



Sevenoaks
TOWN COUNCIL

13th February 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 17th February 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 3rd February 2014, previously approved at Council on 10th February 2014 (copy attached)

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

Town Clerk 1



4 CONSULTATIONS

(a) Draft Kent Minerals and Waste Local Plan 2013 - 2030 pre submission

To receive and consider any comments from Councillors on the Draft Kent Minerals and Waste Local Plan 2013 – 2013.

NB: As noted on 20th January 2014 due to the size and nature of the document individual copies will not be provided to Councillors. A digital copy of the draft document can be viewed online

<http://consult.kent.gov.uk/file/2780444>

A paper copy has been available to view at the Town Council Offices from the 16th January 2014.

(b) Road Casualty Reduction Strategy for Kent 2014 - 2020

To receive and consider any comments from Councillors on the Road Casualty reduction Strategy for Kent 2014 – 2020, copy of document supplied in agenda papers for Planning Committee meeting 20th January 2014.

5 FLOODING IN SEVENOAKS

To receive and consider a request for feedback on how recent floods have affected Sevenoaks Town. (copy attached)

6 SEVENOAKS RAILWAY SERVICES

To receive and consider a verbal report from Councillors Clayton and Parry on issues, problems, and potential actions surrounding rail services in Sevenoaks (Item requested by Cllr Parry)

7 ROAD CLOSURE NOTICES

To receive and note the following road closures:

- i. Bradbourne Vale Road, between Bradbourne Road and St Johns Hill, 6th – 16th May 2014, 9pm until 5am (excluding weekends)

8 TREE WORK

(a) To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 13th February 2014:

- i. 14/00243/WTPO – 29 Kippinton Road – Cllr Eyre
T20 - Beech - Crown reduce by approx. 20% removing 2-3m of growth, leaving balanced and aesthetically shaped. Tree is very large and has co-dominant stems with included bark. (TPO)
- ii. 14/00253/WTCA – 4 Granville Road – Cllr Busvine
Various works to trees (CA).
- iii. 14/00242/WTCA – 16 Dartford Road – Cllr Clayton
Large conifer - Dismantle to near ground level. Front Garden The tree has outgrown the space it occupies and the roots are visibly damaging the drive surface. It is also blocking light to the property being on the south side of the house. (CA)

- iv. 14/00211/WTPO – 58 Hitchen Hatch Lane – Cllr Raikes
Fell 1 Sycamore tree. Cut back branches of 1 Oak tree. Reduce canopy to 1 Oak tree by approx 30% (WTPO)
- v. 13/03873/WTCA – Spring Cottage, Clenches Farm Road – Cllr Parry
Various works to trees in a conservation area.
- vi. 14/00178/WTCA – 37 Vine Court Road – Cllr Clack
T1 - sycamore - fell and poison (Conservation Area).
- vii. 14/00170/WTCA – 33 Vine Court Road – Cllr Clack
Crown lift of one Beech tree to 5.2m above ground level; cut back encroachment from building to give a 3.0m clearance and clear BT lines. (CA)
- viii. 14/00149/WTPO – 22 Kippington Road – Cllr Parry
Various works to trees
- ix. 13/00147/WTPO – The New School at West Heath – Cllr Parry
Various works to trees
- x. 14/00152/WTPO – 12 Burntwood Road – Cllr Eyre
Work to 1 Oak Tree
- xi. 14/00150/WTPO – Little Combe, Wildernesse Avenue – Cllr Mrs Crabtree
Fell 1 no. Lime located in centre of the access drive.
- xii. 14/00129/WTPO – Ampney 1A Carrick Drive – Cllr Hogarth
Works to 2 Castanea Sativa trees (TPO)
[
- xiii. 14/00177/WTPO – Santillana Solefields Road – Cllr Eyre
Fell one Douglas Fir tree to near ground level. (TPO)

9 PLANNING APPEALS

(a) To receive and note the following Householder appeals have been submitted:

- i. 14/2212197 – 20 Quakers Hall Lane

(b) To receive and consider notification of the appeal venue and date for the following planning appeal:

- i. 13/2209911 – Land North of Bouchier Close

(c) To receive and note the inspector has dismissed the following appeals:

- i. 13/2197186 - Mill House, Mill Lane

10 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 13th February 2014 (copy attached).

11 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 3rd February 2014 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Arr: 7:01
Cllr C L L Baker	Present	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	Arr: 7:04
Cllr G R S Clack	Arr: 7:45	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Present	Cllr P E Towell	Arr: 7:02
Cllr Mrs A E Dawson	Present	Cllr Mrs P C Walshe	Arr 7:11

Deputy Town Clerk
Committee Clerk
5 Members of the public

PUBLIC QUESTION TIME

None

383 REQUESTS FOR DISPENSATIONS

No requests were received.

DECLARATIONS OF INTEREST

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

Cllr Eyre declared a non-pecuniary interest in planning application:

[9] 13/03822/FUL – Land adj 7 Amherst Road

Cllr Clack declared a non-pecuniary interest in planning application:

[15] 14/00002/FUL – Clarendon Lawn Tennis Club, Raleys Centre, Plymouth Drive

384 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 20th January 2014 be approved and signed subject to the following amendments:

- i. Modification to recommendation on [1] KCC/SE/0275/2013 – Knole (east) Academy, Seal Hollow Road, to remove earlier wordings of bullet points 4 & 5 from the end of the recommendation.
- ii. Modification to retained bullet point 5 to read “Whether there **will** be sufficient capacity...”

It was noted that the following consultations has been deferred to the Planning Committee meeting taking place on 17th February 2014:

- i. Draft Kent Minerals and Waste Local Plan 2013 – 2030 pre submission (copy available online consult.kent.gov.uk/file/2780444 or paper copy can be viewed at the Town Council Offices)
- ii. Road casualty reduction strategy for Kent 2014 – 2020 (copy included in agenda papers of meeting held on 20th January 2014)

385 CONSULTATIONS

(a) Off-Street Parking Places Amendment 3 Order 2010

The Committee received and considered the Sevenoaks District Council off-street parking places, Amendment 3, Order 2010 proposals

(b) Order to amend Schedule 55 - Tariff of Charges of KCC Order 2013 (on street parking)

The Committee received and considered a proposed order to amend the tariff of charges relating to on-street parking within Sevenoaks District.

It was **RESOLVED that** the Town Council reiterate its objection to the principle of any increase in car parking charges during current economic times expressing particular concern at the high cost of Town Centre season tickets which are set to rise to £839 and the knock on impact this has on low paid workers.

386 JOINT TRANSPORTATION BOARD

The Committee received and noted the minutes of the Sevenoaks Joint Transportation Board meeting held on 11th December 2013.

It was **RESOLVED that** the Town Council contact the Chairman of the JTB to request that the Board identifies the responsible body, or takes on the responsibility of, providing clear leadership on flooding issues within Sevenoaks District.

It was noted that where potholes have been reported to KCC they have typically been addressed in a timely manner:

Emergency potholes can be reported by phoning: 03000 418181

Non-emergency potholes can be reported via KCC's online fault reporting system:
webapps.kent.gov.uk/KCC.KHSFaultsGIS.Web.Sites.Public/Default.aspx

Shortened link: bit.ly/1kY7bCg

387 ROAD CLOSURE NOTICES

The Committee received and noted the following road closure notices:

- i. Oak Lane – Extended until 21st February 2014
It was noted that KCC H&T were attempting to negotiate the reopening of one lane to mitigate the impact of the closure.

388 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 30th January 2014:

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

- i. 14/00050/WTCA – 56 Oakhill Road – Cllr Eyre
Removal of suppressed trees (hazel stems and oak tree) G1 and selective lifting of low crowns above the client's summerhouse roof G2.
Sevenoaks Town Council recommended refusal and that a TPO be placed on the Oak tree, and approval for the works to the Hazel and lifting of crowns above the summerhouse.

- ii. 14/00095/WTPO – Edenhurst Cottage, 52 Oakhill Road - Cllr Parry
Removal of 1 Western Hewlock tree
Sevenoaks Town Council recommended refusal for the felling of the Western Hemlock unless the Arboricultural Officer considers that the tree should be removed, if removed the Town Council would request that a TPO be placed on the replacement Oak.
- iii. 14/00110/WTCA – 3 Prospect Road – Cllr Clayton
To pollard 1 weeping willow tree
Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied that there will be no detrimental effect on the long term health of the tree.
- iv. 14/00032/WTCA – 12 Vine Court Road – Cllr Mrs Walshe
Removal of 1 Cypress Leylandii tree
Sevenoaks Town Council recommended approval and would welcome the planting of a more suitable tree for the area.
- v. 14/00031/WTPO – Sheraton House, Hopton Lane – Cllr Piper
Reduce 1 Conifer tree by 50%
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. 13/03851/WTPO – Holyoake Terrace
Various works to trees in car park opposite Holyoake Terrace.
Granted 20/01/14
- ii. 14/00035/WTCA – 27 Granville Road
Works to a Yew tree
No objection 21/01/14

(c) The Committee received and noted the confirmation of the following Tree Preservation Orders:

- i. HW/TPO/01/2014 – Sevenoaks School, High Street

389 PLANNING APPLICATIONS

(a) The meeting was adjourned twice to enable members of the public to speak on the following applications for 3 minutes each:

- i. [4] 13/03559/HOUSE – 51A Mount Harry – Against
- ii. [4] 13/03559/HOUSE – 51A Mount Harry – For
- iii. [9] 13/03822/FUL – Land adj 7 Amherst Road - For

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 30th January 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

390 PRESS RELEASE

None

The meeting closed at 8:50pm

CHAIRMAN

Planning Applications Considered

Applications considered on 3-2-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03332/FUL	M Holmes 12-02-2014	Cllr Hogarth	Mr N James 01322 86306
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
SLF Associates			109-111 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/14
<p>Refurbishment of office building. Conversion of first floor offices to two studio flats. Erection of a single floor rear extension (refuse area and new entrance) and a first floor extension above existing ground floor at rear.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03333/FUL	B Phillips 04-02-2014	Cllr Hogarth	Mr N Painter 01322 86306
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chesterton Investments Ltd		The Castle	87 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/14
<p>Demolition of ground floor rear extension and erection of two storey extension to provide ground floor flat and first floor flat. Refurbishment of existing basement and existing ground floor to provide restaurant/bar area. Conversion of first and second floors to provide two further flats.</p>				
<p>SE/13/03333/FUL - Amended plan</p>				
<p>Amended plans showing refuse storage opening over highway and certificate B serving notice on KCC supplied.</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03482/ADV	J Russell 31-01-2014	Cllr Busvine	Mr A Frendo 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ignis UK Property Fund		Blighs Meadow Car Park	Blighs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/14
<p>Retention of 16 non-illuminated wall mounted street signs and 1 free standing non-illuminated monolith sign.</p>				

Sevenoaks Town Council recommended refusal unless it can be demonstrated that the proposed signage is in keeping with the original design guidance for Bligh's.

Planning Applications Considered

Applications considered on 3-2-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03559/HOUSE	N Thompson 10-02-2014	Cllr Raikes	Mr N Antoniou 01403 252 991
<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>
				21/01/14
<p>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.</p> <p>SE/13/03559/HOUSE - Amended plan</p> <p>Amended plans received 17.01.14</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1. Loss of amenity as a result of the overbearing nature of the building and overlooking of the neighbouring properties in Hitchen Hatch Lane**
- 2. The proposal increase in ridge height is contrary to guidance set out in the Residential Extensions SPD**

Planning Applications Considered

Applications considered on 3-2-14

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03638/MMA	J Russell 31-01-2014	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>
				16/01/14

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.

SE/13/03638/CONVAR - Amended plan

Change of category to: MMA (Minor Material Amendment)

Amended Description:

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.

SE/13/03638/MMA - Amended plan

Further amendment of application description includes an altered size and position of garage on plot 1 and altered access and turning arrangements to both properties that is shown on the drawings:

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. An altered size and position of garage on plot 1. Altered access and turning arrangements to both properties.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-2-14

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03725/HOUSE	H Broughton 03-02-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Shurmer			6 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/14
Erection of a two storey rear extension				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposal does not represent overdevelopment of the site, that there will be no risk of overlooking from the new window added to the west elevation, and that a sufficient gap is retained to the site boundary.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03734/HOUSE	H Broughton 07-02-2014	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Ratcliffe			8 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/14

Demolition of single storey side extension and erection of two storey side extension with steps to rear.

SE/13/03734/HOUSE - Amended plan

Revised drawing submitted 10.01.14 to show patio and steps on side elevation, description amended.

Amended Description:

Demolition of single storey side extension and erection of two storey side extension with steps to rear and raised patio.

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no overlooking of neighbouring gardens from the new first floor windows, or that overlooking can be overcome by a condition requiring these windows be obscure glazed.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03782/HOUSE	H Broughton 06-02-2014	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>
				17/01/14

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

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-2-14

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03822/FUL	J Russell 04-02-2014	Cllr Raikes	Durhill Ltd 01892 871525
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
New County Homes Ltd		Land Adjacent	7 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/14
Erection of new dwelling with vehicular and pedestrian access and on site parking and turning area.				

Sevenoaks Town Council recommended approval subject to:

- 1.The Planning Officer being satisfied that the root protection measures outlined in the application paperwork will be sufficient to protect the health of trees on the site**
- 2.The Arboricultural Officer being satisfied with the removal of specified trees**
- 3.The planting of replacement trees being included as a condition in the grant of permission**

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03857/FUL	M Holmes 07-02-2014	Cllr Clack	Mr S Hiscocks 463916
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Seely			24 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/14
Demolition of existing double storey garage/store and single storey construction. To provide two buildings separated by a new courtyard. The existing first floor flat is to be refurbished with the ground floor use class A1 to be converted to C3 and double storey warehouse building at the back of the site to be converted from use class A1 to C3 to provide 1no 2 bed flats, 1no 3 bed flat and a 2 bed mews house.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03858/FUL	H Broughton 03-02-2014	Cllr Eyre	Mr S Coleman 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Sinclair			114 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/14
Demolition of existing dwelling and erection of replacement ECO dwelling with basement.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-2-14

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03867/FUL	J Russell 03-02-2014	Cllr Eyre	J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build Ltd			110 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/14
Demolition of existing building and the construction of a replacement detached dwelling.				

Sevenoaks Town Council recommended refusal on the following grounds:

1.Loss of amenity to neighbouring properties through overlooking

2.Overdevelopment of the site

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03870/HOUSE	H Broughton 31-01-2014	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>
				16/01/14
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.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03871/HOUSE	M Holmes 07-02-2014	Cllr Parry	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Hewlett			29 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/14
Demolition of existing conservatory to facilitate the erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-2-14

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00002/FUL	J Russell 10-02-2014	Cllr Mrs London	Mr P Trill 01622 761850
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Salmon		Clarendon Lawn Tennis Club	Raleys Centre, Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/14
Alteration to existing rear elevation enlarging the opening with new sliding double glazed doors, replacement of window with a door at first floor on rear elevation, alterations to both side elevations, replacing existing metal balustrading with glass and stainless steel, erection of new single story extension to the front and side to provide a new enclosed stair way between existing floors, alteration to front elevation. ,				

Sevenoaks Town Council recommended approval.

//Informative: It was noted that Sevenoaks Town Council is the freeholder of the site in question//

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00007/HOUSE	B Phillips 12-02-2014	Cllr Piper	Mr C Wilson 01892 65403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Ollivier			2 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/14
Demolition of existing conservatory, alteration to fenestration and loft conversion with 7 roof lights.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00023/FUL	J Russell 07-02-2014	Cllr Dawson	Mr C Jackson 01702 5511
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Co-operative Group		1-2 Carlton Parade	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/14
Installation of roller shutters across the whole shopfront.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00033/HOUSE	N Thompson 04-02-2014	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Wood			24 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/14
Demolish and rebuild single story, flat-roofed triple garage block at bottom of garden.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 3-2-14

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00055/HOUSE	H Broughton 06-02-2014	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Bullock			130 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/14
Garden store with two roof lights attached to existing garage to front of property.				

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00056/HOUSE	H Tribe 07-02-2014	Cllr Piper	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs I Hutton			101 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/14
Demolition of Conservatory and erection of single storey rear extension. Alterations and extension to existing parking/drive area.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00069/FUL	B Phillips 12-02-2014	Cllr Eyre	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mitchell			74 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/14
Demolition of existing detached property and construction of replacement dwelling. (Amendment to approved application SE/12/02642/FUL to include partial basement with rooflights).				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00080/FUL	J Russell 11-02-2014	Cllr Busvine	Mr W Jones 01604 21147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Button			92 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/14
Demolition of existing valet bay, proposed extension to form new valet and service bays, removal of existing brise soleil and new facade treatments including repositioning of main entrance. Repainting of existing cladding and curtain wall frame.				

Sevenoaks Town Council recommended approval.

//Informative: The Town Council requested assurance that any potential waste water runoff from onsite valeting will not lead to contamination of the Bradbourne Lakes//

Planning Applications Considered

Applications considered on 3-2-14

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00123/FUL	J Russell 14-02-14	Cllr Eyre	Offset Arch 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gotts		Land South East of	4 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
Erection of a single storey two bedroom dwelling with associated parking and vehicular access.				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00161/LBCALT	B Phillips 18-02-14	Cllr Mrs London	Robinson Escott 01689 8 66224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Dineen		Toni and Guy, The Old Market	103 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
Enclosure of an existing covered archway at ground floor level to allow extension of existing A1 use of the building. External alterations involving glazing to existing arches. Installation of a new heating/ventilation system louvre panel and ventilation grille to rear gable, 4 ventilation grilles to ground floor side elevation				

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal would be detrimental to the street scene
- The present arcade enhances the appearance of the Town Centre
- The proposal would be detrimental to the appearance of the 18th Century listed building.

From: Rod Shelton [<mailto:rodshelton@greenbee.net>]

Sent: 11 February 2014 10:52

To: Sevenoaks Town

Council; clerk@duntongreenpc.org.uk; clerk@cheveningparishcouncil.gov.uk; clerk.swih@hotmail.co.uk; clerk@brastedpc.kentparishes.gov.uk; westerhamparish@btconnect.com

Subject: What have we learnt from the flooding?

I am seeking to correlate information for The Darent Catchment Group, the Environment Agency and Sevenoaks District Council

May I ask you to include this on your agenda with your appropriate parish councillors?

Each of our parishes has been affected by flooding to a greater or lesser degree in recent weeks.

The objective is now to gain a clear overview of how flooding has affected each parish and what we have learnt as a result.

From your input, we can assimilate what work needs to be done in the coming year to alleviate/reduce the affects of flooding from the Darent in the future.

(We can only control the effects of river flooding, not the effects of the saturated water table.)

On a local level we each can now recognise where the 'weak points' are in our defence against localised flooding .

If we can correlate this information, through the Darent Catchment Plan , the Environment Agency and Sevenoaks District Council, we can better protected our communities in the future.

Will your Parish Council please put together a simple list of the factors which have contributed to localised flooding resulting from the rising river level?

Please include:

Where and what were the worst effects of flooding within the parish?

What was done to alleviate the effects? (By whom and was it quick enough)

What do you think could be done in future to avoid a repetition?

(Divide this into long-term proposals (introducing culverts/creating bunds etc)/ short-term preparation (bag stores /fallen wood clearance/ doorstep blocks)

Please include your local (SDC)parish map with your response so that the areas/houses can be more easily identified.

At this point there is little need to put in too much detail but by getting an over-view I think we have a far better chance of demonstrating what needs to be done.

I will correlate the data and then ensure it is included in the Darent Catchment plan, and passed to the Environment Agency and SDC who are all engaged in planning action and support this action.

There are in all fifteen parishes (excluding Dartford) who border on the river.

A correlated communal response will have far greater effect and hopefully, will help alleviate future distress.

The information you provide will only be conveyed to the three authorities stated above.

(Please head your response *Flooding (parish name)*)

Many thanks

Rod Shelton

rodshelton@greenbee.net

Tel: 01959 523371

Mob: 0778 090 3571

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

Direct Dial: 01732 227136
Ask for: Helen Broughton
Your ref:
My ref: SE/13/02309/HOUSE
Date: 27th January 2014

**Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A
Householder Application**

Dear Sir/Madam,

Appeal by: Mr & Mrs David Thompson
Site: 20 Quakers Hall Lane Sevenoaks Kent TN13 3TR
Nature: Rear roof extension with new dormer window to create a playroom.
Appeal Ref: APP/G2245/D/14/2212197
SDC Ref: SE/13/02309/HOUSE
Appeal Start Date: 22nd January 2014

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

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit comments.

We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date at, Room 3/04 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

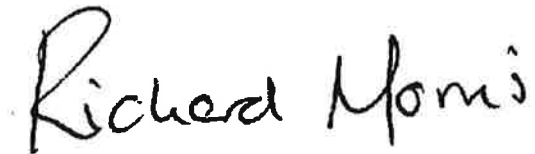
The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date.

The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website at www.planningportal.gov.uk/pcs.

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

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

Yours faithfully,

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly slanted style.

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/02309/HOUSE	Helen Broughton 07-10-2013	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson		20 Quakers Hall Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 17/09/13

Rear roof extension with new dormer window to create a playroom

SE/13/02309/HOUSE - Amended plan

Amended drawings received indicating the missing rooflight on proposed and existing elevations

Comment on 30/09/13 No. of days taken to comment 13

Sevenoaks Town Council recommended refusal on the grounds that the proposal would be overbearing on neighbouring properties and result in a loss of amenity.

//Informative//

Sevenoaks Town Council would be more sympathetic to a development which did not include a prominent, large, flat roofed dormer window at second floor level, and which in the present plan is particularly intrusive

Decision on 01/11/13

SDC Refused 2 Grounds 07-11-13

Appeal on

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/02309/HOUSE	Helen Broughton 18-09-2013	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson		20 Quakers Hall Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 29/09/13

Rear roof extension with new dormer window to create a playroom

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

Sevenoaks Town Council recommended refusal on the grounds that the proposal would be overbearing on neighbouring properties and result in a loss of amenity.

Decision on 01/11/13

SDC Refused 2 Grounds 07-11-13

Appeal on

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

Direct Dial: 01732 227225
Ask for: Mr A Byrne
Your ref:
My ref: SE/11/01878/FUL
Date: 31st January 2014

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

NOTIFICATION OF APPEAL VENUE

Appeal by: Kitewood Investments Ltd And Cascade Partnership
Site: Land North Of Bouchier Close Sevenoaks KENT
Nature: Erection of a new Care home
Appeal Ref: APP/G2245/A/13/2209911/NWF
SDC Ref: SE/11/01878/FUL
Appeal Start Date: 6th December 2013

I refer to my recent letter, advising you that an appeal has been lodged by Kitewood Investments Ltd And Cascade Partnership. The Planning Inspectorate has decided that the appeal will be dealt with by means of an Informal Hearing.

I can now inform you that the appeal will be heard at **The Conference Room - SDC, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG** on **24.04.2014** at **10:00am**.

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

The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website, www.planningportal.gov.uk/pcs.

Yours faithfully,

A handwritten signature in black ink that reads 'Richard Morris'.

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/11/01878/FUL	A Byrne 30-08-11	Cllr Mrs London	Mr G Bunce 01622.6911
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Watkins	Land North of	Bourchier Close	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 08/08/11

Erection of a new Care home and close care accommodation

Comment on 15/08/11 No. of days taken to comment 7

Sevenoaks Town Council UNANIMOUSLY recommended refusal on the following grounds:

- 1.The proposed development is contrary to saved policy EN9 of the Sevenoaks District Local Plan; the site in question has been identified as an important area of green space within the built confines of Sevenoaks Town.
- 2.The development is out of keeping with the area; and due to its prominent overbearing and intrusive nature will be damaging to the amenities of all neighbouring properties in the area.
- 3.The mass and bulk of the development would constitute overdevelopment of the site
- 4.The development would result in inappropriate levels of traffic on inadequate and narrow roads, with difficult egress onto Oak Lane.
- 5.No environmental impact assessment has been submitted with the application.
6. Access to the site is restricted due to its elevated position and steep gradient

Decision on 01/06/13

SDC Refused 6 Grounds 07-06-13

Appeal on

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/11/01878/FUL	A Byrne 30-08-12	M London	Mr G Bunce 01622.6911
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Watkins	Land North of	Bourchier Close	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 15/08/12

SE/11/01878/FUL - Amended plan

(1) change to application site area(2) Removal of close care accommodation (3) increase in size of open space proposed for public use(4) playground proposed as part of public open space (5) further information submitted in relation to ecology, tree, highways and surface water impacts (6) visual assessment document submitted (7) information regarding alternative sites submitted.

Comment on 20/08/12 No. of days taken to comment 5

Sevenoaks Town Council recommended refusal on the following grounds:-

- Over intensive use of site in this residential neighbourhood
- Excessive mass and bulk
- Detrimental to the street scene
- Loss of majority of valuable 'green lung' in town centre
- Detrimental impact of traffic flow in High Street

Decision on

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/11/01878/FUL	A Byrne 12-10-12	M London	Mr G Bunce 01622.6911
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Watkins	Land North of	Bourchier Close	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 25/09/12

Erection of a new Care home and close care accommodation

SE/11/01878/FUL - Amended plan 15-08-12

(1) change to application site area (2) Removal of close care accommodation (3) increase in size of open space proposed for public use (4) playground proposed as part of public open space (5) further information submitted in relation to ecology, tree, highways and surface water impacts (6) visual assessment document submitted (7) information regarding alternative sites submitted.

SE/11/01878/FUL - Amended plan 25-09-12

Additional tree survey, surface water drainage and highway reports now available.

Comment on 01/10/12

No. of days taken to comment

6

Sevenoaks Town Council recommended refusal on the following grounds:

- This site is designated as an important area of green space under saved policy EN9 of the SDC LDF
- Over intensive use of site in a residential neighbourhood
- Detrimental impact on the street scene
- Detrimental impact on the traffic flow of the Upper High street

Decision on

Appeal on

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Appeal Decision

Site visit made on 14 January 2014

by R O Evans BA(Hons) Solicitor MRTPI

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

Decision date: 3 February 2014

Appeal Ref: APP/G2245/A/13/2197186
Mill House, Mill Lane, Sevenoaks, TN14 5BX

- 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 Purelake New Homes against the decision of Sevenoaks District Council.
- The application Ref SE/!2/00881/FUL, dated 30 March 2012, was refused by notice dated 19 April 2013.
- The development proposed is: Redevelopment of the mixed-use site to provide 29 dwellings; 22 new houses and flats in three separate blocks and 7 houses and flats by way of converting and/or partial rebuilding the existing Mill House, Mill Cottage and Mill Building with 45 associated car parking spaces and new centrally located access road.

Decision

1. The appeal is dismissed.

Reasons - Introduction

2. The appeal site is a roughly L shaped plot of land of some 0.4ha. It lies within a predominantly residential area on the north eastern outskirts of Sevenoaks, with Greatness Park to the east and views to the North Downs to the north. It is currently in a range of commercial and residential uses, with a tall former mill building at its north eastern corner.
3. The appeal proposals involve the site's redevelopment as outlined above, in 5 separate blocks, including the reconstruction of the former mill building (Block D) in similar style and proportions. The principle of redevelopment is not in dispute. Of the Council's 3 reasons for refusal, two were concerned with the perceived impact of Block E, to be set on the Mill Lane frontage. The third reflected the absence of an agreement in relation to the provision of affordable housing and contributions to infrastructure improvements. That has now been addressed to the Council's satisfaction by the submission of a unilateral undertaking and I see no need to go into it further. I shall therefore concentrate on the remaining two reasons for refusal.

Main Issues and Planning Policy

4. The main issues are thus the impact that Block E would have firstly, on the setting of the rebuilt Block D and the weight that should be afforded, secondly, on the character and appearance of the locality and thirdly, on the living conditions of residents opposite the site.

5. The District's Local Development Framework Core Strategy was adopted in February 2011. Pursuant to Policy SP 1, all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council, including local Character Area Assessments ("CAA"). As well as other objectives, the District's heritage assets and their settings, including historic buildings, will be protected and enhanced.
6. Policy SP 7 sets out housing density objectives, but subject to the overriding consideration that it be consistent with achieving good design and that it does not compromise the distinctive character of the area in which it is situated. This site lies within a defined character area (N09) for the purposes of the CAA 2012 Supplementary Planning Document, consisting principally of Mill Lane, North View Road and part of Seal Road. The mill building is recognised as a landmark feature, the character of which should be retained, while the "repeated designs and building lines in Mill Lane" should be respected. I have had regard also to the detailed development criteria in saved Policy EN 1 of the 2008 Local Plan, in particular Nos 1 (form of development), 3 (privacy and amenity) and 4 (loss of important buildings).
7. The National Planning Policy Framework was published in March 2012. In addition to its core planning principles (para 17), the objectives of delivery of sustainable development (section 1) and of a wide choice of housing (section 6), section 12 is concerned with conserving and enhancing the historic environment. In particular, it advises on the approach to be taken to the effect of development on heritage assets, both designated and non-designated. The definition of a 'heritage asset' includes a building identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Such assets include those identified by a local planning authority, including local listing. It follows that local listing is not the only way in which such 'identification' can be made for an asset to be regarded as of heritage interest for this purpose.

First Issue

8. The mill was de-listed in March 2011 for the reasons given in the English Heritage Report of that date, but principally because of the consequences of the rebuilding of the original late eighteenth century structure (itself a rebuilding) above ground level "in modern materials" following a "disastrous" fire in 1927. As the report states however, the building "clearly has local historical interest." Apart from the present building, a mill has apparently existed on the site or nearby since the fourteenth century, so it is hard to disagree with that albeit bald assessment.
9. In an undulating setting, with rising land to the south, west and to an extent to the east, the present building stands as a landmark both because of its height and form, and because of the reminder it gives of its historical function. As the Council's Conservation Officer commented, it is a "significant feature in the area and *gives it its special identity*" (my emphasis). That identity is reinforced by the restored mill pond to the south. With the building's de-listing, and because (in short) of the apparent impracticability of its conversion however, the Council have accepted the Appellants' proposal to rebuild the mill in substantially similar form and design but incorporating residential use as flats. That in itself is a reflection of its value as a heritage asset to the area,

- recognised if in different terms in the CAA. The fact that it would be rebuilt does not therefore lessen any weight that might be attached to possible harm to its setting.
10. The mill's significance as a landmark is also emphasised by the contrast it provides with the largely domestic scale and character of the buildings, mostly 2 storey houses, around it. An obvious exception to that is the range of utilitarian buildings attached to its southern elevation. They are accepted as of 'poor quality' but are clearly of some age, part of one of them being visible in a late nineteenth century photograph, if with considerable alteration since. Their age and the quirkiness of their design and construction, no doubt reflecting their original purposes, means they are not wholly without character.
 11. Block E would replace these "unlisted but historically interesting commercial structures"¹. It is shown as a 2 and 3 storey building with high roofs and full residential units in the roofspace. It would be set some 5m to the south of the rebuilt Block D, allowing limited views of the latter's southern elevation, but would occupy a larger footprint, extending further south and west. Its eastern elevation would "in part mirror"² the form of the existing buildings, by rising in height from north to south, but it would be of an altogether different size, scale and greater height than the buildings it would replace.
 12. The differences in height between the existing buildings and the mill are put at 7.2m and 8.5m, reducing to 3.5m and 5.5m with Block E. While the Council's planning officer acknowledged the increases in height, he considered the mill / Block D would continue to "dominate the local townscape", reinforced by the (slight) stepping back of Block E compared to the existing structures. That last step would certainly help but this assessment to my mind fails to take sufficient account of the size and depth of Block E, particularly in views from the south.
 13. Nothing at present comes close to rivalling the visual presence of the mill building in the vicinity. More substantial buildings (than the houses in Mill Lane) to the south east are sufficiently separated both in distance and by open, rising land so that they relate far more to Seal Road than to Mill Lane, reflected in their lying outside the Area NO9 of the CAA. There is a 4 storey block of flats at the northern end of Mill Lane, again outside Area NO9, but it is set on lower ground and has little visual significance for the immediate surroundings. The visual relationship between the proposed buildings was not the purpose of Plan 4249-PD-014 but I find it at least potentially misleading in this respect as it shows the roofline of Block E below the level of the dormer windows on Block D. In contrast, extending that line on the elevational plan No 4249-PD-11 Rev B takes it to a point above the eills of those windows.
 14. Be that as it may, it is not the design of Block E which in my assessment gives rise to an objection, many features indeed echoing the site's past and more easily enabling a 'reading' of it accordingly than if it were individual houses. It is rather the combination of the building's height, depth and mass that would detract from the setting of the mill / Block D, not so much complementing³ it as challenging it visually, even when seen from some angles to the north. The mill building / Block D is surely the "point of destination" – as I imagine it has been for over two centuries – so that there is no need for a new one to

¹ Conservation Officer, Committee Report

² *ibid*

³ Cf Appellants' Heritage Statement para 5.4.4

compete with it “within the development”⁴, nor can I see how that would “enhance its prominence in the streetscene”⁵ or significance as a landmark. In its presently intended form therefore Block E would cause harm to the setting of a significant if undesignated local heritage asset.

Second Issue

15. Much of what I have said above serves as a preface to consideration of the impact on the wider character and appearance of the area. Again, it is the contrast of the mill with what surrounds it that creates the landmark – but also emphasises the domestic scale of the mostly 2 storey houses in this part of Mill Lane. This is not a Conservation Area and difference does not of itself equate to harm. There is no reason therefore in redeveloping a site such as this to expect a copying of development elsewhere in the vicinity. Although the buildings opposite are set slightly higher than Block E would be, its greater height, depth and proximity to the road would set it apart, giving it a somewhat overbearing impact in the streetscene.

Third Issue

16. As above, Block E would extend further to the south than the main buildings to be replaced. That would undoubtedly reduce the south westerly outlook from the properties opposite but with rising land to the west, as well as buildings and vegetation including some trees, I do not consider this would result in a substantial loss of direct sunlight. Further, the Council have not challenged the accuracy of Plan 4249-PD-014 in relation to the calculations based on Building Research Establishment Guidelines. With the distance between the buildings, at some 18m, I do not consider there would be an unacceptable loss of light more generally to those properties. Even so, the height and mass of Block E, compared to what exists now, would result in a greater visual impact and reduced outlook. That comparison does not include the impact of the mill building itself if only because even at its present height it was probably built some time before the houses opposite.

Conclusions

17. Given the obvious benefits of the scheme in terms of housing provision, including affordable housing, it is unlikely I would have found the last 2 objections by themselves or even collectively sufficient to outweigh them. The second issue however is not easily separable from the first, since the mill building and its setting are so important in creating and defining the character of the area. Paragraph 135 of the NPPF advises that in weighing applications that affect directly or indirectly non-designated assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
18. I have no doubt that the officers’ assessments were professionally made following a long process of discussion over the scheme. A recommendation of approval does not however mean that success on appeal will be automatic if there are sound planning reasons for the Committee’s decision. As indicated above, I regard the mill as being clearly of local importance and the harm to its setting as significant for the reasons given. The acceptance of the viability of the present scheme does not mean that another or a re-worked scheme would

⁴ Cf Design & Access Statement para 5.47

⁵ Appeal statement para 6.14

not be viable. It is not for me to say how that might be achieved but in passing, even without the 2 units in the roofspace of Block E, the Core Strategy density objective of 40 units per hectare would be exceeded. Together with the other less weighty objections, I conclude on balance that Block E as presently drawn would be in conflict with the above development plan policies and other material considerations are not sufficient to outweigh that harm.

19. For the sake of certainty, I am aware that another application has been submitted to the Council but I have no details of it and have attached no weight to it. I have taken account of all other matters raised but none serves to outweigh my above conclusions.

RO Evans

Inspector

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Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03111/FUL	Mr A Byrne 26/02/2014	Cllr Mrs London	Mr G Bunce 01622 6911
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Watkins		Land North Of	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/14

Erection of 66 bed class C2 nursing home.

SE/13/03111/FUL - Amended plan

The following additional information has been received: Amendments proposed regarding access to the open space and provision of a play area; landscape and visual impact assessment; additional information to support transport statement; additional ecology information and further statement on drainage and flood risk.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03337/HOUSE	M Holmes 21-02-2014	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>
				04/02/14

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.

SE/13/03337/HOUSE - Amended plan

Internal alteration to layout of first floor of side extension so that bedroom is to the front and bathroom is to the rear.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03347/FUL	M Holmes 28-02-2014	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>
				11/02/14

Demolition of existing bungalow. Erection of part two/three storey detached 5 bedroom house with associated garaging and parking.

SE/13/03347/FUL - Amended plan

Level changes made and elevational amendments made to bring the development in line with the approved scheme.

Amended proposal description:

Demolition of existing bungalow. Erection of part two/three storey detached 5 bedroom house with associated garaging and parking. As amended by plans received 06.02.14.

Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03601/FUL	B Phillips 20-02-2014	Cllr Clack	SJM Planning 07974 274
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Keys		Land To The North Of	1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/14
Demolition of existing detached garage; Erection of one detached dwelling to rear of existing property.				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03673/CAN	H Broughton 03-03-2014	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>
				04/02/14
Removal of BT public payphone.				
SE/13/03673/CAN - Amended plan				
Second round of consultation.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03713/HOUSE	M Holmes 21-02-2014	Cllr Mrs Dawson	Mr Wyatt Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Groves		Amberley	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
Demolition of existing conservatory, erection of ground floor side and rear extensions. Attached double garage, alterations to fenestration, ground floor rear deck with ballustrade, front ballustrade and driveway.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03789/HOUSE	B Phillips 20-02-2014	Cllr Parry	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hooper			39 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/14
Double storey side extension. New roof and render to existing study / garage block				

Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03857/FUL	M Holmes 13-02-2014	Cllr Clack	Mr S Hiscocks 463916
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Seely			24 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
<p>Demolition of existing double storey garage/store and single storey construction. To provide two buildings separated by a new courtyard. The existing first floor flat is to be refurbished with the ground floor use class A1 to be converted to C3 and double storey warehouse building at the back of the site to be converted from use class A1 to C3 to provide 1no 2 bed flats, 1no 3 bed flat and a 2 bed mews house.</p> <p>SE/13/03857/FUL - Amended plan</p> <p>Minor amendments to elevations and front boundary treatment</p> <p>Amended proposal description:</p> <p>Demolition of existing double storey garage/store and single storey construction. To provide two buildings separated by a new courtyard. The existing first floor flat is to be refurbished with the ground floor use class A1 to be converted to C3 and double storey warehouse building at the back of the site to be converted from use class A1 to C3 to provide 1no 2 bed flats, 1no 3 bed flat and a 2 bed mews house. As amended by plans received 20.01.14.</p>				

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00015/HOUSE	H Tribe 25-02-2014	Cllr Parry	Mr D Horn 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ord			75 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/14
Demolition of existing conservatory and the erection of a single storey rear extension.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00017/HOUSE	N Thompson 14-02-2014	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Parkin			7 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
The erection of a first floor extension with alterations to the rear and west fenestration.				

Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00019/HOUSE	H Broughton 24-02-2014	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Blackmore			5 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
The erection of a two storey side extension.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00033/HOUSE	N Thompson 17-02-2014	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Wood			24 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
Demolish and rebuild single story, flat-roofed triple garage block at bottom of garden.				
SE/14/00033/HOUSE - Amended plan				
Amended floor plans				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00036/FUL	H Broughton 24-02-2014	Cllr Eyre	Mr D Shaw 01342 838060
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Golding			31 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
Demolition of existing dwelling and garage. Erection of new detached dwelling and garage, with associated landscaping.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00055/HOUSE	H Broughton 13-02-2014	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Bullock			130 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
Garden store with two roof lights attached to existing garage to front of property.				
SE/14/00055/HOUSE - Amended plan				
Amended plans received 22-01-14				
Amended proposal description:				
Garden store with two roof lights attached to existing garage to front of property. Amended				

Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

plans received 22.01.14.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00068/FUL	M Holmes 13-02-2014	Cllr Mrs Crabtree	Mr A Hicken 01622 77622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sparrow		Bambi Cottage	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14

Demolition of existing workshop and garage, construction of replacement dwelling with attached garage.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00070/HOUSE	H Broughton 19-02-2014	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Esterhuizen			1 Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14

Partial demolition of existing ground floor rear extension and erection of first floor side extension and two storey rear extension with twin pitched roof, first floor rear balcony with timber and metal balustrade.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00091/HOUSE	N Thompson 19-02-2014	Cllr Canet	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Weston-Simons			27 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/14

Demolition of existing side extension and the erection of a single storey side extension with lantern roof light.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00115/HOUSE	H Broughton 19-02-2014	Cllr Baker	Mr R Turner 0783621905
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Coombs			3 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14

Demolition of an existing side garden store to facilitate the erection of a single storey side extension and internal alterations.

Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00122/HOUSE	M Holmes 26-02-2014	Cllr Parry	Mrs O Maddison 669131
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J O'Sullivan		Canes	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/14
Enlarged entrance porch to front, enlarged glazed opening and new decked area to rear, with flue for the wood burning stove to rear roof.				

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00140/HOUSE	B Phillips 18-02-2014	Cllr Towell	Mr D Kenvin 350237
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A L Fitch			45 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
The erection of a front porch.				

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00165/ADV	B Phillips 19-02-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clarke		St Johns Community Mental Heal	1 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
Installation of Fabricated Aluminium composite sign panel 4mm thick, set with 20mm deep channel fixings riveted to rear. Mounted to 76mm diameter steel PVC coated posts.				

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00167/ADV	J Russell 19-02-2014	Cllr Busvine	Mrs D Pitt 01527 504276
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Boots Company PLC		Boots Opticians Ltd	110 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
1 x Non Illuminated Folded Aluminium Fascia ,1x Non Illuminated traditional Hanging Sign.				

Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00184/HOUSE	B Phillips 26-02-2014	Cllr Mrs Crabtree	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cosgrove		Mimosa House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/14
Erection of a second floor roof front and side extension to accommodate loft conversion, insertion of three eyebrow dormer windows on front elevation, insertion of three eyebrow dormer windows and two conservation grade roof lights on the rear elevation. Alterations to fenestration and internal alterations.				

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00191/HOUSE	H Broughton 21-02-2014	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Gale			66 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/14
Removal of steel staircase and infill doorway to right flank elevation, demolition of single storey rear extension and erection of single storey rear extension with 4 roof lights.				

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00193/LDCEX	A Seare 14-02-2014	Cllr Parry	Mr J Simmons 07760 495 445
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Tansley			27 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
Confirmation that the works commenced, erection of an oak framed garden room including an enclosed shed for storage and open fronted timber garden room, falls within permitted development.				

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00204/HOUSE	B Phillips 27-02-2014	Cllr Eyre	A Jackson 851800
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs R Appleford			80 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/14
The erection of a single storey side & rear extension.				

Planning Applications to be Considered

Planning Applications received to be considered on 17 February 2014

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00269/HOUSE	B Phillips 26-02-2014	Cllr Eyre	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Rose			74 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/14
The erection of a two storey extension to the front elevation and new tiled porch.				

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00280/HOUSE	J Russell 28-02-2014	Cllr Eyre	Sandra Lynch
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G Gorrill			25 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/14
Demolition of existing garage and erection of single storey extension with room in roof, including roof light. Raising of the roof height to incorporate first floor and conversion of roof space to include two front dormers and roof lights. The erection of single storey rear extension with atrium roof.				