoaks Core Strategy, and the NPPF.
- The proposal comprises a cramped development which would represent significant overdevelopment of the site and would lack adequate amenity space for any future residents, thus conflicting with saved Policy EN1 of the Sevenoaks District Local Plan.
- The proposal would constitute an undesirable form of development in that it would harm the residential amenities of nearby residents, especially no.2 Park Lane, and thus be contrary to Saved Policy EN1 of the Sevenoaks District Local Plan.
- This proposal would create a fresh dwelling on land which would amount to “garden grabbing” and thus be contrary to the NPPF.

Decision on 01/11/13

SDC Refused 2 Grounds 04-11-13

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/01288/FUL	M Holmes 23-09-2013	Cllr Clayton	Mr Langer 01892 524555
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Bowes		1 Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 03/09/13

Demolish existing garage and replace with new dwelling.

SE/13/01288/FUL - Amended plan
Tree survey submitted

SE/13/01288/FUL - Amended plan

Alterations to proposed elevations reducing size of eaves overhang

New proposal description:

Demolish existing garage and replace with new dwelling. As amended by plans received 29.08.13.

Comment on 16/09/13 No. of days taken to comment 13

Sevenoaks Town Council noted the minor change to eaves overhang at the sides of the proposed dwelling but wished to reinforce its objection to the scheme.

The change to the side wall of the house will not change its overall impact on Hollybush Lane. If built it would be oppressive and loom over the footpath creating a tunnel effect in what is now an attractive part of the conservation area. The side elevations of the plan - partly because of the confined nature of the small site - are flat and massive, and in no way live up to the claims of 'Puginesque' character in the design and access statement.

The Town Council in addition reiterated its earlier objection and recommendation for refusal on grounds that:

- The proposal would intrude into the setting of the "important grouping" in the Conservation Area, which includes the adjacent listed buildings, thus conflicting with saved policy EN23 of the Sevenoaks District Local Plan and the NPPF.
- The proposal would harm the integrity of the Conservation Area and the character and appearance of the locality by reason of the confused design and inappropriate architectural treatment, together with two new gates breaking through the old wall along Holly Bush Lane. This would conflict with saved policies EN1 and EN23 of the Sevenoaks District Local Plan, Policy SP1 of the Sevenoaks Core Strategy, and the NPPF.
- The proposal comprises a cramped development which would represent significant overdevelopment of the site and would lack adequate amenity space for any future residents, thus conflicting with saved Policy EN1 of the Sevenoaks District Local Plan.
- The proposal would constitute an undesirable form of development in that it would harm the residential amenities of nearby residents, especially no.2 Park Lane, and thus be contrary to Saved Policy EN1 of the Sevenoaks District Local Plan.
- This proposal would create a fresh dwelling on land which would amount to "garden grabbing" and thus be contrary to the NPPF.

Decision on 01/11/13

SDC Refused 2 Grounds 04-11-13

Appeal on

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Mrs F Bowes
C/O Stephen Langer Associates Limited
York Cottage Major Yorks Road
Tunbridge Wells
Kent
TN2 5TP

SE/13/01288/FUL
Valid on 7th May 2013

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

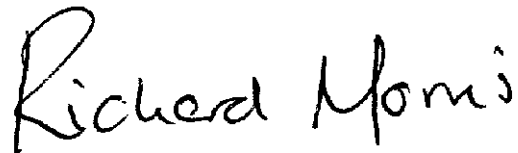
REFUSAL OF PLANNING PERMISSION

Site : 1 Holly Bush Lane Sevenoaks Kent TN13 3UJ

Development : Demolish existing garage and replace with new dwelling. As amended by plans received 29.08.13 and 10.10.13.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY REFUSES PLANNING PERMISSION for the development described above, FOR THE FOLLOWING REASON(S) :-

- 1) The proposal would neither preserve nor enhance the character and appearance of the conservation area and would harm the character and appearance of the street scene. This is because of the cramped nature of the development and the proposed design of the new dwelling, neither of which reflects the character of the area. This conflicts with policy SP1 of the Sevenoaks District Core Strategy, policies EN1 and EN23 of the Sevenoaks District Local Plan and the National Planning Policy Framework.
- 2) The proposal would create an undesirable form of development. It would harm the residential amenities enjoyed by the future occupants of the new dwelling because of the cramped form of development and the inadequate residential amenity space for the dwelling. This conflicts with policy EN1 of the Sevenoaks District Local Plan and the National Planning Policy Framework.



Richard Morris
Chief Planning Officer

DATED THIS: 4th day of November 2013

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate

In this instance the applicant/agent:

- 1) Working in line with the NPPF, the application was refused as the proposal failed to improve the economic, social or environmental conditions of the area.

Please remove any site notice that was displayed on the site pursuant to the application.

NOTIFICATION TO APPLICANT ON REFUSAL OF PLANNING PERMISSION

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, or online at www.planningportal.gov.uk/appeal
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted permission for the proposed development having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state or render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
-

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Appeal Decision

Site visit made on 17 December 2013

by D Spencer BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 December 2013

Appeal Ref: APP/G2245/D/13/2208914

12 Farnaby Drive, Sevenoaks, Kent TN13 2LQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs L Robinson against the decision of Sevenoaks District Council.
 - The application Ref SE/13/01836/HOUSE was refused by notice dated 6 September 2013.
 - The development proposed is an introduction of a new 3 bay detached garage incorporating lowering land levels to accommodate building and driveway to enable emergence onto highway in a forward gear.
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposed removal of the protected oak tree on the character and appearance of the surrounding area.

Reasons

3. The character of the appeal site is one of a verdant and spacious residential area, with dwellings set within large plots. Trees of varying species, size and age are integral to the landscape in this part of Sevenoaks. Farnaby Drive is one of a number of mid-late C20th residential cul-de-sacs which have been built into the verdant landscape and consequently the appearance is one of dwellings close to established and maturing trees. The protected oak tree which is the subject of the 2013 Tree Preservation Order (TPO) is on the northern boundary of the front garden to No 12 Farnaby Drive. The oak sits centrally within the other protected trees on the site. Due to its height and the position of the surrounding trees it can be seen from the public highway in Farnaby Drive and can be appreciated as part of the wider verdant landscape.
4. The appellant submits that the public view is limited to two points on Farnaby Drive and the oak cannot be viewed from Kiddington Road or other public vantage points. I found this to be generally the case although the ability to view the tree in Farnaby Drive would be over two considerable views. Initially the tree is visible on the approach along Farnaby Drive from Kiddington Road towards No 12. It is then concealed briefly by the protected willow trees before becoming visible again over an appreciable length of Farnaby Drive as the road turns south and then west. Therefore the protected oak tree can be seen by the general public which is a factor when assessing its amenity value.

5. With regard to its size and form I have noted that the appellant submits that, in the round, the tree is in good health. I have also considered a previous TPO appeal decision (ref APP/TPO/G2245/2950) in respect of its conclusions regarding the form and sustainability of the oak tree. I have also noted the appellants' submissions regarding the applicability and chronology of tree protection on the appeal site. However, the previous Inspector concluded that the oak tree is in the early part of its lifecycle, that it is likely to have a safe and useful life expectancy and that a balanced crown will form in time. I have seen little in the evidence before me that fundamentally challenges these earlier conclusions. Therefore, I am satisfied that the protected oak has a reasonable form and life expectancy, which weigh in favour of its retention.
6. The appellant submits that the lean of the tree and differing land levels mean that the oak compromises amenity and is of concern to neighbours. The appellant submits that if the oak were to be retained it would need to be regularly managed which would be unsustainable. The tree is some distance from No 12 and therefore any likely impact would be on Nos 14 and 15 Farnaby Drive, which are located to the north of appeal site and the protected oak tree. I observed that these houses were separated from the oak tree by their large driveway and parking areas. Nos 14 and 15 are also positioned close to larger trees, including a sizeable mature conifer tree directly adjacent to the front of No 15. In this context I did not find the lean of the oak tree to be overbearing.
7. Accordingly, in considering the future growth of the oak tree, I find that any impact on nearby properties would be slight and that the long term sustainability of the oak is not unduly limited by its location. Moreover, there would be sufficient room for it to develop and grow, increasing its value in terms of wider visibility. In particular the maturing form of a deciduous oak tree would contrast well with the predominance of pines and conifers in the local landscape.
8. I recognise the appellant would be willing to plant a replacement tree however it would require a significant amount of time to replace the TPO tree in terms of its contribution to public amenity. I therefore conclude that the protected oak tree has significant amenity value and is integral to the verdant landscape quality in this part of Sevenoaks. As such its removal would have a negative effect on the character and appearance of the surrounding area. The proposed development is therefore contrary to saved Policy EN1 of the Sevenoaks District Local Plan (2000) which amongst other things requires the layout of new development to retain important trees. It would also conflict with the objective of the National Planning Policy Framework to conserve and enhance the natural and built environment.

Conclusion

9. For the above reasons, and having regard to all other matters raised, including the lack of objection from neighbouring residents and Sevenoaks Town Council, I conclude that the appeal should be dismissed.

David Spencer

INSPECTOR

Mr M Khan
Seven Sushi
42 - 44 London Road
Sevenoaks
Kent TN13 1AS

Tel No: 01732 227369
Ask for: Mrs N M Clinch
Email: nicola.clinch@sevenoaks.gov.uk
My Ref: 310/13/201
Your Ref:
Date: 23 December 2013

Dear Mr Khan

Town and Country Planning Act, 1990 (as amended)
Enforcement of Planning Control
Seven Sushi, 42 – 44 London Road, Sevenoaks
El Matador, 49 London Road, Sevenoaks

It has been brought to my attention that plastic marquee/gazebo type structures have been erected outside the above restaurants, both of which are Grade II listed buildings. I note that the structures are sizeable and have a degree of permanency about them, being fixed to the ground. It appears that they are intended to remain in situ and thus not temporary in nature.

The structures constitute development requiring the benefit of planning permission and I can find no record of any such permission being sought or granted. As it is unlikely that any such permission would be forthcoming, I write to advise you that the structures outside both restaurants should be removed permanently within 28 days of the date of this letter. If the structures are not removed the Council will give consideration to the issue of enforcement notices requiring the removal of the structures.

Yours sincerely

NM Clinch (Mrs)
Senior Investigation Officer

Copy to Cllr Dawson, Cllr Fleming, Cllr Raikes, Cllr Purves, Sevenoaks TC (by email)

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Planning Applications to be Considered

Planning Applications received to be considered on 06 January 2014

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03334/FUL	H Broughton 08-01-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Sevenoaks School International	Solefields Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/12/13	
<p>Removal of an existing bay window at ground and first floor level to facilitate the construction of a conservatory.</p> <p>SE/13/03334/FUL - Amended plan</p> <p>Amended drawing received on 16/12/13 to show the proposed elevation K</p>				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03492/FUL	J Russell 08-01-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Sevenoaks School Park Grange C	Solefields Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/12/13	
<p>Demolition of five storage sheds (including corrugated garage and timber sheds). Erection of two new metal barns with mono pitched roof and skylights suitable for storage of vehicles and equipment. Erection of a brick/blockwork single leaf extension to an existing storage area. Installation of three dome lights on the existing store room flat roof. Renewal of existing hard areas with tarmac. Erection of a concrete ramp to allow vehicle access to store.</p>				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03531/HOUSE	N Thompson 08-01-2014	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>	
			20/12/13	
<p>Demolition of existing greenhouse and haystore. Construction of new garden store, shed and greenhouse.</p> <p>SE/13/03531/HOUSE - Amended plan</p> <p>Amended drawing Proposed Outbuilding, Site Plan, Block Plan ref 545/15A (received 12.12.2013)</p>				

Planning Applications to be Considered

Planning Applications received to be considered on 06 January 2014

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03547/CONVAR	N Thompson 08-01-2014	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>
				19/12/13
<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> <p>SE/13/03547/CONVAR - Amended plan</p> <p>Amended proposal and proposed floor plan</p> <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 including french doors varied to folding doors, lead effect flat roof & PVCu wood effect windows.</p>				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03570/HOUSE	A Seare 13-01-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Pilbrow			48 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/12/13
<p>Construction of a single storey conservatory that is to be placed on the side and wrap around part of the rear of the existing property</p>				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03611/ADV	J Russell 09-01-2014	Cllr Busvine	Mrs S Wehrle 01843 6010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Swinton Group		Lawrences	43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<p>The installation of three Fascia Signs and one Projecting Sign.</p>				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03615/LBCALT	J Russell 09-01-2014	Cllr Busvine	Mrs S Wehrle 01843 6010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Swinton Group		Lawrences	43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<p>The installation of new Signage.</p>				

Planning Applications to be Considered

Planning Applications received to be considered on 06 January 2014

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03638/CONVAR	J Russell 08-01-2014	Cllr Piper	Mr D Hall 01892 515311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Murdoch		Hollym	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
<p>Variation of condition 8 (approved plans) of SE/10/00553/EXTLMT. Application to extend the time limit of an extant planning permission approved under reference SE/07/00296/FUL. Construction of 2 detached houses with garages with access from Clenches Farm Lane - to allow modifications to the design of the building resulting in changes to external appearance.</p>				

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03638/MMA	J Russell 09-01-2014	Cllr Piper	Mr D Hall 01892 515311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Murdoch		Hollym	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
<p>Variation of condition 8 (approved plans) of SE/10/00553/EXTLMT. Application to extend the time limit of an extant planning permission approved under reference SE/07/00296/FUL. Construction of 2 detached houses with garages with access from Clenches Farm Lane - to allow modifications to the design of the building resulting in changes to external appearance.</p> <p>SE/13/03638/CONVAR - Amended plan</p> <p>Change of category to: MMA (Minor Material Amendment)</p> <p>Amended Description:</p> <p>Minor material amendment to application SE/10/00553/EXTLMT for the Application to extend the time limit of an extant planning permission approved under reference SE/07/00296/FUL. Construction of 2 detached houses with garages with access from Clenches Farm Lane - to show omission of 1 window on N.E. elevation ground floor, replacement with 4 panel unglazed Georgian style door, larger first floor windows changed for smaller windows, addition of central dormer above main entrance door, alteration of garage roof from pitched to parapet with flat roof, addition of two dormers to S.W. elevation, alteration of house roof pitch for plot 1 and roof form for plot 2 to truncated hipped. Alteration of finished floor level for plot 2 and increase in garage width to infill gap between house and garage, addition of patent glazed canopy to rear elevation.</p>				

Planning Applications to be Considered

Planning Applications received to be considered on 06 January 2014

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03639/FUL	M Holmes 08-01-2014	Cllr Busvine	Mrs J Hunter 01215 2311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wagamama			138A-138B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
Fixed canvas canopies with printed signage at shopfront. Signage to rear.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03640/ADV	M Holmes 08-01-2014	Cllr Busvine	Mrs J Hunter 01215 2311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wagamama			138A-138B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/13
External illuminated fascia sign and printed logo on canvas awning.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03642/HOUSE	H Broughton 09-01-2014	Cllr Baker	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Marchal			28 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/13
Demolition of rear garden room, loft conversion with dormer and three roof lights, conversion and extension of garage and utility with pitched roof over with three roof lights, single storey front, one and a half/two storey rear extension, removal of existing pebbledash finish and replacement with render, raised decking/patio to rear with screening and parking to front.				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03682/HOUSE	J Russell 09-01-2014	Cllr Mrs Crabtree	Mr R Clark 01322 222360
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hawes		Berry Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
Erection of a two storey rear/side extension and log store.				

Planning Applications to be Considered

Planning Applications received to be considered on 06 January 2014

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03684/HOUSE	B Phillips 13-01-2014	Cllr Clayton	Mr J Goodey 07725 6070
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Clarkson			11 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/12/13
Erection of a single storey side/rear extension.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03687/HOUSE	A Seare 10-01-2014	Cllr Piper	Mr G Gray 01420 520009
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Senior			46A Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
The erection of a new hardwood Orangery.				
SE/13/03687/HOUSE - Amended plan				
Proposal description has been amended for clarification:				
The erection of a new hardwood Orangery at rear of property.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03687/HOUSE	A Seare 09-01-2014	Cllr Piper	Mr G Gray 01420 520009
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Senior			46A Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
The erection of a new hardwood Orangery.				

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03700/HOUSE	H Broughton 10-01-2014	Cllr Mrs London	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Macdonald			3 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/13
Demolition of existing garage and utility extension. The erection of a new two storey extension to side and front elevations, single storey extensions to side and rear elevations. Re-forming roof with addition of two dormer windows to provide rooms in the roof and changes to fenestration.				

Planning Applications to be Considered

Planning Applications received to be considered on 06 January 2014

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03721/HOUSE	J Russell 20-01-2014	Cllr Piper	Mr M Batchelor 01689 83 6224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wild			75 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/14
Erection of two dormer windows.				