



*Sevenoaks*  
TOWN COUNCIL

13<sup>th</sup> March 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 17<sup>th</sup> March 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 A Eyre
Cllr C L L Baker	Cllr R M C Hogarth
Cllr N J L Busvine <small>OBE</small>	Cllr Mrs M A London
Cllr Mrs J M Canet	Cllr R J Parry
Cllr G R S Clack	Cllr R L Piper
Cllr A S Clayton	<b>Chairman</b> - Cllr S G Raikes
Cllr Mrs M E Crabtree - <b>Vice Chairman</b>	Cllr P E Towell
Cllr Mrs A E Dawson	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.

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Town Clerk 1

3 MINUTES

To approve and sign the minutes of the Planning Committee meeting held on the 3<sup>rd</sup> March 2014, subject to the following amendment: (copy attached)

4 TREE WORK

(a) To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 13<sup>th</sup> March 2014:

- i. 14/00416/WTPO – Woodside, 1 Kippington close – Cllr Eyre  
Removal of 1 Scotts Pine tree (WTPO)
- ii. 14/00553/WTPO – 43 Garth Road – Cllr Piper  
T1/2 Oak x 2 - Crown reduce 20% (3.5m in height) and shape and remove all dead branches.
- iii. 14/00497/WTCA – 19 White Friars – Cllr Parry  
Various works to trees (WTCA)
- iv. 14/00588/WTCA – 5 The Drive – Cllr Mrs London  
Various works to trees
- v. 14/00577/WTCA – 2 Chartway – Cllr Busvine  
(T1) Reduction of Leylandii by approximately 50% in height.

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

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

(c) To receive and note that Sevenoaks District Council have not confirmed the following tree preservation order (copy attached):

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

5 PERMITTED DEVELOPMENT

To receive and consider the following permitted development application:

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

6 PLANNING APPEALS

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

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

(b) To receive and consider supporting Sevenoaks District Council by written representation on the following tree work appeal (copy attached):

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

(c) To receive and note the following Householder appeal (copy attached)

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

7 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 13<sup>th</sup> March 2014 (copy attached).

8 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 3<sup>rd</sup> March 2014 at 7pm

**Present:**

**Committee Members**

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

Committee Clerk

3 Members of the public

**PUBLIC QUESTION TIME**

None

**436 REQUESTS FOR DISPENSATIONS**

No requests were received.

**437 DECLARATIONS OF INTEREST**

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

Cllr Raikes declared a non-pecuniary interest in the following application:

[8] 14/00192/HOUSE – Tylers Barn, Wildernesse Avenue

Cllr Parry declared a non-pecuniary interest in application

[13] 14/00284/FUL – Blackhall Spinney Cottage, Blackhall Lane

Cllr Parry declared a pecuniary interest in the following application and abstained from discussion and voting:

[9] 14/00198/CONVAR - 6A Burntwood Road

**438 DECLARATIONS OF LOBBYING**

Cllr Mrs Crabtree declared she had been lobbied in respect of the following application:

[13] 14/00284/FUL – Blackhall Spinney Cottage, Blackhall Lane

**439 MINUTES**

It was **RESOLVED that** the minutes of the Planning Committee meeting held on Monday 17<sup>th</sup> February 2014 be received and signed subject to the following amendment:

- i. Modify declarations to note that Cllr Mrs Crabtree abstained from “voting **and discussion**” on (8ix) 14/00147/WTPO – The New School at West Heath

It was requested the resolution on the Kent Minerals and Waste Local Plan consultation be revisited to note Sevenoaks Town Council’s objection to any waste development within urban centres.

#### 440 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 27<sup>th</sup> February 2014:

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

- i. 14/00389/WTCA – Hillbury, Woodland Rise – Cllr Mrs Crabtree  
Reduce the length of the lower limb to 1 Silver Birch tree by approx. one third. (CA)  
*Sevenoaks Town Council recommended approval.*
- ii. 14/00384/WTPO – 10 Quaker Close – Cllr Clack  
One Ash tree section fell to ground level. (TPO)  
*Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that the work is necessary.*
- iii. 14/00461/WTCA – 46 South Park – Cllr Arnold  
Remove 20% of Silver Birch tree. Remove 1 Cypress tree. (CA)  
*//Chairman's Action//*
- iv. 14/00303/WTPO – Ragstone, The Vine – Cllr Arnold  
Holme Oak in rear garden 15% crown reduction to manage the trees size in proximity to the property and allow more light access  
*//Chairman's Action//*
- v. 14/00433/WTCA – Mead Bank, South Park – Cllr Arnold  
Removal of large limb from 1 Cypress tree. (WTCA)  
*//Chairman's Action//*
- vi. 14/00449/WTCA – 51 Hartslands Road – Cllr Clayton  
Removal of xmas tree. (Conservation Area)  
*Sevenoaks Town Council recommended approval.*
- vii. 14/00304/WTPO – 12 St Botolphs Road – Cllr Arnold  
Reduce the height of one mature Yew Tree by 35% and reduce the number and length of branch spurs thus encouraging future growth around the top of the reduced crown.  
*//Chairman's Action//*
- viii. 14/00319/WTPO – 82 Oakhill Road – Cllr Piper  
Various works to trees. (TPO)  
*Sevenoaks Town Council recommended approval.*
- ix. 14/00310/WTCA – St Aidans 70 Oakhill Road – Cllr Eyre  
Pruning to 1 Yew tree (Conservation Area)  
*Sevenoaks Town Council recommended approval.*
- x. 14/00321/WTPO – 10 The Rise – Cllr Eyre  
Various works to trees (TPO).  
*Sevenoaks Town Council recommended approval.*

#### 441 Representation at Development Control Meetings

The Committee considered sending a representative to speak on the following application, due to be considered by the Sevenoaks District Development Control Committee on 5<sup>th</sup> March 2014, 7pm

- i. 13/03559/HOUSE – 51A Mount Harry Road

It was **RESOLVED** that Cllr Raikes attend and speak on behalf of the Town Council.

442 LICENSING

The Committee received and considered the following licensing applications submitted to Sevenoaks District Council during the two weeks ending 27<sup>th</sup> February 2014:

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

- i. 14/00353/LAPRE – The Sennockian, 139 - 141 High Street – Cllr Busvine  
*Sevenoaks Town Council recommended refusal on the grounds that the proposed hours of operation / licensing would have a detrimental impact on nearby residential properties through excessive nuisance and noise, and would set an undesirable precedent in the Town Centre.*

*//Informative// The Town Council requested that if the District Council are minded to approve the application care must be taken to ensure that the terminal hour of operation on special days (e.g. New Year's Eve) is not inadvertently extended.//*

443 PLANNING APPEALS

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

- i. 14/2212937 – Corner Cottage, 22 St Botolph's Road (Lawful Development)

It was **RESOLVED that** no further action be taken.

(b) The Committee noted that the inspector has dismissed the following appeal:

- i. 14/2212197 – 20 Quakers Hall Lane

444 PLANNING APPLICATIONS

(a) The Committee received and noted the comments forwarded to Sevenoaks District Council under Chairman's Action on 19<sup>th</sup> February 2014.

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

- i. 14/00036/FUL – 31 Garth Road – For

(c) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 27<sup>th</sup> February 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

445 PRESS RELEASE

It was **RESOLVED that** a press release be issued on Sevenoaks Town Council's recommendation to refuse application 14/00480/VAR106 seeking remove the affordable housing contribution from the development of flats on land north west of 66 London Road

The meeting closed at 8:22pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 3-3-14

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03555/FUL	M Holmes 11-03-2014	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>
				20/02/14
<p><b>Demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway.</b></p> <p><b>SE/13/03555/FUL - Amended plan</b></p> <p><b>Layout amended to retain some trees on southern boundary of the site adjacent to the rear of the new house and noise impact assessment and further tree information submitted</b></p> <p><b>Amended proposal description:</b></p> <p><b>Demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway. As amended by plans and information received 17.02.14.</b></p>				

**Sevenoaks Town Council unanimously recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03683/HOUSE	H Broughton 12-03-2014	Cllr Eyre	Mr J Macted 07917 26571
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D McQueen			23 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<p><b>Demolition of utility room, chimney and sheds to facilitate the erection of a two storey side/front and single storey rear extension.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 3-3-14

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03690/HOUSE	M Holmes 07-03-2014	Cllr Eyre	Mr P Bayne 01435 86272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Bezuidenhout		Chartside	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
<p><b>Erection of a three storey rear extension. Conversion of double integral garage in to 'endless' pool and gymnasium on ground floor.</b></p> <p><b>SE/13/03690/HOUSE - Amended plan</b></p> <p><b>Amended plan and description received 06.02.14</b></p> <p><b>Amended proposal description:</b></p> <p><b>Erection of a first floor side extension over existing garage and single storey rear extension with catslide roof. Conversion of double integral garage into habitable accommodation.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03725/HOUSE	H Broughton 17-03-2014	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>
				25/02/14
<p><b>Erection of a two storey rear extension</b></p> <p><b>SE/13/03725/HOUSE - Amended plan</b></p> <p><b>Amended Plans</b></p>				

**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.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00036/FUL	H Broughton 13-03-2014	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>
				24/02/14
<p><b>Demolition of existing dwelling and garage. Erection of new detached dwelling and garage, with associated landscaping.</b></p> <p><b>SE/14/00036/FUL - Amended plan</b></p> <p><b>Amended plans received 13.02.14</b></p>				

**Sevenoaks Town Council unanimously recommended approval.**



# Planning Applications Considered

Applications considered on 3-3-14

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00187/FUL	H Broughton 11-03-2014	Cllr Clack	Mr L Woodward 01959 56 5665
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Ficken			114 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
<b>Change of use from A1 (Shops) to A5 (Hot Food Takeaway).</b>				

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00188/FUL	M Holmes 06-03-2014	Cllr Hogarth	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Beale		Land West Of	9 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14
<b>Erection of 5 bedroom detached dwelling with integral garage.</b>				

**Sevenoaks Town Council recommended refusal on the grounds that the proposal:**  
**i. Does not comply with the recommendations set out in the Residential Character Area Assessment SPD**  
**ii. Would have an overbearing effect on neighbouring properties**  
**iii. Would be detrimental to the street scene**  
**iv. Would result in the donor property being left with insufficient amenity space, exacerbated by the substantial tree in the garden.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00192/HOUSE	B Phillips 03-03-2014	Cllr Mrs Crabtree	Mr C Wilson 01892 65403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs van Rossen-Geerdink		Tylers Barn	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/02/14
<b>Construction of a 3-bay garage with accommodation above and cellar below. Changes to existing external staircase. Pitched roof to existing flat roofed dormer. Brickwork to house to be rendered.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that:**  
**i. The design and materials are in keeping with the existing property**  
**ii. There will be no loss of amenity to neighbouring properties**  
**The Town Council requested that the extension be enured to the main property**  
**//Cllr Raikes abstained from voting//**

# Planning Applications Considered

Applications considered on 3-3-14

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00198/CONVAR	B Phillips 05-03-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Manning			6A Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/14

**Variation of Condition 3 (windows) and Condition 4 (approved plans) of planning permission SE/12/02568/HOUSE (The erection of two storey and single storey side extensions and porch enlargement) - to amend the North elevation bathroom and en-suite windows to clear rather than obscured glass.**

**Sevenoaks Town Council recommended refusal.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00248/HOUSE	M Holmes 10-03-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Tayton			48A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14

**Erection of a single storey side extension with three velux windows. Loft conversion into a habitable space with one dormer window to front and one to rear elevations. Alterations to fenestration including five velux windows to roof and new door to side elevation.**

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00252/HOUSE	H Broughton 06-03-2014	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Chown			11 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14

**Demolition of attached outbuildings to accommodate the erection of a single storey rear extension. New rooflights to existing north east and south west elevation roof (Retrospective).**

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00273/CONVAR	N Thompson 10-03-2014	Cllr Parry	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd		5 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14

**Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE- Erection of a two storey extension to east elevation with amendment - with amendments to fenestration including french doors varied to folding doors, lead effect flat roof & window joinery from wood to PVC wood effect windows.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 3-3-14

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00283/FUL	Mr A Byrne 11-03-2014	Cllr Mrs Crabtree	Miss C Westwell 01622 7 70000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Solbakke		Blackhall Spinney Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/02/14
<b>Demolition of existing dwelling and construction of replacement dwelling.</b>				

**Sevenoaks Town Council recommended refusal as the building has been identified as contributing to the character of the Conservation Area.**

**//Cllr Eyre and Parry abstained from voting//**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00284/FUL	J Russell 12-03-2014	Cllr Eyre	Mr R Millard 01932 35272 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shell UK Retail		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<b>Demolition and removal of carwash &amp; associated features, following with new surfacing and car park layout.</b>				

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00317/FUL	M Holmes 05-03-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Arnott		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/14
<b>A replacement Gatebox.</b>				

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00336/CONVAR	M Holmes 06-03-2014	Cllr Hogarth	Miss A Broomfield 02072 503507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Supermarkets Ltd			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14
<b>Variation of condition 3 and 11 of 13/02013/FUL to change of use from sui generis (car show room) to Class A1 (retail use) - with amendments to condition 3 (opening hours) in order to stay open between 7am and 11pm every day; and condition 11 (plans) alterations to fenestration including replacement of five windows at eastern elevation with brick work, relocation of approved plant to behind the rear of the store, creation of four new additional car parking spaces.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 3-3-14

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00338/HOUSE	H Broughton 14-03-2014	Cllr Mrs Dawson	Mr L Hutchinson 424047
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Cox			39 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14
<p><b>Demolition of garage and erection of a single storey front and side extension including a new porch. Alterations to main roof including raising of ridge height to incorporate a second floor and insertion of 4no roof lights to rear. Alterations to the parking with widening of the access.</b></p>				

## //Chairman's Action//

**Sevenoaks Town Council recommended approval subject to the Highways Officer being satisfied with the proposed provision and siting of car parking spaces**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00361/HOUSE	H Broughton 07-03-2014	Cllr Eyre	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Glen			3 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
<p><b>Demolition of existing garage and construction of a single storey and two storey front, side and rear extensions (including new garage). Alterations and extensions to drive, paths and patio areas.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00365/HOUSE	J Russell 10-03-2014	Cllr Piper	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Fisk			13 Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
<p><b>Extension and alterations to existing garage to provide new workshop at ground floor and new first floor accommodation over.</b></p>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- i. The proposal is not compatible in terms of size and bulk with surrounding properties, contrary to saved policy EN1(1) of the Sevenoaks District Local Plan**
- ii. The proposal lies within 1m of the road, contrary to saved policy EN1(2) of the Sevenoaks District Local Plan**
- iii. The proposed balcony would have a detrimental effect on the privacy of Little Julians to the South of the site, contrary to saved policy EN1(3) of the Sevenoaks District Local Plan.**

# Planning Applications Considered

Applications considered on 3-3-14

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00370/HOUSE	H Broughton 10-03-2014	Cllr Clayton	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M L Pearce			66 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
<b>Conversion of existing garage into a habitable space. Alterations to fenestration including new window to front elevation, two windows and a sun tunnel to side elevation.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied with parking arrangements.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00388/HOUSE	H Broughton 10-03-2014	Cllr Piper	Mr A Rayner 07980 29797
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Compton			79 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/02/14
<b>Erection of a side extension over existing garage, with internal alterations. Enlarged porch and new lantern light over existing study.</b>				

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00420/HOUSE	J Russell 12-03-2014	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Regan			100 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
<b>The erection of single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00423/HOUSE	H Broughton 12-03-2014	Cllr Busvine	Glyn Doughty 01959 5627
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Douglas		High Banks	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<b>Alterations to roof to include raised ridge height. Erection of a two storey front extension, to include relocated balcony and new covered porch. Reduction of existing garage, providing access to house at lower ground floor level and increase existing drive to allow additional parking and turning area.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 3-3-14

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00424/FUL	H Broughton 12-03-2014	Cllr Piper	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			6 Ashburnham Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<b>Replacement windows with PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>25</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00427/FUL	H Broughton 12-03-2014	Cllr Canet	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			44 Watercross Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<b>Replacing existing windows with PVCU.</b>				

**Sevenoaks Town Council recommended approval subject to the windows being brown in colour.**

<b>26</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00428/FUL	H Broughton 12-03-2014	Cllr Raikes	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			9 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<b>Replacing existing windows with PVCU.</b>				

**Sevenoaks Town Council recommended approval subject to the windows being brown in colour.**

<b>27</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00429/FUL	H Broughton 12-03-2014	Cllr Raikes	Mr R Warner 01304 8436
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			19 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
<b>Replacing existing windows with PVCU.</b>				

**Sevenoaks Town Council recommended approval subject to the windows being brown in colour.**

## Planning Applications Considered

Applications considered on 3-3-14

<b>28</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/00440/HOUSE</b>	B Phillips 14-03-2014	Cllr Piper	A Nuttall 07765 865232
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			35 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14
<b>Removal of existing chalet style first floor and rebuild as 2 storey house, demolish conservatory and erection of 2 single storey extensions to rear.</b>				

**Sevenoaks Town Council recommended approval.**

<b>29</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/00480/VAR106</b>	A Byrne 11-03-2014	Cllr Busvine	M Smith 457699
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
REEF (Sevenoaks) Ltd		Land North West Of	66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
<b>Modification or discharge of affordable housing obligation in relation to planning permission SE/13/01701/FUL.</b>				

**Sevenoaks Town Council recommended refusal as no information had been made available to the Town Council to justify the assertion that the development would be unviable.**

**//Informative// The Town Council requests that this application be determined by the Development Control Committee rather than under delegated powers//**

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Mrs L Larter  
Sevenoaks Town Council  
Council Offices  
Bradbourne Vale road  
Sevenoaks  
Kent  
TN13 3QG

Direct Line: 01732 227317  
Ask for: Mr. H. Walker  
Your ref:  
My ref: HW/TPO/17/2013  
Email: harry.walker@sevenoaks.gov.uk

Date: 10<sup>th</sup> March 2014

Dear Mrs Larter,

Town & Country Planning Act 1990  
Town & Country Planning (Tree Preservation) (England) Regulations 2011.  
Tree Preservation Order: 17/2013.  
Situated at 7 Granville Road, Sevenoaks.

On the 6<sup>th</sup> December 2013 we made the above Tree Preservation Order and sent you a copy.

We have considered whether or not the order should be confirmed (or, in other words, made permanent). An objection was made about the order. Following this, further information was received regarding the condition of the protected tree. In view of this information, the Council have decided not to confirm the order.

For more information about our decision, please contact Mr. H Walker, Community & Planning Services Department, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG.

If you disagree with our decision you can challenge it by applying to the High Court under sections 284 and 288 of the Town and Country Planning Act 1990. You can apply to the High Court if you believe:

- (1) the order is not within the powers of the Town and Country Planning Act 1990; and
- (2) the requirements of the 1990 Act or Town and Country Planning (Trees) Regulations 1999 have not been met.

You must apply to the High Court within six weeks from the date of our decision.

Yours sincerely,

Mr H. Walker  
Assistant Arboricultural Officer  
Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: information@sevenoaks.gov.uk  
www.sevenoaks.gov.uk

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

Direct Dial: 01732 227387  
Ask for: Ben Phillips  
Your ref:  
My ref: SE/13/00481/FUL  
Date: 6th March 2014

### Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

**Appeal by:** Mr Stuart Hammond  
**Site:** New Beacon School Brittain's Lane Sevenoaks Kent TN13 2PB  
**Nature:** Proposed new vehicle crossover to Brittain's Lane.  
**Appeal Ref:** APP/G2245/A/14/2214631/NWF  
**SDC Ref:** SE/13/00481/FUL  
**Appeal Start Date:** 5th March 2014

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/14/2214631/NWF, to arrive by 16th April 2014. If representations are submitted after the deadline they will not normally be seen by the Inspector and will be returned.

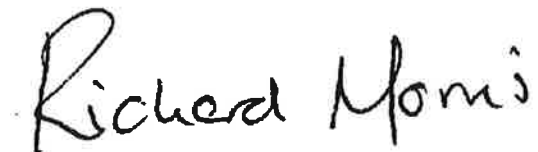
The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal - see [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Inspectorate may publish details of 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.

Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

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, 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>
<b>SE/13/00481/FUL</b>	<b>B phillips 26-03-13</b>	<b>Cllr Piper</b>	<b>Mr Mamalis 760 076</b>
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
<b>Mr Hammond</b>	<b>New Beacon School</b>	<b>Brittains Lane</b>	<b>Kippington</b>
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 07/03/13

Proposed new vehicle crossover to Brittains Lane.

*Comment on* 18/03/13

No. of days taken to comment 11

Sevenoaks Town Council recommended refusal unless the Highways Officer confirms that the proposals will improve highway safety.

Informative: The Town Council requested that a more holistic view of the site be taken when rethinking current access/egress arrangements.

*Decision on* 01/09/13

SDC Refused 1 Ground 03-09-13

*Appeal on*

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**Sevenoaks District Council**  
Council Offices  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

**Highways and Transportation**

Ashford Highway Depot  
4 Javelin Way  
Ashford  
TN24 8AD

**Tel:** 0300 333 5539

**Email:** Terry.drury@kent.gov.uk

**Date:** 25 June 2013

**Application Reference - SE/13/00481/FUL**  
**Location - New Beacon School Brittains Lane Sevenoaks Kent TN13 2PB**  
**Proposal - Proposed new vehicle crossover to Brittains Lane.**

Ben

I am very grateful for the additional information that has been provided, demonstrating a traffic management plan within New Beacon School and for the revised access details (plan and cross section). If approved there would be three accesses to this school – one entry only, one exit only and one two way. Additional parking is also to be provided under separate approvals.

I would agree that there appears to be a better distribution of vehicle movements within the school and thereby reduced congestion both within the school and for Brittains Lane with this management plan. I confirm therefore that I have no objection to these proposals with respect to highway matters.

The access arrangements shown on Drawing 11-006BEA-SP(60)601 rev:A are satisfactory, showing an appropriate width for entry only and the gates are suitably set back from the highway. Contrary to my previous perceptions regarding differences in gradient I no longer consider that a S278 agreement will be necessary to ensure appropriate construction details and integration with Brittains Lane. However planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: [www.kent.gov.uk/roads\\_and\\_transport.aspx](http://www.kent.gov.uk/roads_and_transport.aspx) or telephone: 0300 333 5539) in order to obtain the necessary Application Pack.

I hope the above is helpful but if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully

**Terry Drury**  
Development Planner  
Kent County Council, Highways & Transportation

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Mr Stuart Hammond  
C/O Grayston Alan Durnell  
The Gatehouse 7 East Point High Street  
Seal  
Sevenoaks  
Kent  
TN15 0EG

SE/13/00481/FUL  
Valid on 26th February 2013

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

**REFUSAL OF PLANNING PERMISSION**

**Site :** New Beacon School Brittains Lane Sevenoaks Kent TN13 2PB

**Development :** Proposed new vehicle crossover to Brittains Lane.

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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 proposed new access fails to address concerns of congestion, amenity and safety arising from traffic arriving and departing from the school and would instead be likely to add to congestion, amenity and safety impact on the surrounding area contrary to Policy EN1 of the Sevenoaks District Local Plan.

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

**Richard Morris**  
**Chief Planning Officer**

DATED THIS: 3rd day of September 2013

**Note to Applicant**

13/00481/FUL  
Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

Page 1 of 3



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

Direct Dial: 01732 227289  
Ask for: Mr L Jones  
Your ref:  
My ref: SE/13/03101/WTPO  
Date: 26th February 2014

**Town and Country Planning Act 1990 - (Tree Preservation) (England) Regulations 2012,  
SI No.605**

Dear Sir/Madam,

**Appeal by:** Mr & Mrs Alan Overd  
**Site:** 4 Vine Avenue Sevenoaks Kent TN13 3AH  
**Nature:** Larch(T1) - Fell due to proximity to dwelling and associated structural damage. (T.P.O.)  
**Appeal Ref:** APP/TPO/G2245/3672  
**SDC Ref:** SE/13/03101/WTPO  
**Appeal Start Date:** 13th February 2014

The Appeal will be heard at a Hearing which will include a site inspection. I will advise you of the date in due course. 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, 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/TPO/G2245/3672, to arrive by 27th March 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/pcs](http://www.planningportal.gov.uk/pcs). 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

Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

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.

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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**

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 11<sup>th</sup> November 2013 at 7pm

---

**Present:**

**Committee Members**

Cllr S Arnold	Apologies	Cllr A Eyre	Apologies
Cllr C L L Baker	Apologies	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Apologies
Cllr G R S Clack	Arr:7:13pm	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	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Apologies

Deputy Town Clerk  
Committee Clerk

The presentation from the Planning Consultants dealing with the proposed development at the former Wildernesse site was cancelled due to lack of available personnel.

The Town Council will be consulted on this proposal once the Consultants have met to discuss the proposals with Sevenoaks District Council.

PUBLIC QUESTION TIME

None

246 REQUESTS FOR DISPENSATIONS  
No requests were received.

247 DECLARATIONS OF INTEREST  
Cllr Mrs Crabtree declared an interest in any items pertaining to Kent County Council.

Cllr Raikes declared a non-pecuniary interest in tree work application:

(iv) 13/03197/WTPO - Blueberry Hill, Wildernesse Avenue

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

[5] 13/03112/FUL – 24 St Johns Hill

248 MINUTES  
It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 28<sup>th</sup> October 2013, be received and signed subject to the following amendment:  
i) Cllr Busvine dealt with application [6] 13/02942/LBCALT – Britannia, 70 High Street

249 TREE WORK  
(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 7<sup>th</sup> November 2013: It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 13/03101/WTPO – 4 Vine Avenue – Cllr Raikes  
Larch(T1) - Fell due to proximity to dwelling and associated structural damage. (T.P.O.) Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is satisfied that there is a significant justification for the removal.

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John Bullock Design  
11 -13 High Street  
Tunbridge Wells  
Kent  
TN1 1UL.

Direct  
Dial: 01732 227289  
Email: trees@sevenoaks.gov.uk  
Ask for: Mr L Jones  
Your ref:  
My ref: SE/13/03101/WTPO  
Date: 2<sup>nd</sup> December 2013

Dear Sir / Madam,

**Town and Country Planning Act 1990**  
**Notice of work to trees covered by a Tree Preservation Order.**

**Site:** 4 Vine Avenue, Sevenoaks, Kent.

**Proposed works:** Larch (T1) - Fell due to proximity to dwelling and associated structural damage. TPO.

I refer to your application dated 18<sup>th</sup> October 2013 for consent to carry out tree work at the above address.

I have decided to refuse consent for the applied for works for the following reasons:

Consent to remove the Larch is denied. Although roots have been found within the trial pit and beneath the foundations, no evidence has been provided to confirm that they originate from the Larch tree and are in fact alive. Should consent be given to remove the Larch, it may later transpire that these roots originate from the Beech tree or another plant. A subsequent application would then undoubtedly follow to remove these. The report from the structural engineer states that subsidence is not the cause of the movement as the property is located on sand. Therefore, the movement is attributed to direct damage from the tree roots encountered. It could be argued that this damage could have been caused by other means such settlement, leaking drains etc. I recommend that proof be provided that the Larch is the only cause of the damage to the property and no other means.

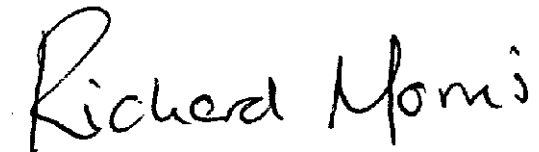
If you are aggrieved by this decision you may wish to discuss the matter further with me on the above extension. Alternatively you can appeal to the Planning Inspectorate within 28 days of the date you receive this notice at the following address:

Planning Inspectorate, Room 3/13, Kite Wing, Temple Key House, 2 The Square, Temple Quay, Bristol BS1 6PN, or on line at  
<http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/treepreservation>

Compensation

If you suffer any loss or damage as a result of this refusal of consent, you may be entitled to recover from the Council compensation. If you wish to make a claim you must do so within 12 months of this decision (or, if you appeal to the Secretary of State, within 12 months from the date of his decision). Claims should be made in writing to myself at the address given below.

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**





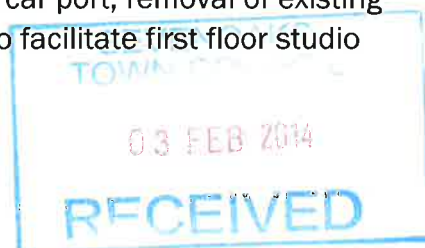
Sevenoaks Town Council  
Town Council Offices  
Bradbourne Vale Road  
Sevenoaks  
Kent  
TN13 3QG

Direct Dial: 01732 227367  
Ask for: Joanna Russell  
Your ref:  
My ref: SE/13/02967/HOUSE  
Date: 28th February 2014

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

Dear Sir/Madam,

**Appeal by:** Mrs Pauline Knight  
**Site:** Lyndhurst Cottage Holly Bush Lane Sevenoaks Kent TN13 3UN  
**Nature:** Extension to existing garage to provide car port, removal of existing roof and raising of garage roof height to facilitate first floor studio accommodation over garage.  
**Appeal Ref:** APP/G2245/D/14/2214115  
**SDC Ref:** SE/13/02967/HOUSE  
**Appeal Start Date:** 25th February 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.

Chief Executive: Dr. Pav Ramteewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

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.

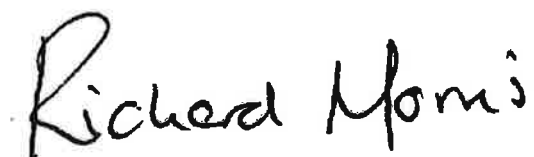
The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date.

The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website at [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes).

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>
<b>SE/13/02967/HOUSE</b>	<b>J Russell 01-11-2013</b>	<b>Cllr Mrs Walshe</b>	<b>Mr R Seymour 07984 20</b>
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
<b>Mrs P Knight</b>	<b>Lyndhurst Cottage</b>	<b>Holly Bush Lane</b>	<b>Eastern</b>
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 15/10/13

Extension to existing garage to provide car port, removal of existing roof and raising of garage roof height to facilitate first floor studio accommodation over garage.

*Comment on* 28/10/13

No. of days taken to comment 13

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.The proposed development would introduce an unacceptably dominant addition to the built form of this small site, thus detracting from the character, the spatial quality and the appearance of the Conservation Area, contrary to saved policy EN23 of the Sevenoaks District Local Plan.
- 2.The proposed change of the roof to a steeper pitch would be out of keeping and out of scale both with Lyndhurst Cottage itself and the adjacent Coach House (no.7), the latter being assessed as 'contributing to the character of the Conservation Area' ; thereby the proposal would be contrary to saved policy of EN23 of the Sevenoaks District Local Plan.
- 3.This proposal would be detrimental to the residential amenities of the inhabitants of the Coach House next door, both by reason of overlooking and loss of natural light, the air pollution likely to arise from a car port so close to the kitchen and patio/eating area of the Coach House and the over-dominant and oppressive effect of the proposed 2 storey building less than 1 metre from the boundary of the property and thus contrary to saved policy EN1 of the Sevenoaks District Local Plan.

//Informative: The Town Council expressed concern about possible damage to the roots of trees in the neighbouring Coach House as a result of the proposed development. It was noted that works had already been carried out on a tree (in the Conservation Area) without permission//

*Decision on* 01/12/13

SDC Refused 4 Grounds 29-11-13

*Appeal on*

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# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03299/HOUSE	H Broughton 18-03-2014	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			47 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/14

**Removal of existing bungalow roof, and construction of a new first floor extension to form 4 bedrooms and 3 bathroom/shower rooms. Alterations to external fenestration and internal alterations.**

**SE/13/03299/HOUSE - Amended plan**

**Amended drawing for the height of the roof element now received. Amended location and block plans.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03735/HOUSE	H Broughton 18-03-2014	Cllr Busvine	Mr Ranjit Rai 01908 5035
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Jetha			60 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/14

**Creation of parking spaces in front garden. Retrospective application.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03782/HOUSE	H Broughton 27-03-2014	Cllr Mrs Dawson	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Kaiser		Firbank Cottage	6 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/14

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

**SE/13/03782/HOUSE - Amended plan**

**Amended plans received 21.02.14**

**SE/13/03782/HOUSE - Amended plan**

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

# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03782/HOUSE	H Broughton 21-03-2014	Cllr Mrs Dawson	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Kaiser		Firbank Cottage	6 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/14
<p><b>Demolition of existing conservatory and erection of two storey rear extension.</b></p> <p><b>SE/13/03782/HOUSE - Amended plan</b></p> <p><b>Amended plans received 21.02.14</b></p>				

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03870/HOUSE	H Broughton 20-03-2014	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Dunderdale			9 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/14
<p><b>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.</b></p> <p><b>SE/13/03870/HOUSE - Amended plan</b></p> <p><b>Amended plans received 20.02.14</b></p>				

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00273/CONVAR	N Thompson 19-03-2014	Cllr Parry	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd		5 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/14
<p><b>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE- Erection of a two storey extension to east elevation with amendment - with amendments to fenestration including french doors varied to folding doors, lead effect flat roof &amp; window joinery from wood to PVC wood effect windows.</b></p> <p><b>SE/14/00273/CONVAR - Amended plan</b></p> <p><b>Amended description:</b></p> <p><b>Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE- Erection of a two storey extension to east elevation with amendment - with amendments to fenestration including French doors varied to folding doors (to match existing joinery) and lead effect flat roof.</b></p>				

# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

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

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

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

# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

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

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

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

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



# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00411/HOUSE	N Thompson 26-03-2014	Cllr Eyre	Mr B Ypma 07973 227794
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Glennie		Ridgewood	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/14

**Extension and alterations to existing garage, including raising of roof height, new flat roof and dormer window and proposed steps and bridge to first floor and the erection of an extension to rear and side of dwelling, addition of porch to front elevation. Amendment to SE/12/00910/HOUSE.**

**SE/14/00411/HOUSE - Amended plan**

**Description of proposal amended:**

**Extension and alterations to existing garage, including raising of roof height, new flat roof and dormer window and proposed steps and bridge to first floor; erection of single storey extension to rear and side of dwelling (amendment to SE/12/00910/HOUSE); two storey front extension and two storey side extension; remodelling of existing dwelling and alterations to the fenestration.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00412/FUL	B Phillips 31-03-2014	Cllr Piper	Mr A Bussetil 01480 4949
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Lenhart			7 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14

**Demolition of existing dwelling and erection of two detached dwellings and two detached double garages; creation of new access and hardstanding, extension of original driveway, formation of hardstanding and landscaping.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00418/HOUSE	B Phillips 18-03-2014	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Clark			14 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/14

**The erection of first floor extension with rear and front dormers over the existing floor extension and alterations to the rear elevation.**

# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

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

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00447/HOUSE	H Broughton 28-03-2014	Cllr Mrs Walshe	Mr P Edmondson 01892 8 611111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Fulton			24 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
<b>The erection of a ground floor side extension with glass roof.</b>				

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

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

# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

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

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00494/MMA	M Holmes 19-03-2014	Cllr Canet	Mr P Grattan 01622 8042
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Hitch		Sevenoaks Ambulance Station	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/02/14
<b>Minor material amendment to SE/13/02351/FUL 'Demolition of former Ambulance Station and erection of 11 new dwellings, consisting of 1 x 1 bed flat, 1 x 2 bed flats, 2 x 2 bed houses, and 7 x 3 bedroom houses, with associated parking and landscaping', to show units 10 and 11 as two bed units with roof lights on front elevations, additional rooflights added to units 1,2, 6, 7, 8 + 9. Units 4+5 to have bi-folding doors replacing french doors and single windows, additional windows to units 1,2,6,7,8 +11, units 3,9 +10 to have bi-folding doors and window, triple window replacing double in units 1,2,3,6,7,8 +9.</b>				

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00495/CONVAR	N Thompson 19-03-2014	Cllr Mrs Crabtree	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Silva		The Farmhouse Blackhall Place	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/14
<b>Variation of condition 4 of SE/13/03531/HOUSE 'Demolition of existing greenhouse and hay store. Construction of new garden store, shed and greenhouse', with amendment to 'existing hay store to be demolished within one month of completion of the construction of the new shed'.</b>				

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

# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

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

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

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

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

# Planning Applications to be Considered

Planning Applications received to be considered on 17 March 2014

<b>29</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00585/FUL	H Broughton 27-03-2014	Cllr Mrs London	Henson Chapel 01883 734777
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gallery 88 Ltd		6 Station Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/14
<b>Change of use from A1 (shop) to A3 (Restaurant) and A5 (Hot Food Takeaway).</b>				

<b>30</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00597/HOUSE	B Phillips 27-03-2014	Cllr Piper	Browitt & Smith Surveyors 154004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Berger-North			1 Parkland Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/14
<b>Erection of first floor rear addition.</b>				

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

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