



Sevenoaks
TOWN COUNCIL

8th May 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 12th May 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.

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Bradbourne Vale Road
Sevenoaks, Kent TN13 3QG
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3 MINUTES

To approve and sign the minutes of the Planning Committee meeting held on the 28th April 2014 (copy attached)

4 TREE WORK

To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 8th May 2014:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/01132/WTPO	St Johns Community Mental Health Centre, 1 St Johns Road	T1 Copper Beech - Crown reduce the tree by approx. 25% removing no more than 1.5-2m. (T.P.O.)	Hogarth
ii.	14/01131/WTCA	Green Acre Blackhall Lane	T1 Conifers x3 Dismantle to near ground level. H1 Horse Chestnut Crown reduce whole crown on the northern side by 1.5m to 2m. T2 Beech Crown reduce on garden side by approximately 2m. T4 Willow Crown reduce by approximately 50% T3 Spruce x2 Dismantle to near ground level. (Conservation Area).	Mrs Crabtree
iii.	14/01212/WTPO	81 Kippington Road	Various works to trees	Piper
iv.	14/01102/WTPO	Sevenoaks Police Station, Morewood Close	Various works to trees	Piper
v.	14/01203/WTPO	25 St Botolphs Road	Cut back branches from lime tree by approx 7 metres. (TPO)	Arnold
vi.	14/01215/WTPO	Walthamstow Hall Holly Bush Lane	Various works to trees	Clayton
vii.	14/01231/WTCA	Coach House, 126 Kippington Road	Re: 1no mature multi-stemmed Juniper Sp. - Fell the subject tree to near ground level by dismantling in sections. To replant with 3-5 no Betula utilis var. jacquemontii (white barked himalayan Birch) to create a small wooded copse. Also to plant a row of Prunus lusitanica Myrtifolia along the entire length of the boundary wall and side elevation of the adjoining garage building. (C A)	Eyre
viii.	14/01234/WTPO	The Beeches, Blackhall Lane	Various works to trees	Mrs Crabtree
ix.	13/01232/WTPO	Birchwood Plymouth Drive	Various works to trees	Arnold
x.	14/01080/WTPO	Knocklofty, Hitchen Hatch Lane	Works to 1 Sweet Chestnut tree	Raikes

5 PLANNING APPEALS

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

i) 14/2217263 – 110 Oakhill Road

6 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 8th May 2014 (copy attached).

7 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 28th April 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Apologies	Cllr R M C Hogarth	Apologies
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Left:7:37
Cllr G R S Clack	Present	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

Also in attendance:

Deputy Town Clerk
 Planning Committee Clerk
 13 Members of the public

PUBLIC QUESTION TIME

None

556 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 Piper declared a Non Pecuniary interest in planning application [24] SE/14/01086/FUL – Land South of 1 Beacon Rise.

Cllr Mrs Crabtree declared a Non Pecuniary interest in planning application [18] SE/14/01001/HOUSE – 9 Knole Road and abstained from discussion and voting.

Cllr Canet declared a Non Pecuniary interest in tree work application (4ii) 14/01054/WTPO – Chestnuts, 11 Holly Bush Lane.

Cllr Parry declared a Pecuniary interest in the following planning applications and abstained from discussion and voting:

- i. [1] 14/00412/FUL – 7 Burntwood Road
- ii. [7] 14/00870/FUL – 27 Burntwood Road.

557 DECLARATIONS OF LOBBYING

Cllrs Arnold, Clack, Eyre, London, and Parry declared that they had been lobbied in respect of [18] SE/14/01001/HOUSE – 9 Knole Road.

Cllrs Arnold, Busvine, Mrs London, and Raikes declared that they had been lobbied in respect of [6] 14/00845/FUL – Land to the Rear of Lynchets, Clarendon Road.

558 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 14th April 2014 be approved and signed subject to the following amendment:

- i. Modify to note that Cllr Clayton did not declare he had been lobbied in respect of 14/00642/FUL – 3 Holly Bush Lane

559 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 24th April 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/00698/WTPO	10 Soleoak Drive	Remove the Northern stem of one Indian Chestnut tree to leave the tree single stemmed. Lightly thin out the remaining stem to help balance the crown and lessen wind loading. Remove any deadwood. (TPO)	Piper
<i>Sevenoaks Town Council was unable to comment on the application due to lack of adequate information.</i>				
ii.	14/01054/WTPO	Chestnuts, 11 Holly Bush Lane	Removal of 1 Sycamore tree, 1 Lawson Cypress tree and 3 Leyland Cypress trees	Clack
<i>Sevenoaks Town Council recommended refusal as insufficient grounds have been given to justify the works proposed.</i>				
iii.	14/01096/WTPO	Lismoyn, Brittain's Lane	T4 Beech – Reduce lateral growing towards the house by 3m	Parry
<i>Sevenoaks Town Council considered the work to be good husbandry and therefore recommended approval.</i>				
iv.	14/01097/WTPO	6 Birch Close	T1 Conifer – Fell to near ground level	Mrs Dawson
<i>//Awaiting Chairman's action//</i>				
v.	14/01091/WTPO	22 Highlands Park, Seal	1 no. large leaning/suppressed mature Oak adjacent to rear of property – Prune to reduce crown overall by approx. 30%, maintaining shape and form. -Prune to remove all major deadwood present (TPO)	Towell
<i>Sevenoaks Town Council recommended approval.</i>				

560 PLANNING APPEALS

(a) The Committee noted that the following appeal has been lodged against Sevenoaks District Council's refusal of advertisement consent:

- i. 113/03482/ADV – Blighs Meadow Car Park Blighs

(b) The Committee received and noted that the inspector had dismissed the following appeal:

- i. 13/03216/HOUSE – 19 Shenden Way

561 ENFORCEMENT

The Committee received and noted an enforcement letter sent in respect of land at 27 The Middlings.

562 PLANNING APPLICATIONS

(a) The Committee received and noted that the following comment had been forwarded to Sevenoaks District Council under Chairman's action:

SE/14/00762/HOUSE - 67 St Johns Road

Demolition of existing utility room and one chimney stack. Erection of a single storey rear extension with velux windows to both side elevations. Pitched tiled roof over existing garage.

'Sevenoaks Town Council recognised that the application is marginally less obtrusive than the previously refused application for the site. But recommended refusal unless the Planning Officer is satisfied that the amenities of neighbouring properties will not be unduly affected by the proposals.'

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

- i. [1] 14/00412/FUL – 7 Burntwood Road – Against
- ii. [6] 14/00845/FUL – Land r/o Lynchets, Clarendon Road - Against

(c) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 24th April 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

563 PRESS RELEASE
None

The meeting closed at 8.04pm

CHAIRMAN

Planning Applications Considered

Applications considered on 28-4-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00412/FUL	B Phillips 29-04-2014	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>
				09/04/14
<p>Demolition of existing dwelling and erection of two detached dwellings and two detached double garages; creation of new access and hardstanding, extension of original driveway, formation of hardstanding and landscaping.</p> <p>SE/14/00412/FUL - Amended plan</p> <p>Amended proposed plans received.</p> <p>Amended proposal description:</p> <p>Demolition of existing dwelling and erection of two detached dwellings and two detached double garages; creation of new access and hardstanding, extension of original driveway, formation of hardstanding and landscaping. As amended by plans received 25th March.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

I) The proposal would represent a cramped form of development

II) The excessive bulk and mass of the proposed development

III) The proposal would be unneighbourly through a loss of amenity to 5A Burntwood Road and Mulberry House due to the neighbouring property's garden being situated to the front of the house

IV) The Residential Extensions SPD advises that garages should not generally be located in front of the build line. Other garages in front gardens in the road were built prior to the SPD coming into effect. These are only 2m from the pavement, with rooms in the roof.

V) The proposal is contrary to advice set out in the Residential Character Area Assessment SPD

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00768/HOUSE	B Phillips 08-05-2014	Cllr Piper	MJB Architecture 01825 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Takhar			33 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/04/14
<p>The erection of a two storey rear extension and first floor extension to north side and rear elevations. Installation of lantern and alterations to the fenestration.</p>				

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that the application does not impose on the amenities of no 31 and 35 Brattle Wood.

Planning Applications Considered

Applications considered on 28-4-14

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00772/FUL	N Thompson 01-05-2014	Cllr Eyre	Mrs J French 810596
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Martsenko		Greystones	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/14
The installation of a solar pv ground mounted system.				

Sevenoaks Town Council recommended refusal as the proposal would constitute inappropriate development in the Green Belt.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00839/HOUSE	H Broughton 29-04-2014	Cllr Clayton	Mr M Sarkis 01689 87615
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Maxim			32 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/14
Conversion of garage into habitable room.				

Sevenoaks Town Council recommend approval provided that the Planning Officer is satisfied that a car can be parked on the forecourt, and that the design is consistent with the character of the conservation area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00844/FUL	H Broughton 29-04-2014	Cllr Hogarth	Peter Bodman Design Ser 01689 788549
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Walker		Land Adjacent To	84 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/14
Demolition of garage and alteration of access to facilitate the erection of new dwelling and attached garage.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-4-14

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00845/FUL	Mr M Holmes 05-05-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hatfield		Land To The Rear Of Lynchets	Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/14
The erection of two pairs of semi-detached dwellings with integral garages in the rear garden of Lynchets.				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

I) The proposal would be detrimental to the neighbouring listed building and garden

II) The proposal would result in parking and access issues to the new site, due to the very steep drive elevation.

III) The New dwellings will be completely overlooked by Lynch House, deciduous trees will provide some screening in Summer, but in Winter there is concern for loss of amenity due to the land being 24 metres lower in elevation than Lynch House.

IV) Overdevelopment of the site

V) Out of keeping with the character of the Conservation Area

VI) Insufficient amenity space for future occupants of the proposed dwellings.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00870/FUL	Mr A Byrne 07-05-2014	Cllr Piper	Mrs Tracey Dixon 07885 40700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J & C Thornburrow			27 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/14
Demolition of existing dwelling and erection of 3 no. detached houses with integral garages.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00920/FUL	J Russell 05-05-2014	Cllr Eyre	Miss D Solska 01932 359001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Waitrose		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/14
Installation of 7no plant condensers colour to match existing, 2nos extract fans with security bars.				

Sevenoaks Town Council recommended refusal unless the Environmental Health Officer is satisfied that the level of noise will be lower than the current levels and a planning restriction is put in place to ensure the units are regularly serviced and do not exceed the manufacture's guideline noise levels as quoted in the planning application.

Planning Applications Considered

Applications considered on 28-4-14

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00936/HOUSE	B Phillips 02-05-2014	Cllr Parry	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Coxon		Crossgates	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/14
The erection of a single storey rear and side extension to the ground floor, creation of basement for utility and garden room. Conversion roof space to additional accommodation with a dormer to the rear of the property along with new rooflights. Alterations to the rear garden terracing.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00944/HOUSE	H Broughton 02-05-2014	Cllr Parry	Mr A Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Perkins			144 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/14
Demolition of existing garage to facilitate the erection of a two storey side extension. Erection of a detached single garage.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00950/FUL	Mr M Holmes 29-04-2014	Cllr Mrs London	Ms A Leonard 01173 169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hill		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/14
Dismantling and rebuilding of the existing stone wall forming the east boundary to the Brewhouse courtyard.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00951/LBCALT	Mr M Holmes 29-04-2014	Cllr Mrs London	Ms M Leonard 01173 169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hill		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/14
Dismantling and rebuilding of the existing stone wall forming the east boundary to the Brewhouse courtyard.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 28-4-14

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00952/HOUSE	B Phillips 29-04-2014	Cllr Clayton	Miss S King 01476 54200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Knight			5 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/04/14
Erection of timber and double glazed single storey garden room to side of the property.				

Sevenoaks Town Council recommend approval subject to:
I) The Conservation Officer being satisfied that there will be no impact on the Conservation Area, and that materials and finishes are consistent with the adjoining historic buildings
II) The Planning Officer being satisfied that there will be no loss of amenity to Vine House

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00965/LBCALT	Mr M Holmes 30-04-2014	Cllr Mrs London	Ms A Leonard 01173 169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hill		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/14
Repair, alteration and change of use to the Barn, Knole to provide new conservation studios. Repair, alteration and extension of the existing Cafe in the Brewhouse Courtyard. Repair, alteration and change of use of the Hayloft (Stable loft) to provide a conservation education space. Repair and internal alteration of the Electrician's Store to upgrade existing storage facilities				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the application incorporates disabled access to the fullest possible extent.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00966/CONVAR	Mr M Holmes 30-04-2014	Cllr Mrs London	Ms A Leonard 01173 169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hill		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/04/14
Minor material amendment to application SE/13/01743/FUL for the Repair, alterations and change of use to the Barn, Knole to provide new conservation studios; works to include a new roof and changes to external fenestration to North Elevation. Erection of a single storey extension with a roof terrace, repair and alterations to the existing Cafe in the Brewhouse Courtyard. Repair, alteration and change of use of the Hayloft (Stable Loft) to provide a conservation education space. Repair and internal alteration of the Electrician's Store to upgrade existing storage facilities. As amended by plans received 02.08.13 and additional information received 07.08.13. to show alterations to the fenestration on the northern elevation, proposed alteration to internal layout, end panels entrance lobby revised, vent grills omitted, bin- store partitions re-located, alteration to exterior of approved cafe extension and omission of external shutters.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the application incorporates disabled access to the fullest possible extent.

Planning Applications Considered

Applications considered on 28-4-14

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00967/FUL	M Holmes 05-05-2014	Cllr Busvine	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Colum Smith & John McMillan		Land Rear Of	138-148 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/04/14
Erection of a mews of 4 two bed terrace houses with associated parking and access.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01000/HOUSE	Mr M Holmes 01-05-2014	Cllr Eyre	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D James			49 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/14
Erection of a two storey side/front extension and new linked garage & store with accommodation over. Conversion of existing garage into habitable accommodation and change of external material finishes.				

Sevenoaks Town Council recommended refusal on the grounds that the proposal would have a detrimental impact on the street scene, be set in front of the building line, and be contrary to the advice set out in the Residential Character Area Assessment SPD.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01001/HOUSE	B Phillips 02-05-2014	Cllr Clack	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs H Bustrup			9 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/14
The raising of the roof to incorporate a new first floor over existing bungalow, new porch, demolition of existing garage and erection of a new garage and alteration to fenestration.				

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that:

- I) The proposal will not result in overlooking of neighbouring properties or the park**
- II) The proposal will not have an overbearing impact on neighbouring properties or the park**
- III) The design and materials are in keeping with the surrounding area**
- IV) The proposals do not conflict with advice set out in the Residential Character Area Assessment SPD**

If the Planning Officer is minded to approve the application the Town Council would request a condition requiring adequate screening between the property and Hollybush park.

Planning Applications Considered

Applications considered on 28-4-14

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01009/HOUSE	H Broughton 02-05-2014	Cllr Mrs Crabtree	Browitt & Smith 451261
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sephton		Cranmore House	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/04/14
Demolition of conservatory. Erection of loggia and single storey addition.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the design and materials are in keeping with the existing house, and there being no loss of amenity to neighbouring properties.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01033/MMA	Mr M Holmes 06-05-2014	Cllr Hogarth	Miss A Broomfield 02072 507507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Supermarkets Ltd			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/14

Minor material amendment to application 14/00336/CONVAR relating to the change of use from sui generis (car show room) to Class A1 retail use and enclosure of existing open covered areas - with amendments to relocate the three air conditioning units to the Western elevation of the store and alter the plant enclosure fencing by slightly moving it away from the rear elevation of the store.

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01039/LBCALT	J Russell 05-05-2014	Cllr Busvine	Mr M Garland 01892 7245 40
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/14

Internal alternations to include removal of kitchen door and surround, forming new cellar hatch, new kitchen ceiling, replacement floor boards to kitchen, family room and first and second floor landings and corridors plus replacement of existing staircases with new oak stairs.

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the proposals are appropriate.

Planning Applications Considered

Applications considered on 28-4-14

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01055/LBCALT	H Broughton 05-05-2014	Cllr Arnold	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Wood			40 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/04/14
Glazed walkway over rear steps to give covered access to the existing lower ground floor, and forming an opening in an internal wall at ground floor level.				

Sevenoaks Town Council recommended refusal due to inadequate plans being supplied to reach an informed decision.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01077/HOUSE	H Broughton 07-05-2014	Cllr Clack	Mr M Pollington 01825 76 0010
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Pearson			59 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/14
First floor side extension including raising of roof height, loft conversion with provision of velux and dormer windows and alterations to fenestration.				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01086/FUL	H Broughton 08-05-2014	Cllr Parry	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Horton		Land South Of	1 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/04/14
The erection of a detached two storey dwellinghouse with integral garage including introduction of new access onto highway and associated landscaping.				

Sevenoaks Town Council recommended approval.

//Cllr Piper Abstained//

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01089/FUL	J Russell 08-05-2014	Cllr Eyre	Sandra Lynch 01435 8635 05
<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>
				22/04/14
Demolition of existing dwelling and erection of a new dwelling.				

Sevenoaks Town Council recommended approval.

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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/13/03867/FUL
Date: 25th April 2014

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: D.B. Design & Build Ltd.
Site: 110 Oakhill Road Sevenoaks Kent TN13 1NU
Nature: Demolition of existing building and the construction of a replacement detached dwelling.
Appeal Ref: APP/G2245/A/14/2217263/NWF
SDC Ref: SE/13/03867/FUL
Appeal Start Date: 22nd April 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/14/2217263/NWF, to arrive by 27th May 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. 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
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.

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

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

Yours faithfully,

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

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/03867/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>	

Application on 16/01/14

Demolition of existing building and the construction of a replacement detached dwelling.

Comment on 03/02/14

No. of days taken to comment

18

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.Loss of amenity to neighbouring properties through overlooking
- 2.Overdevelopment of the site

Decision on

Appeal on

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Planning Applications to be Considered

Planning Applications received to be considered on 12 May 2014

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03735/HOUSE	H Broughton 14-05-2014	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>
				25/04/14
Creation of parking spaces in front garden. Retrospective application.				
SE/13/03735/HOUSE - Amended plan				
Further Plan - Received 16.04.2014				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00644/HOUSE	H Broughton 23-05-2014	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cox		Stoneycroft	Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/14
Demolition of existing garage block. Erection of detached garage and formation of new site access.				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00787/MMA	H Broughton 20-05-2014	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D O'Sullivan			3 Charterhouse Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/14
Variation of condition 6 (approved plans) of planning permission SE/12/01966/HOUSE.				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00787/MMA	H Broughton 22-05-2014	Cllr Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D O'Sullivan			3 Charterhouse Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/14

Variation of condition 6 (approved plans) of planning permission SE/12/01966/HOUSE.

SE/14/00787/MMA - Amended plan

Minor material amendment to application SE/12/01966/HOUSE - The erection of a single storey rear extension with a lantern roof, two storey rear extension with first floor Juliet balcony, two velux roof lights, and single storey side extension with conservatory on rear and 4 roof lights to show removal of internal step down between conservatory and rest of

Planning Applications to be Considered

Planning Applications received to be considered on 12 May 2014

extension, removal of dwarf walls and replace with full height glass doors and smaller window serving dining room.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00971/HOUSE	B Phillips 14-05-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Robinson			6A White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/14

Erection of a single storey side extension with two velux windows to West elevation.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01029/HOUSE	H Broughton 14-05-2014	Cllr Clack	Mr M Potts 07713 150032
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hampton			3 Holmesdale Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/14

Demolition of existing garage and erection of single storey rear extension with retaining wall

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01090/HOUSE	Mr M Holmes 14-05-2014	Cllr Eyre	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Stoneham			6 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/14

The erection of a three storey side extension including lower ground floor to create garden room with new terrace, decking and associated landscaping, new garage and ancillary accommodation and ensuites/dressing room over. Single storey rear extension with revised external terrace.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01099/HOUSE	A Seare 08-05-2014	Cllr Clayton	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms N Jeffries			3 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/14

New dormer window to front elevation and rooflight over kitchen, new pitched roof over existing ground floor flat roof area, blocking up of existing openings and alteration of existing openings to form new doors/windows.

Planning Applications to be Considered

Planning Applications received to be considered on 12 May 2014

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01126/HOUSE	N Thompson 15-05-2014	Cllr Parry	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs L Robinson			12 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/14
Erection of a new 3 bay detached garage incorporating lowering land levels to accommodate building, and driveway.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01129/HOUSE	H Broughton 15-05-2014	Cllr Clayton	Mr D Cooper 01892 5333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Connell			9 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/04/14
Demolition of the existing garage and construct a new side and rear extension including a replacement garage with roof light. The rear part of the extension is given over to a utility room and a family room with eight roof windows. Creation of en-suite to first floor with rooflight.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01138/HOUSE	Mr M Holmes 20-05-2014	Cllr Mrs Crabtree	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Randall		Craigower	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/14
Demolition of existing garage to incorporate a two storey side and rear extension with one dormer window to side elevation.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01147/HOUSE	H Broughton 21-05-2014	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>
				01/05/14
Erection of a 3-bay garage with accommodation above and cellar below. Changes to existing external staircase. Pitched roof to existing flat roofed dormer & alterations to fenestration. Brickwork to house to be rendered. Re-submission of SE/14/00192/HOUSE				

Planning Applications to be Considered

Planning Applications received to be considered on 12 May 2014

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01156/FUL	Mr A Byrne 21-05-2014	Cllr Busvine	Mr A Frendo 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Salisbury & Co Ltd		First Floor	4 Brewery Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/14
Change of use of first floor premises from A1 (shops) to B1 (office use).				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01194/FUL	J Russell 22-05-2014	Cllr Hogarth	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>
				06/05/14
Installation of external chain and link roller shutters to shopfront.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01213/HOUSE	H Broughton 22-05-2014	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Chew		St John's Hall	21 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/14
Erection of a single storey rear extension.				