

22nd October 2015



You are summoned to attend a meeting of the PLANNING COMMITTEE to be held at 7:00pm in the Council Chamber at the address below on Monday 26th October 2015 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.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at sevenoakstown.gov.uk or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Town Clerk

Committee Members

Cllr Arnold	Cllr Parry
Cllr Busvine OBE	Cllr Parson
Cllr Canet	Cllr Piper
Cllr Chakowa	Chairman - Cllr Raikes
Cllr Clayton	Cllr Schneider
Cllr Eyre	Cllr Towell
Cllr Hogarth – Vice Chairman	Cllr Waite
Cllr Mrs Parry	Cllr 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 written requests from Members which have previously been submitted to the Town Clerk and approved by the Town Council to enable participation in discussion on items on the agenda in which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

2 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

3 MINUTES

To receive and sign the minutes of the planning committee meeting held 12th October 2015 (copy attached).

4 CONSULTATIONS

(a) To receive and consider the Sevenoaks District Council Call for Sites Consultation, deferred from the last planning meeting.

(b) To receive and a draft collective response to the Kent County Council Street Lighting consultation document

5 Joint Transportation Board Cycling Working Group

To receive and consider a letter from the Chairman of the Sevenoaks JTB inviting a representative of the Town Council to sit as a member of the Cycling Working Group (copy attached)

6 PLANNING APPEALS

To receive and note the following appeals have been submitted:

i. 15/3132303 – 98 – 116 London Road

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.

Members of the public wishing to speak and address the Planning Committee must register to do so stating they wish to speak with the Town Council by 12 p.m. on the date of the meeting.

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 8th October 2015 (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 12th October 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Apologies	Cllr Waite	Present
Cllr Mrs Parry	Left 7:15pm	Cllr Waishe	Present

Also in attendance:

Assistant Town Clerk
6 members of the public

PUBLIC QUESTION TIME

None

233 REQUESTS FOR DISPENSATIONS

None

234 DECLARATIONS OF INTEREST

It was noted that Cllrs Canet, Eyre, Parson, Piper and Raikes were members of Sevenoaks District Council, the applicant for application [17] 15/03019/FUL – Suffolk House

Cllr Waite declared a non pecuniary interest in planning application:
[16] 15/03019/FUL – 35 Prospect Road

Cllr Raikes declared a non pecuniary interest in planning application:
[8] 15/02855/HOUSE – Dell House, Wildernesse Avenue

Cllr Raikes declared a non pecuniary interest in planning application:
[15] 15/03002/HOUSE – 41 Dartford Road

235 DECLARATIONS OF LOBBYING

All Councillors present declared they had been lobbied in respect of application:
[12] 15/02932/FUL – Carlton Works, St Johns Hill

Cllr Raikes declared he had been lobbied in respect of planning application:
[15] 15/03002/HOUSE – 41 Dartford Road

236 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 28th September 2015 be approved and signed.

237 NEIGHBOURHOOD DEVELOPMENT PLAN

(a) The Committee received and noted the Sevenoaks District Council call for sites consultation.

It was **RESOLVED that** it be brought back to the next meeting of the Planning Committee for Sevenoaks Town Council to identify any potential sites which could make a contribution towards meeting the District Council's target.

(b) The Committee received and considered the KCC consultation on street lighting.

It was **RESOLVED that** members submit individual responses to the clerk who would draft a collective response to be considered at the next meeting.

(c) The Committee received and considered the Local Government Boundary Commission Consultation on the revised scheme for Sevenoaks. Thanks were extended to all organisations who spent time reworking boundaries to prevent Sevenoaks Town Council being split between two wards.

It was **RESOLVED that** the Town Council strongly supports the proposed modification.

238 Planning Appeals

The Committee noted that the following householder appeal had been submitted:

- i. 15/ -3134361 – 12 Knole Road

239 DEVELOPMENT CONTROL COMMITTEE

The Committee received and noted the development control meeting on the 1st October 2015 and it was **RESOLVED that** no representation be made.

240 PLANNING APPLICATIONS

The meeting was adjourned three times to enable the following representations to be made by members of the public on planning applications:

- i. Against – 15/002723/HOUE – 19 Shenden Way
- ii. Against – 15/01759/FUL – Jade Cottage, Wildernesse Mount
- iii. For – 15/02932/FUL – Carlton Works, St Johns Hill

The meeting was reconvened Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 8th October 2015 and it was **RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

241 PRESS RELEASE

None

The meeting closed at 8:31pm

CHAIRMAN

Planning Applications Considered

Applications considered on 12-10-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0184/2015	Mr J Wooldridge (08-10-2015)	Cllr Canet	Mr E Bright 02036915810
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Treacy		Sevenoaks Quarry	Bat & Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/15
<p>Non-material amendments to conditions attached to planning permission SE/08/675 (i.e. main quarry permission) and to the details approved pursuant to that permission</p> <p>KCC/SE/0184/2015 - Amended plan</p> <p>Further information submitted.</p>				

Sevenoaks Town Council recommended approval

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01962/ADV	M Besant 23-10-2015	Cllr Parson	Mr Prince 01914 910097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Crossley			137 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/15
<p>1No. 6310 x 830mm folded aluminium panel internally illuminated by means of white LEDs, 1No. 800 x 700mm projecting sign. Non illuminated.</p> <p>SE/15/01962/ADV - Amended plan</p> <p>Amended site location plan</p> <p>SE/15/01962/ADV - Amended plan</p> <p>Alteration of internally illuminated to externally illuminated by means of overhead trough.</p> <p>Amended proposal description:</p> <p>1No. 6310 x 830mm folded aluminium panel externally illuminated by means of overhead trough, 1No. 800 x 700mm projecting sign. Non illuminated.</p>				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied the proposals are in keeping with the character of the high street conservation area.

Planning Applications Considered

Applications considered on 12-10-15

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02661/HOUSE	H Weston 19-10-2015	Cllr Waite	Mr Jenkins 02083187401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin			54 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/15

Part single storey, part two storey side extension.

SE/15/02661/HOUSE - Amended plan

Amended plans received.

Proposal amended to include the creation of an off-street parking area to front:

Part single storey, part two storey side extension and creation of off-street parking area to front with access.

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the alteration in levels and a condition requiring permeable surfacing.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02683/HOUSE	M Besant 13-10-2015	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Flawn			84 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15

Demolition of existing garden wall and metal gates to accommodate a wider drive way. Widening of the drive way by approximately 2-2.5 m at the pathway end of the drive, and to encompass the existing grass/earth front garden and to go some way up the side of the house too. Levelling the area to the front of the property accordingly, and covering the area with an appropriate hard covering.

//Chairmans action//

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02723/HOUSE	P Dadswell 16-10-2015	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Stockbridge			19 Shenden Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/15

The erection of a detached garage.

Sevenoaks Town Council recommended refusal on the following grounds:
i. The application would be contrary to the Sevenoaks Residential Character Area Assessment SPD
ii. The application would set an undesirable precedent in the area
iii. The application would be obtrusive and unneighbourly to no.18 Shenden Way.

Planning Applications Considered

Applications considered on 12-10-15

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02756/FUL	M Besant 26-10-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Bowen			5 Nicolson Way	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/15
Replace a large ground floor window with sliding doors (the same width as the existing windows) and replace existing doors in UPVC.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02759/FUL	H Weston 14-10-2015	Cllr Clayton	Mr Mineham01634226560
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecomb Investments LLP		Jade Cottage	Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15
Demolition of existing dwelling. Erection of 2 new dwellings including balcony, associated garages and access drives. Landscaping and associated works.				

Sevenoaks Town Council recommended refusal on the following grounds:

- two houses of the height, bulk and depth proposed. sited towards the top of the steeply sloping plot, would dominate both Cleve and Keilour on either side which are lower down their plots
- the large and almost identical houses sited so close together would not fit the neighbourhood character assessment, which is 'Large individually designed detached houses are set well back from the road, and are well screened and generally have minimal impact on the street scene'. (the existing house and both neighbours currently meet this characterisation)
- the impact on the street scene in the narrow lane of two large houses and the courtyard garages would be damaging
- the garage of the southern house of the proposed pair would eliminate mature trees which currently screen Jade Cottage from Cleve, and which contribute to the Neighbourhood Character Assessment

//Informative// The Town Council (and the neighbours) accept that division of the site and a second house are possible, but the division should split the site into upper and lower plots. This would be consistent with layouts at Monksilver, Kent Cottage, Cleve and Keilour (some of which are Bailey Scott designed) and would also make it easier for development to respect the neighbourhood character assessment.

Planning Applications Considered

Applications considered on 12-10-15

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02855/HOUSE	H Weston 27-10-2015	Cllr Arnold	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tovey		Dell House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/15
Front and side/rear extension. Changes to internal layout. Partial loft conversion. Alterations to windows including new two storey bays. Alteration to internal arrangement of existing garage.				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02883/HOUSE	P Dadswell 22-10-2015	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Clarke		Keillour	9 Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/15
Landscaping of garden, demolition and replacement of existing garages, and building of additional new garages.				

Sevenoaks Town Council recommended approval subject to the trees and hedging being retained at the front of the property.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02884/FUL	Mr M Holmes 16-10-2015	Cllr Parson	Mr R Mills (Tel no. N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Mills		Main Lodge	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/15
Provision of off road parking for four vehicles to serve Main Lodge.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied the proposals will not have an unacceptable impact on the green belt.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02885/MMA	H Weston 15-10-2015	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Davis			35 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15
Minor material amendment to SE/14/02989/HOUSE for 'Single storey rear extension with velux windows; loft conversion with rear dormer window and front rooflights' to show raised roof.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 12-10-15

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02932/FUL	J Russell 16-10-2015	Cllr Raikes	Mrs Gregson0162229660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Carlton Mews Ltd		Carlton Works	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/09/15

Conversion of existing building to 8 apartments.

Sevenoaks Town Council recommended approval

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02944/CONVAR	J Russell 15-10-2015	Cllr Parry	Mrs Gapper02920668662
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gratton		Lidl UK	80 London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/15

Variation of condition 5 (opening hours) of SE/13/01171/MMA (Demolition of existing buildings and erection of a Lidl food store with 70 car parking spaces, 12 covered secure bicycle spaces & 4 short term bicycle spaces and associated landscaping. Closure of existing site access and creation of new site access. Erection of 2m high boundary fencing to rear & North West side of site) with amendment to opening hours: Mondays to Saturdays- 7.00am to 10.00pm and Sundays- 8.00am to 6.00pm.

Sevenoaks Town Council recommended refusal of the application due to the store's 'in town' location and the fact the initial application specifically sought to distance itself from traditional supermarkets.

//informative: The Town Council would be sympathetic to a similar application which sought to increase the hours to Mon – Friday 7am – 10pm, Saturday 8am – 10pm, Sunday 10am – 4pm.//

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02981/HOUSE	M Besant 21-10-2015	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Snook			122 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/15

Creation of driveway and new access.

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 12-10-15

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03002/FUL	Mr A Byrne 22-10-2015	Cllr Chakowa	Mr Hadley01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Burlanes Interiors		First Floor Premises	41 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/15
Change of use of redundant first floor space to provide additional space for ground floor interior design showroom (A1 use).				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03011/HOUSE	R Fellows 26-10-2015	Cllr Waite	Mr Fowler01622 730719
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Wooten			35 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/15
Conversion of garage to habitable room.				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03019/FUL	Mr A Byrne 23-10-2015	Cllr Schneider	Mr Paul 07753224220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Keating		Suffolk House	154 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/15
Installation of 2 No. additional dormer windows and 1No. Velux rooflight to the front (South) elevation to match existing size and materials. Installation of 6No. Photovoltaic (PV) Panels to the front (South) elevation.				

Sevenoaks Town Council recommended approval.

Q1. Are you completing this questionnaire on behalf of:

Please select one option

- Yourself (as an individual)
- Yourself as a member of KCC staff
- A District/Town/Parish Council
- A Business
- A Voluntary or Community Sector Organisation (VCS)
- Other, please specify:

Q1a. If you are responding on behalf of a Council/Business/VCS organisation, please tell us the name of the organisation:

SEVENOAKS TOWN
Council

Street Lighting Consultation

Q2. The options for street lighting are outlined in the consultation document (page 5). Please indicate which option you would prefer.



Option 1: Part-night-lighting - the current level of service



Option 2: All-night lighting

Q2a. Please tell us the reason(s) why you prefer this option:

majority of residents

- Limited demand for lighting during the hours which it is proposed lights be turned off

e

Q3. Do you think it's a good idea to dim street lights when the roads and footways are less busy, for example, late evening and early hours of the morning?

	Late evening, e.g. 8pm to midnight	Overnight, e.g. midnight to 5am	Early morning, e.g. 5am to 8am, if dark
Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3a. Please add any supporting comments here:

...
 this they should be dimmed
 - Concern with regards to dimming during the evening and morning, is there any

Street Lighting Consultation

Q4. We have completed a draft Equality Impact Assessment for the street lighting options.

An EqIA is a tool to assess the impact any policies or strategies would have on race, age, disability, gender, gender reassignment, sexual orientation, religion or belief and carer's responsibilities. **We welcome your views.**

The EqIA can be accessed via kent.gov.uk/streetlights or on request from streetlighting@kent.gov.uk.

Please add comments below:

- Exceptions on equality grounds can be considered on a case by case basis

Q5. Would you like to make any further comments on the options for street lighting?

Please add comments below:

Sevenoaks Town Council supports Kent County Councils initiative to save both energy and taxpayer funds by reducing the levels of street lighting.

Q6. Please tell us your postcode	TN13 302
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Q7. As part of the consultation, we will be looking to invite a small number of residents to take part in some workshop events and focus groups to discuss their views in further detail. Would you be interested in taking part in one of these discussion sessions?

Yes **No**

If you have answered “yes”, please fill in your contact details so we can provide you with further details should you be selected to take part:

Name	sevenoaks town Council
Town/Area	sevenoa ke
Email	planning@sevenoakstown.g ov.uk
Phone no.	01732 459 953

Please note that places at the discussion sessions are limited. Therefore, not everyone who expresses an interest in these sessions will necessarily be re-contacted.

You only need to answer these questions if you have responded as an Individual or as a member of KCC staff. It is not necessary to answer these questions if you are responding on behalf of an Organisation.

About You... We want to make sure that everyone is treated fairly and equally, and that no one gets left out. That’s why we are asking you these questions. We won’t share the information you give us with anyone else. We’ll use it only to help us make decisions, and improve our services. If you would rather not answer any of these questions, you don’t have to.

Q8. Are you....? Please select one box.

Male **Female** **I prefer not to say**

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Member of Sevenoaks District Council



RECEIVED
12 OCT 2015

Linda Larter MBE
Sevenoaks Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Line: 01732 227165
Ask for: Charlotte Sinclair
Your ref:
My ref: Sevenoaks JTB
Email: Charlotte.sinclair@sevenoaks.gov.uk

Date: 5 October 2015

Dear Ms. Larter

Sevenoaks Joint Transportation Board Cycling Working Group

During the municipal year 2014/15 the Sevenoaks Joint Transportation Board set up a working group to take the Sevenoaks District Cycling Strategy forward again. At the working group's first meeting on 13 March 2015, the group noted that Sevenoaks Town Council were working on a Neighbourhood Plan and noted that the Town Clerk could suggest improvements. It was agreed by the group that the Town Clerk be invited to attend a future meeting.

At the meeting of the Sevenoaks Joint Transportation Board on Wednesday 3 September 2015, Members of the Board resolved to continue the Cycling Strategy Working Group, in order to take the Sevenoaks District Cycling Strategy forward, to focus on the implementation of improvements across the District and focus on specific routes to meet the objectives of the strategy in light of reduced funding. The Membership of the working group was discussed and it was agreed either an Officer or Town Councillor be invited to attend the meetings of the working group.

I am therefore, writing to you as Chairman of the Board, to see whether an Officer or Town Councillor would like to be appointed to be a Member of the working group.

Yours Sincerely,

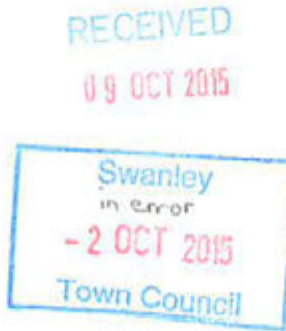
A handwritten signature in black ink that reads "James London".

Cllr. J. London
Chairman of the Sevenoaks Joint Transportation Board



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



Direct Dial: 01732 227448
Ask for: Matthew Durling
Your ref:
My ref: SE/14/02075/FUL
Date: 30th September 2015

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr Alex Davies Of Berkeley Homes (Eastern Counties) Ltd
Site: 98 - 116 London Road Sevenoaks KENT TN13 1BB
Nature: The demolition of the existing buildings and erection of a mixed use scheme which comprises a total of 60 residential units (C3) and an integral office element (B1).
Appeal Ref: APP/G2245/W/15/3132303
SDC Ref: SE/14/02075/FUL
Appeal Start Date: 25th September 2015

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 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, 3/10 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/15/3132303, to arrive by 30th October 2015. If representations are submitted after the deadline they will not normally be seen by the Inspector and will be returned.

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

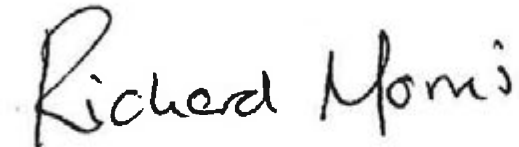
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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, slightly slanted style.

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/14/02075/FUL	J Russell 07-08-2014	Cllr Mrs London	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Davies		98-116 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 18/07/14

The demolition of the existing buildings and erection of a mixed use scheme which comprises a total of 66 residential units (C3) and an integral office element (B1).

Comment on 04/08/14

No. of days taken to comment 17

Sevenoaks Town Council recommended approval.

Decision on 01/06/15

SDC Refused 4 Grounds 19-06-15

Appeal on

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/14/02075/FUL	J Russell 19-02-2015	Cllr Mrs London	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Davies		98-116 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 30/01/15

The demolition of the existing buildings and erection of a mixed use scheme which comprises a total of 66 residential units (C3) and an integral office element (B1).

SE/14/02075/FUL - Amended plan

Amended and increased employment floorspace and increased car parking. Reduced provision of apartments from 66 to 60.

Comment on 16/02/15

No. of days taken to comment 17

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- Insufficient parking provision for both the proposed residential units and the expanded commercial space
- Concerns with regards to access for emergency services to the site
- Insufficient number of on site affordable housing units proposed
- All on site affordable housing units as proposed are 1bd flats, despite the demand in Sevenoaks for affordable 2/3bed dwellings.

Decision on 01/06/15

SDC Refused 4 Grounds 19-06-15

Appeal on

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Planning Applications to be Considered

Planning Applications received to be considered on 26 October 2015

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02820/HOUSE	H Weston 04-11-2015	Cllr Arnold	Mr Smythe02035824273
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Rodgers		Glenwood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
Erection of a single storey front porch extension, two storey rear extension, single storey Orangery rear extension. Conversion of loft with two small rear dormers and rooflights to the front and two first floor front gable extension.				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02909/FUL	H Weston 02-11-2015	Cllr Piper	Mr Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Popely			4A & 4B Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/15
Conversion of existing building from two self contained flats into one family dwelling, including a two storey rear extension with room within roof space and a single storey side extension. Recessed balcony to rear. Alterations to fenestration.				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02967/MMA	J Russell 27-10-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lewis		The Old School Mews	Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/15
Minor material amendment to SE/13/01633/FUL for (Demolition of ancillary buildings and erection of 9 No. two and three bedroom apartments with associated parking and amenity space with new build additions in the form of single storey extensions plus dormers and conservation rooflights to the main buildings) to show alterations to main entrance to include additional landscaping, parking arrangements and bin stores.				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03010/HOUSE	M Besant 02-11-2015	Cllr Parson	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			53 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
Three bay parking and paving as existing with facebrick wall and hedge.				

Planning Applications to be Considered

Planning Applications received to be considered on 26 October 2015

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03014/HOUSE	P Dadswell 06-11-2015	Cllr Piper	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Venza			11 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
Erection of a two storey rear, front and side extension. Double garage.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03029/HOUSE	H Weston 09-11-2015	Cllr Raikes	Mr W Glass 830430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Politzer			1 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
Erection of a single storey side extension.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03038/FUL	Mr M Holmes 02-11-2015	Cllr Parson	Mr Marsden02074098024
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Savills (UK) Ltd			98 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
Installation of four external air conditioning units.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03053/FUL	Mr A Byrne 02-11-2015	Cllr Arnold	Mr Garland01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Potter		Land South Of Blackhall Spinne	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/15
Erection of detached five bedroom house and garaging.				

Planning Applications to be Considered

Planning Applications received to be considered on 26 October 2015

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03059/HOUSE	P Dadswell 05-11-2015	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sweeting		Highcroft	3 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
Demolition of existing garage. Construction of new garage with room over. Two storey side extension. Alterations to fenestration including Juliet balcony to front elevation.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03080/FUL	P Dadswell 04-11-2015	Cllr Schneider	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
Proposed first floor rear infill extension, incorporating position of proposed external air conditioning unit.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03081/LBCALT	P Dadswell 04-11-2015	Cllr Schneider	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
Proposed first floor rear infill extension, incorporating position of proposed external air conditioning unit.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03083/HOUSE	H Weston 28-10-2015	Cllr Raikes	Anderson North 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Snell			66 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/15
Proposed part single/part two storey side extension & increased hardstanding for 2 no. parking spaces.				

Planning Applications to be Considered

Planning Applications received to be considered on 26 October 2015

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03102/FUL	P Dadswell 10-11-2015	Cllr Canet	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			8 Watercress Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
Remove and replace existing windows with white PVCU.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03104/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			17 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
Remove and replace existing windows with white PVCU.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03105/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			15 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
Removal of existing and replacement with white PVCU windows.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03106/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			18 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
Remove and replace existing windows with white PVCU.				

Planning Applications to be Considered

Planning Applications received to be considered on 26 October 2015

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03107/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 824999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			16 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15

Removal and replacement of existing windows with white PVCU.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03139/FUL	Mr M Holmes 09-11-2015	Cllr Parry	Mr Mckay07738003049
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd			53 & 55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15

Installation of new access and erection of a single detached dwelling to the rear. Associated hard and soft landscaping improvements.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03165/FUL	H Weston 02-11-2015	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Rear Of	12 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15

Minor alterations and infill of archway.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03172/HOUSE	P Dadswell 04-11-2015	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Leigh		Mount House	5 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15

Erection of a two storey front extension, single storey front extension and change of cladding from tile hanging to render.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03173/HOUSE	M Besant 09-11-2015	Cllr Waite	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Glavin		Park Lodge, 2 Vine Lodge Court	Holly Bush Lane	Eastern

Planning Applications to be Considered

Planning Applications received to be considered on 26 October 2015

<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			20/10/15
The erection of a single storey rear extension.			

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03178/HOUSE	H Weston 09-11-2015	Cllr Mrs Walshe	Ms Ledger07967048613
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Rutherford		Hall Lane House	76 Hartslands Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/10/15	
Erection of a single storey rear extension with flat roof and glazed roof lantern.				

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03219/HOUSE	M Besant 09-11-2015	Cllr Parry	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cleaver		Tanz	40 Oakhill Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/10/15	
Erection of a single storey side extension.				