

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 23<sup>rd</sup> June 2014 at 7:00pm

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**Present:**

**Committee Members**

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

**Also in attendance:**

Assistant Town Clerk  
5 Members of the Public

**PUBLIC QUESTION TIME**

A member of the public inquired how Councillors decide whether they should take part in discussion on specific planning applications.

It was noted that Councillors abide by the Sevenoaks Town Council Code of Conduct, a copy of which is available on the Town Council's website.

61 **REQUESTS FOR DISPENSATIONS**

No requests were received.

62 **DECLARATIONS OF INTEREST**

Cllr Piper declared an interest in the following agenda item and left the room during voting and discussion

(7) (ii) Planning Enforcement, Land at 1 Beaconfields

Cllrs Eyre and Raikes declared a non-pecuniary interest in planning application [23] 14/01712/FUL – Land South of 65 Kippington Road

Cllr Hogarth declared an interest in planning application [9] 14/01620/HOUSE – Blackhall Barns, Woodland Rise

Cllr Parry declared a non-pecuniary interest in planning applications

[10] 14/01623/FUL – 53 Oakhill Road

[11] 14/01624/FUL – 55 Oakhill Road

Cllr Hogarth declared an interest in planning applications:

[24] 14/01715/HOUSE – Little Blackhall, Blackhall Lane

[25] 14/01715/LBCALT – Little Blackhall, Blackhall Lane

63 **DECLARATIONS OF LOBBYING**

All Councillors present declared they had been lobbied in respect of planning application [9] 14/01620/HOUSE – Blackhall Barns, Woodland Rise

Cllr Mrs Walshe declared she had been lobbied in respect of applications

[13] 14/01632/FUL – Summerhill, Seal Hollow Road

[14] 14/01633/HOUSE – Summerhill, Seal Hollow Road

64 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on the 9<sup>th</sup> June 2014 be approved and signed.

65 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 19<sup>th</sup> June 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/01713/WTCA	18 Vine Court Road	Works to Sweet Chestnut located within the rear garden of the property (WTCA)	Walshe
<b>Sevenoaks Town Council recommended approval subject to the Arboricultural officer being satisfied the works will not pose a risk to the long term health of the tree.</b>				
ii.	14/01738/WTPO	The Oaks Little Julians Hill	Reduce crown to 2 Beech trees by 10-15%	Piper
<b>Sevenoaks Town Council recommended approval.</b>				
iii.	14/01702/WTCA	56 Oakhill Road	T.1/2 1 no. Sycamore and 1 no. Ash growing close to upper left wall (boundary with vicarage) - Fell all trees, together with 5 no. smaller stems next to Ash, in sections to near ground level T.3 Large dying Willow (suspected Honey Fungus) - Fell tree in sections Reasons (Conservation Area) As given above, plus T1/2 - trees growing close to wall.	Eyre
<b>Sevenoaks Town Council recommended refusal and requested TPOs be placed the two sycamores, and the Willow tree unless the Arboricultural officer is satisfied with the applicant's assertion that the tree is dying.</b>				
iv.	14/01755/WTCA	Roughway, 81 Oakhill Road	Various works to trees (Conservation Area).	Parry
<b>Sevenoaks Town Council recommended approval for works to T1-3, and refusal for T4 requesting that a TPO be placed on the tree.</b>				
v.	14/01788/WTCA	4 Middlings Rise	Cotoneaster on lefthand side by entrance gate - To remove the tree and grind out the stump, to prevent damage to wall and driveway. Holly & 2 x Cypress trees on right hand side by entrance gate - To reduce the height of the trees by approximately 2.5m to the previous pruning points, to maintain the trees at a manageable size.	Piper
<b>Sevenoaks Town Council recommended approval.</b>				
vi.	14/01663/WTCA	Thorncroft Cottage, 94 Oakhill Road	cut back 5 Yew trees and 1 Holly tree/bush by approx 120cm (WTCA)	Parry
<b>Sevenoaks Town Council recommended approval subject to the Arboricultural officer defining a tree management and pruning plan for the 5no Yews.</b>				

66 CONSULTATIONS

The Committee received and considered additional comments made by Councillors on the Sevenoaks District Council consultation on the Gypsy and Traveller Plan site options.

It was **RESOLVED that** the Town Council suggests that the land to the rear of the former park and ride site on Otford Road be considered as part of the site options.

67 HIGHWAYS

The Committee received and noted the following Street Closure notice

- i. St Botolph's Road, Dartford Road – Sunday 3<sup>rd</sup> August

68 PLANNING ENFORCEMENT

The Committee received and noted the following enforcement notices:

- i. 310/96/355 – Shell Petrol Station / Waitrose, London Road
- ii. 310/13/029 – Land at 1 Beaconfields

69 PLANNING APPEALS

The Committee considered supporting Sevenoaks District Council by written representation on the following appeals:

- i. 14/2220209/NWF – Toni and Guy, The Old Market House, 103 High Street
- ii. 14/2220207/NWF - Toni and Guy, The Old Market House, 103 High Street

It was **RESOLVED that** the Town Council support Sevenoaks District Council by written representation on both appeals.

70 TOWN AND PARISH FORUM

The Committee received and noted the presentation from the Sevenoaks Town and Parish forum held on 11th June 2014.

It was **RESOLVED that**:

- i. Sevenoaks Town Council write to Sevenoaks District Council, copying in the cabinet member for Economic and Community Development inquiring how infrastructure needs will be met should there be an upward revision in housing allocation figures.
- ii. Sevenoaks Town Council obtain and circulate an up to date list of s106 funds secured in Sevenoaks Town and their status.

71 PLANNING APPLICATIONS

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

[13] 14/01632/FUL – Summerhill, Seal Hollow Road - Against

[13] 14/01632/FUL – Summerhill, Seal Hollow Road - For

[14] 14/01633/HOUSE – Summerhill, Seal Hollow Road - For

(b) The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 19<sup>th</sup> June 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

72 PRESS RELEASE  
None

The meeting closed at 8:58pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 23-6-14

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/01481/MMA</b>	Mr M Holmes 30-06-2014	Cllr Baker	Mr G Bunce 01622 69116
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Stevens			226 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/14
<b>Minor material amendment to application SE/13/01960 (Erection of a detached two storey house and garage in the rear garden of existing dwelling, with access road and revised siting of vehicular access) to provide additional space to bedrooms at 1st floor and a single level ground floor for ease of access.</b>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/01528/HOUSE</b>	N Thompson 26-06-2014	Cllr Raikes	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Webster			64 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/14
<b>Single storey side extension with four roof lights, part-single part-two storey rear extension and dormer extension with side facing window.</b>				
<b>SE/14/01528/HOUSE - Amended plan</b>				
<b>Amended Plans</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/01528/HOUSE</b>	N Thompson 03-07-2014	Cllr Raikes	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Webster			64 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Single storey side extension with four roof lights, part-single part-two storey rear extension and dormer extension with side facing window.</b>				
<b>SE/14/01528/HOUSE - Amended plan</b>				
<b>Amended Plans</b>				
<b>SE/14/01528/HOUSE - Amended plan</b>				
<b>Amended Plans Received (09-06-2014)</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-6-14

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01561/FUL	Mike Holmes 08/06/14	Cllr Hogarth	Jennifer Ross 0207 089 2494
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
PegasusLife		Wildernesse House	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/14
<b>Planning permission for demolition of existing buildings and structures in a conservation area.</b>				

**//Deferred to planning committee meeting on 7th July 2014//**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01562/OUT	M Holmes 08-07-14	Cllr Hogarth	Jennifer Ross
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Life		Wildernesse House	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/14

**Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (class C2). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (class C2) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 128 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).**

**//Deferred to planning committee meeting on 7th July 2014//**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01563/LBCALT	Mike Holmes 08-07-14	Cllr Hogarth	Jennifer Ross
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Life		Wildernesse House	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/14

**The partial demolition of and alterations to the grade II listed Wildernesse House.**

**//Deferred to planning committee meeting on 7th July 2014//**

## Planning Applications Considered

Applications considered on 23-6-14

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01600/HOUSE	H Broughton 26-06-2014	Cllr Canet	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Oprea			5 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/14
<b>Demolition of existing conservatory; erection of single storey side and rear extension; conversion of loft space into habitable rooms with staircase access; insertion of dormer windows to front and rear elevations; new half-gable to existing pitched roof.</b>				

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

- 1.Contrary to guidance set out in the Residential Character Area Assessment**
- 2.Detrimental impact on the Street Scene**
- 3.Detrimental impact on the amenity of neighbouring properties.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01617/HOUSE	H Broughton 03-07-2014	Cllr Piper	C Luther Ass. Ltd 020 83 00 1000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Hellard			16 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Demolition of stores &amp; garage at side of house to facilitate erection of a two storey side extension to include a balcony at rear, alterations to fenestration to include existing porch to be re-positioned and replaced with window.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01620/HOUSE	N Thompson 27-06-2014	Cllr Mrs Crabtree	Ms J Frewen 02079 2891 74
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rose		Blackhall Barns	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/14
<b>Remodelling of existing house including erection of front and side extensions, two storey rear extension, replacement conservatory, raising of roof ridge height, provision of dormer windows, alterations to the fenestration, addition of chimneys; new internal layout.</b>				

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

- 1.The building has been identified as contributing to the Character of the Wilderness Conservation Area**
- 2.The proposal represents overdevelopment of the site due to bulk and scale**
- 3.Fails to preserve or enhance the character of the conservation area**
- 4.Loss of amenity to neighbouring properties**

# Planning Applications Considered

Applications considered on 23-6-14

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01623/FUL	Mr M Holmes 01-07-2014	Cllr Parry	Mr S Mckay 07974 27432
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd			53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/14
<b>Demolition of existing dwelling; Erection of two detached dwellings and garages including improvements to the existing access and associated hard and soft landscaping works.</b>				

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01624/FUL	Mr M Holmes 01-07-2014	Cllr Parry	Mr S Mckay 07974 27432
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Yantella Corp			55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/14
<b>Demolition of existing dwelling; Erection of 2 dwellings and 2 detached garages on site with works to existing access to create one additional access onto Oak Hill Road; Hard and soft landscaping works.</b>				

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01625/FUL	J Russell 01-07-2014	Cllr Parry	Mr S Mckay 07974 27432
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Yantella Corp			102 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Demolition of existing dwelling and erection of replacement 2-storey dwelling with basement works; Alterations to parking and turning area; associated hard and soft landscaping works.</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01632/FUL	Mr M Holmes 27-06-2014	Cllr Mrs Walshe	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/14
<b>Demolition of two storey four bed detached dwelling and erection of new two storey five bed detached dwelling with accommodation in roof space and alterations to driveway.</b>				

**Sevenoaks Town Council recommended approval subject to the plan being compatible with the planting scheme for the grant of permission 12/01306/REM.  
//Informative: The issue of possible inaccuracies in the Design and Access statement was raised by a member of the public present at the meeting//**



# Planning Applications Considered

Applications considered on 23-6-14

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01633/HOUSE	Mr M Holmes 27-06-2014	Cllr Mrs Walshe	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/14
<b>Demolition of existing concrete single garage and erection of new detached garage with parking for three cars and storage in roof.</b>				

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

1. Overdevelopment of the site
2. Overly dominant and overbearing
3. Detrimental to the amenities of neighbouring properties.

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01658/HOUSE	H Broughton 03-07-2014	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr Kalairajah			23 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Erection of a first floor front and side extension (with Juliet balcony to rear elevation) over an existing ground floor extension. Construction of front gable to existing frontage and increase of existing ridge height to front roof projection.</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/14/01661/FUL	J Russell 26-06-2014	Cllr Eyre	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build			110 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/06/14
<b>Demolition of the existing building and the construction of a replacement detached dwelling.</b>				

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01667/MMA	H Broughton 03-07-2014	Cllr Baker	Mr H Cartwright 01892 53
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bourne			92 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Minor material amendment to application reference number SE/13/01666/HOUSE for the Demolition of existing rear conservatory/ extension and erection of single storey rear extension. In order to remove previously approved flat roof design and replace with part pitched and part flat roof design with roof lights to slope. Walls to boundary, to be raised above roof height to from parapets.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 23-6-14

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01673/HOUSE	H Broughton 27-06-2014	Cllr Clack	Mr M Pollington 01825 76 0640
<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>
				11/06/14
<b>First Floor Addition, Rooms in the Roof and new bathroom window.</b>				

**//Awaiting Chairman's Action//**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01687/FUL	H Broughton 01-07-2014	Cllr Mrs London	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bateman			66 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/14
<b>Demolition of existing dwelling, sub division of plot and construction of 2 new detached dwellings.</b>				

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

- 1.Over intensive development of the site**
- 2.Loss of amenity to no.68 through overlooking and loss of light**
- 3.Detrimental impact on highway safety due to dangerous access / egress**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01691/HOUSE	H Broughton 30-06-2014	Cllr Mrs Dawson	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Burtenshaw			38 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Two storey side extension with new rooflights.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the materials will match the existing house.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01697/FUL	J Russell 27-06-2014	Cllr Piper	Mr R Ranson 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs B Downard		Bay Tree Cottage	37 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/14
<b>Demolition of existing garage. Erection of two storey extension to North elevation and two storey extension to South/East elevation and alterations to fenestration, re-positioning of Porch, the sub-division of the existing plot to provide new 3/4 detached dwelling.</b>				

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 23-6-14

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01704/TELNOT	J Russell 30-06-2014	Cllr Eyre	Ms J Bye 01932 411022
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CTIL and Vodafone Ltd c/o Wal		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/14
<b>Replacement of existing site at Lidl with 15m pole supporting two sets of antennas, 2 no. equipment cabinets and development ancillary thereto including electrical meter cabinet.</b>				

**Sevenoaks Town Council recommended refusal due to the detrimental impact to properties on Littlecourt Road.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01712/FUL	J Russell 02-07-2014	Cllr Eyre	Mr R Harmer 020 7241 74
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Truphet		Land South Of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>The construction of a single new-build private dwelling house.</b>				

**Sevenoaks Town Council recommended refusal on the following grounds:**  
**1.The proposal would necessitate the removal of a number of trees on the site**  
**2.Contrary to the recommendations set out in the Residential Character Area Assessment**

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01715/HOUSE	Mr M Holmes 02-07-2014	Cllr Mrs Crabtree	Miss G Smith 01245 3265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Proposed single storey Orangery to rear elevation.</b>				

**Sevenoaks Town Council recommended approval subject to the Listed Building officer being satisfied that the design and materials are in keeping with the existing building and there will be no loss of amenity to neighbouring properties.**

<b>25</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01716/LBCALT	Mr M Holmes 02-07-2014	Cllr Mrs Crabtree	Miss G Smith 01245 3265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/14
<b>Proposed single storey Orangery to rear elevation.</b>				

**Sevenoaks Town Council recommended approval subject to the Listed Building officer being satisfied that the design and materials are in keeping with the existing building and there being no loss of amenity to neighbouring properties.**

## Planning Applications Considered

Applications considered on 23-6-14

<b>26</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01725/FUL	J Russell 01-07-2014	Cllr Piper	Mr R Ranson 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs B Downard		Bay Tree Cottage	37 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/14
<b>Demolition of a four bed detached house and detached garage. Construction of a six bed detached house with integral garage and basement. Detached pool house.</b>				

**Sevenoaks Town Council recommended approval.**

<b>27</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01791/HOUSE	H Broughton 04-07-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Tissington			41 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/14
<b>Demolition of rear single-storey flat roofed extension and side single storey flat-roofed extension. Substitution of new two-storey rear extension and two-storey side extension (same width as existing side extension) with a pitched roof to match existing main roof.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that:**

- 1. There will be no overlooking of neighbouring properties**
- 2. The proposal accords with saved policy EN1 as per the original grant of permission**
- 3. Trees on the site will be adequately protected.**