



Sevenoaks
TOWN COUNCIL

9th October 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 13th October 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.

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
Cllr Mrs A E Dawson

Cllr A Eyre
Chairman - Cllr R M C Hogarth
Cllr Mrs M A London
Cllr R J Parry
Cllr R L Piper
Cllr S G Raikes
Vice Chairman - 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 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)

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.

Town Council Offices
Bradbourne Vale Road
Sevenoaks, Kent TN13 3QG
Tel: 01732 459953 Fax: 01732 742577

Email: council@sevenoakstown.gov.uk
Website: www.sevenoakstown.gov.uk

Town Clerk

3 MINUTES

To approve and sign the minutes of the Planning Committee meeting held on Monday 29th September 2014, previously approved at Council on 6th October 2014.

4 TREE WORK

To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 9th October 2014

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/03034/WTPO	11 Bourchier Close	Reduce Lime tree by approx. 30 percent.	London
ii.	14/03099/WTCA	18 Dartford Road	Various Tree Works (CA).	Busvine
iii.	14/03074/WTCA	St Johns Hall 19 Holly Bush Lane	7 Lime Pollards on rear left side boundary- Prune back overhang from all trees back to rear boundary (CA)	Walshe
iv.	14/03065/WTPO	Wavertree, 88 Mount Harry Road	Various works to trees	Hogarth
v.	14/03025/WTCA	36 The Drive	Reduce crown to 1 Silver Birch tree by 30% (CA)	Arnold
vi.	14/03010/WTCA	Aston House, 140 Kippington Road	Various works to trees	Eyre
vii.	14/03009/WTPO	4 Chichester Drive	Various works to trees	Piper
viii.	14/03014/WTPO	Woodlands Grassy Lane	Reduce crown to 1 Beech tree by 15%	Eyre
ix.	14/03013/WTPO	Sherwood, 128 Oakhill Road	Reduce height to 1 Conifer tree to approx 4 metres, and fell 2 Holm Oak trees to near ground level. (CA)	Piper

5 HIGHWAYS

To receive and note the following road closure notice (copy attached):

- i. Pembroke Road, 15 Days, 13th October.

6 APPEALS

(a) To receive and note the inspector has dismissed the following appeal (copy attached):

- i. 14/2221945 – 36 Berwick Way

(b) To receive and note the inspector has issued a split determination on the following appeal (copy attached):

- i. 14/2223889 - 49 Brattle Wood

7 REPRESENTATION AT DEVELOPMENT CONTROL MEETINGS

To consider sending a representative to the Sevenoaks District Council Development Control Committee meeting (16th October 2014, 7pm, Sevenoaks District Council Offices) to speak on the following items:

- i. SE/14/02577/FUL - Ragstones, 1 The Vine
- ii. SE/14/02288/FUL - C Bolter Ltd, Carlton Works , St. Johns Hill

8 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 9th October 2014 (copy attached).

9 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 29th September 2014 at 7:00pm

Present:

Committee Members

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

Also in attendance:

Town Clerk
Assistant Town Clerk
11 Members of the public

PUBLIC QUESTION TIME

None

196 **REQUESTS FOR DISPENSATIONS**

No requests had been received or granted.

197 **DECLARATIONS OF INTEREST**

Cllr Mrs Walshe declared a pecuniary interest in the following Planning Application, and left the room during discussion and voting on this application [10 & 11] 14/02771/HOUSE – 10 Crownfields

Cllr Mrs Crabtree, Mrs London, and Raikes declared a non pecuniary interest in planning application:

[10 & 11] 14/02771/HOUSE – 10 Crownfields

Cllr Mrs Crabtree and Mrs London abstained from voting and discussion of this application.

Cllr Raikes being a member of Sevenoaks District Council, stated he would reconsider matters to be discussed at this meeting at district level, taking into account all relevant evidence.

Cllr Canet, and Mrs Crabtree declared a non pecuniary interest in planning application:

[6 & 7] 14/02636/FUL – The New School at West Health, Ashgrove Road

Cllr Canet and Mrs Crabtree abstained from voting and discussion of this application.

Cllr Piper declared a non pecuniary interest in tree work application:

(4) (iii) – The Beeches, Brittain Lane

198 **DECLARATIONS OF LOBBYING**

All Cllrs with the exception of Cllr Clayton declared they had been lobbied in respect of: 14/02686/FUL - 1 Plymouth Drive

199 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on the 15th September 2014 be approved and signed

200 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 25th September 2014 and it was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/02981/WTPO	84 Bradbourne Vale Road	T1 Cyrpress - gently reduce by up to a couple metres to shape to minimise overhang over new building. T2 Tree of heaven - gently reduce to minimise overhang over new building. T4 Yew - reduce width of canopy by up to a couple of metres to balance. (TPO)	Hogarth
Sevenoaks Town Council recommended approval.				
ii.	14/02972/WTPO	Oakhurst Lodge Linden Chase	Reduce the branches to 1 Oak tree (TPO)	Dawson
//Awaiting Chairman's Action//				
iii.	14/02954/WTPO	The Beeches Brittains Lane	Fell 1 Corican Pine tree (TPO)	Piper
Sevenoaks Town Council recommended refusal as insufficient justification has been provided for the felling of the tree.				
iv.	14/02984/WTCA	82 Granville Road	Various works to trees (CA)	London
Sevenoaks Town Council recommended approval.				
v.	14/02969/WTCA	84 Granville Road	Various works to trees (CA)	London
Sevenoaks Town Council recommended approval.				
vi.	14/02848/WTPO	Sequoia Grassy Lane	Various works to trees TPO	Eyre
Sevenoaks Town Council noted that insufficient justification has been provided for works to some trees and recommended the following:				
<ul style="list-style-type: none"> • T1 – Approval • T6 – Refusal • T7 – Refusal • T8 – Approval • T9 - Refusal • T10 – Approval • T11 – Approval • T13 + 14 - Approval 				
vii.	14/02878/WTCA	Coach House, 126 Kippington Road	Remove 1 Willow in a conservation area.	Piper
Sevenoaks Town Council recommended refusal and that a TPO be placed on the tree due to its contribution to the character of the local area.				
viii.	14/02842/WTCA	Walthamstow Hall Holly Bush Lane	Cut down the sycamore tree	Mrs Walshe
Sevenoaks Town Council recommended approval subject to the Arboricultural Office being satisfied the tree should be felled due to health reasons, and that a suitable replacement be made in the same or more appropriate area.				

201 CONSULTATIONS

(a)The Committee received and considered the following consultations:

- i. DCLG – The Right to Challenge Parking Policies – deadline 10-10-14 – deferred from 15-09-14

It was **RESOLVED that** Sevenoaks Town Council respond requesting that Town and Parish Councils be included as a body who can bring forward a challenge under proposals.

- ii. DCLG – Planning and travellers – 23-11-14
It was **RESOLVED that** Sevenoaks Town Council responds broadly supporting the proposals set out in the consultation document in particular additional powers to tackle illegal encampments, and request a definition of “permanently ceased travelling”

(b) The Committee received and adopted the proposed response to the Sevenoaks District Council Economic Development Strategy and Action plan.

202 NEIGHBOURHOOD PLANNING

The Committee received and noted the minutes of the Neighbourhood Plan Steering Committee held on 23rd September 2014.

203 PLANNING APPLICATIONS

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

- i. [8] 14/02686/FUL – 1 Plymouth Drive - Against
- ii. [29] 14/02988/FUL – Buckhurst 2 Car Park - Against

(b) It was noted that the agent of 14/02686/FUL – 1 Plymouth Drive was unable to attend the meeting and had sent a supporting statement which had been circulated to Councillors.

(c)The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 25th September 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

A recorded vote was requested on planning application [29] 14/02988/FUL – Buckhurst 2 Car Park:

Motion to comment as follows:

Sevenoaks Town Council recommended approval.

Informative: Sevenoaks Town Council requests that Sevenoaks District Council explore the following methods of improving traffic flow to and from the proposed site:

1. *Opening up access through Akehurst Lane*
2. *Allowing traffic to pass through Sevenoaks Bus station at peak times*
3. *Revisiting the phasing of the lights at the Pembroke Road junction.*

Councillor	Vote
<i>Cllr Arnold</i>	<i>For</i>
<i>Cllr Baker</i>	<i>Against</i>

<i>Cllr Busvine</i>	<i>For</i>
<i>Cllr Canet</i>	<i>Against</i>
<i>Cllr Clayton</i>	<i>Against</i>
<i>Cllr Mrs Crabtree</i>	<i>For</i>
<i>Cllr Eyre</i>	<i>For</i>
<i>Cllr Hogarth</i>	<i>For</i>
<i>Cllr Mrs London</i>	<i>For</i>
<i>Cllr Piper</i>	<i>For</i>
<i>Cllr Raikes</i>	<i>For</i>
<i>Cllr Walshe</i>	<i>Against</i>

204 PRESS RELEASE

None

The meeting closed 8:55pm

CHAIRMAN

Planning Applications Considered

Applications considered on 29-9-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02130/HOUSE	H Weston 01-10-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Bache			9 Bouchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/14
<p>Conversion of existing garage into habitable space.</p> <p>SE/14/02130/HOUSE - Amended plan</p> <p>Amended drawings now received.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02458/FUL	Mr A Byrne 30-09-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Rugby Football Clu	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/14
<p>Levelling and extension of the existing reinforced grass track to provide overspill car parking; extension of clubhouse balcony to provide additional viewing space and improved disabled access.</p>				

Sevenoaks Town Council noted the application.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02458/FUL	Mr A Byrne 03-10-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Rugby Football Clu	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<p>Levelling and extension of the existing reinforced grass track to provide overspill car parking; extension of clubhouse balcony to provide additional viewing space and improved disabled access.</p> <p>SE/14/02458/FUL - Amended plan</p> <p>The site boundary has been clarified by drawing received 12.09.2014</p>				

Sevenoaks Town Council noted the application.

Planning Applications Considered

Applications considered on 29-9-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02564/HOUSE	H Weston 06-10-2014	Cllr Baker	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Shepherd			5 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
Single storey side extension.				
SE/14/02564/HOUSE - Amended plan				
Change of proposed description:				
Single storey side extension and fenestration changes.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02593/FUL	H Broughton 03-10-2014	Cllr Busvine	Mr R Fender 01883 7303
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davis		Flat 1	120 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
Single storey ground floor temporary structure (3 years) to rear of 120 London Road to be used as office accommodation (Retrospective).				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02636/FUL	H Broughton 13-10-2014	Cllr Eyre	Mr J Whitlock 01892 5344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The New School At West Heath		The New School At West Heath	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/14
Structural upgrade to existing hall walls.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02637/LBCALT	H Broughton 13-10-2014	Cllr Eyre	Mr J Whitlock 01892 5344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The New School At West Heath		The New School At West Heath	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/14
Structural upgrade to existing hall walls.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-9-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02686/FUL	H Broughton 01-10-2014	Cllr Arnold	Robinson Escott Planning 01699 939994
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Spraggs			1 Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/14
Erection of a single storey three bedroom bungalow with integral garage.				

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

- 1.The proposal constitutes overdevelopment of the site due to its scale, density and height, contrary to policy EN1 of the Local Plan**
- 2.The proposal fails to respond to the character of the local area, contrary to policy SP1 of the Core Strategy**
- 3.The height, mass and bulk of the roof would have a detrimental impact on the neighbouring property at 1 Plymouth Park**
- 4.Contrary to advice set out in the Residential Character Area Assessment SPD**

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02735/FUL	J Russell 09-10-2014	Cllr Piper	Mr A Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriott			2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
Demolition of existing house and erection of detached dwelling.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02771/HOUSE	Guy Martin 23-09-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms B Reade			10 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/09/14
Installation of two air/water heat exchanger pumps.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-9-14

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02771/HOUSE	Guy Martin 07-10-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms B Reade			10 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
Installation of two air/water heat exchanger pumps.				
SE/14/02771/HOUSE - Amended plan				
Site plan, manufacturer's specifications and photographs received				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02805/HOUSE	H Weston 08-10-2014	Cllr Mrs Walshe	Mr P Fowler 01622 73071
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			6 Quarry Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
Demolition of existing garage and shed and the erection of two storey side extensions (both sides). Erection of a first floor rear extension. New vehicular access.				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02809/FUL	Mr M Holmes 08-10-2014	Cllr Mrs London	Miss K Munro 789776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Muncey			5-13 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/14
The redevelopment of 5-13 Lime Tree Walk, comprising the demolition of the existing buildings and erection of 3 storey building to provide 14 apartments and parking provision for 14 cars.				

Sevenoaks Town Council recommended approval subject to the completion of an appropriate S106 affordable housing agreement.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02822/LBCALT	H Weston 06-10-2014	Cllr Busvine	Mr P Evans 460652
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Hamadeh			1 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
Enclosure of loggia.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-9-14

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02829/HOUSE	H Broughton 30-09-2014	Cllr Clayton	Mr M Ripley 01634 30088
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Margo			54 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/14
Loft conversion with a conservation area roof window to the front roof slope and a box dormer to the rear.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied tht the proposal will not harm the conservation area with particular regard to the roofscape seen from Prospect Road, and the Planning Officer being satisfied that there will be no loss of amenity to no.53 Bethel Road.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02834/HOUSE	H Weston 06-10-2014	Cllr Mrs Crabtree	Mr R Colley 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown		Elysia	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
Removal of door to front elevation and replacement window.				

Sevenoaks Town Council recommended refusal due to the modification to the retained southern façade of the original building.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02862/HOUSE	H Weston 01-10-2014	Cllr Busvine	Mr J Sparrow 01322 2865
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sumerfield			6 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
The erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02863/HOUSE	H Weston 03-10-2014	Cllr Busvine	Mr J Sparrow 01322 2865
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sumerfield			6 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
Demolition of 2 detached garages & erection of new garage/workshop.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-9-14

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02881/HOUSE	H Broughton 06-10-2014	Cllr Mrs Dawson	Mr M Ransley-Hoare 753 999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Pepper			9 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
Two storey extension to front and single storey extension to rear of property.				

//Awaiting Chairman's Action//

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02886/HOUSE	H Weston 07-10-2014	Cllr Piper	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Whawell			4 Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/14
Erection of double-storey rear extension (addition over existing single-storey rear extension), and side single-storey extension.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02888/HOUSE	H Broughton 02-10-2014	Cllr Hogarth	Mrs C Austin 07866 9622 699
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Robinson			45 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
Demolition of existing flat roof dormer above garage and removal of pitched roof to porch. Erection of a first floor front extension, roof extension to accommodate loft extension to front and rear, balcony and dormer to front elevation, rendering to existing walls and alterations to the fenestration.				

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02891/HOUSE	H Broughton 06-10-2014	Cllr Piper	Mrs C Austin 07866 9622 699
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Hedger			73 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
Partial demolition of rear elevation to facilitate erection of double storey extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-9-14

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02897/HOUSE	H Weston 02-10-2014	Cllr Eyre	Mr P Evans 460652
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Kemsley		Lawton	31 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
Erection of a single storey rear and side extension with double pitched roof, the insertion of rooflight in the existing pitched roof at the rear.				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02903/HOUSE	H Weston 02-10-2014	Cllr Raikes	Mr J Hoadley 07956 2415
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Devenney			35 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
Demolition of existing attached garage, and construction of two storey side and rear extension, with new pitched roof over existing rear extension.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there would be no loss of amenity to surrounding properties.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02923/FUL	J Russell 07-10-2014	Cllr Mrs London	Henson Chapel 01883 73
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gallery 88 Ltd		3 Station Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/14
Change of use from A1 (Art Gallery) to A3 (Restaurants/Cafes) and A5 (Hot Food Takeaway).				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied there are sufficient measures in place to prevent any detrimental impact on properties in St Botolphs Road.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02930/HOUSE	H Weston 08-10-2014	Cllr Mrs Crabtree	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Saleh		Tara	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/14
Erection of a gym. Extension to drive and rear patio.				

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

- 1.The design and materials are in keeping with the existing house
- 2.The proposal is in keeping with the character of the conservation area
- 3.The building is enured to the main dwelling.

Planning Applications Considered

Applications considered on 29-9-14

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02933/HOUSE	H Weston 08-10-2014	Cllr Canet	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Elliott			135 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
Construction of an attached garage with two roof lights.				

Sevenoaks Town Council recommended approval.

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02942/HOUSE	Mr M Holmes 07-10-2014	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Taylor		Little Foxes	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
Demolition of existing garage. Erection of new garage/car port with a storage room above.				

Sevenoaks Town Council recommended approval.

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02988/FUL	J Russell 13-10-2014		Ms K Castle 01622 77622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council		Buckhurst 2 Car Park	Buckhurst Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
Erection of a part two, part three storey car park structure to provide 578 car parking spaces.				

Sevenoaks Town Council recommended approval.

Informative: Sevenoaks Town Council requests that Sevenoaks District Council explore the following methods of improving traffic flow to and from the proposed site:

- 1. Opening up access through Akehurst Lane**
- 2. Allowing traffic to pass through Sevenoaks Bus station at peak times**
- 3. Revisiting the phasing of the lights at the Pembroke Road junction.**

From: Sarah.Stevens2@kent.gov.uk [<mailto:Sarah.Stevens2@kent.gov.uk>]

Sent: 01 October 2014 12:21

Subject: Temporary Road Closure – Pembroke Road, Sevenoaks – from 13th October 2014

Good Afternoon,

Further to my email on 20th August 2014, please see below road closure for Pembroke Road, Sevenoaks

If you have any questions please do not hesitate to contact us.



Temporary Road Closure – Pembroke Road, Sevenoaks – from 13th October 2014

It will be necessary to close Pembroke Road, Sevenoaks from 13th October 2014 for up to 15 days.

The road will be closed on the junction of Pembroke Road and London Road.

The alternative route is via High Street, The Vine, St Botolphs Road and London Road.

The closure is to enable sewer main connection and Gas connection for a new site to be carried out by Cardy Construction Limited.

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Appeal Decision

Site visit made on 26 September 2014

by S Holden BSc MSc CEng MICE TPP MRTPI FCIHT

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

Decision date: 3 October 2014

Appeal Ref: APP/G2245/D/14/2221945

36 Berwick Way, SEVENOAKS, Kent TN14 5EY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr A Verrinder against the decision of Sevenoaks District Council.
 - The application Ref SE/14/00514/HOUSE was refused by notice dated 16 April 2014.
 - The development proposed is erection of a two storey side extension and additional parking space.
-

Decision

1. The appeal is allowed and planning permission is granted for a two-storey side extension at 36 Berwick Way, Sevenoaks, Kent TN14 5EY in accordance with the application Ref: SE/14/00514/HOUSE, dated 17 February 2014 subject to the following conditions:
 - 1) The development hereby permitted shall begin within three years of the date of this decision.
 - 2) The materials to be used in the external surfaces of the development hereby permitted shall match those of the existing building.
 - 3) The development, insofar as it relates to the two-storey side extension, shall be carried out in complete accordance with the following approved plans: COB/13/598/02B, dated August 2013, stamped 19 February 2014 and COB/13/598/03D, dated August 2012, stamped 19 February 2014.

Preliminary matters

2. Since this application was determined the Council's Allocations and Development Management Plan: Draft for Submission (November 2013), has been subject to examination but it has not yet been adopted. I have been referred to policies within the draft plan, which the Council consider comply with the National Planning Policy Framework and should therefore be a material consideration of moderate weight in my determination of this appeal. In my view the aims and objectives of the revised policies relevant to this case are not significantly different from those cited in the Council's decision notice. I have therefore had regard to them in addition to the saved policies from the Sevenoaks District Local Plan.

Main issues

3. The main issues are:
 - a) the effect of the proposed extension on the character and appearance of the area;
 - b) whether the proposal makes adequate provision for the parking of vehicles on the site.

Reasons

Character and appearance

4. Berwick Way is a cul-de-sac characterised by a mixture of small two-storey terraced dwellings and blocks of flats. The development as a whole appears to date from the last half of the 20th century. The materials used in the construction of the dwellings provide the development with a sense of cohesion. However, the layout does not give a strong sense of rhythm or uniformity to the street scene.
5. No 36 is part of an 'L' shaped building that comprises four small dwellings whose parking is accessed via a separate driveway off Berwick Way. The entrances to Nos 34-36 are from this driveway and Nos 35 and 36 are effectively tucked away to the rear of the development as a whole and are not visible from Berwick Way. No 36 can be seen from a block of flats and its associated parking area, which is also accessed from Berwick Way. The two blocks of flats (Nos 23-32) have quite different characteristics in terms of scale, height, bulk and are constructed of different materials.
6. No 36 is a small one-bedroom property, but differs from the immediately adjoining houses because it occupies a larger, triangular shaped plot. The proposal is to construct a two-storey side extension. It would be set back from the front elevation and would project approximately 1m beyond the rear elevation. Its ridge would be below that of the main dwelling and it would incorporate a hipped element to the rear roof slope.
7. The width of the proposed extension would be more than half that of the original dwelling, which could appear out of proportion. However, its visual impact would be reduced by the set-back from the front elevation, the lower ridge line and the proposed shape of the roof. Even though the proposed extension would be large in relation to the size of the host property, it would be seen in the context of the terrace as a whole. The front corner of the extension would be just 1m from the side boundary. However, elsewhere a larger gap would be retained between the extension and the site's northern boundary. This would ensure that the proposal would not appear cramped on the site but would fit unobtrusively alongside the existing dwelling.
8. The area immediately to the north of the site is an open area surrounding a large retail warehouse. The proposal would therefore not result in the loss of a gap in the street scene that currently contributes to the area's character. To the west of the site the blocks of flats are both taller and more bulky and the extension would be viewed in this context and the intervening parking area. Furthermore, as the development would not be directly visible from the street, I am satisfied that it would not adversely affect the appearance of the remainder of Berwick Way.

9. I therefore conclude that the proposed extension would not be harmful to the character and appearance of the area. In this respect it would comply with saved Policy EN1 of the Sevenoaks District Local Plan and the advice set out in the Council's Supplementary Document: *Residential Extensions*, which requires extensions to respect the character of the existing building and fit unobtrusively in its setting. It would also comply with emerging Policy EN1 of the Allocations and Development Management Plan Draft for Submission (ADMP), which also requires development to respect the character of the site and the surrounding area.

Parking provision

10. The existing house has one bedroom and a single off-street parking space. The Kent Design Guide – Interim Guidance Note 3: *Residential Parking*, (IGN3) suggests that one and two bedroom houses within developments on sites in suburban edge, village and rural areas should be provided with 1.5 parking spaces/dwelling. Many of the houses in Berwick Way have off-street provision and there appeared to be other spaces provided for communal use. Therefore, although no detailed evidence of the total number of spaces within the area was presented with the appeal, it would appear that parking for the development as a whole was probably originally provided on the basis of an average of 1.5 spaces/dwelling.
11. In this context, an increase in the number of spaces to serve the enlarged house would result in the standards being exceeded, since there is no requirement for a two-bedroom house to provide two spaces. Furthermore, as there was no suggestion that there are parking problems in the area, I am satisfied that the existing parking arrangements would be adequate to serve the enlarged dwelling. In addition, the location of Berwick Way, which seemed to me to be more akin to a suburban area than a suburban edge, village or rural location, reinforces my view that it is not reasonable to require a small two-bedroom house to provide two off-street parking spaces.
12. I therefore conclude that the proposed development would not give rise to the need for additional parking and in this respect it would comply with the requirements of saved Policies EN1 and VP1 of the Sevenoaks District Local Plan, which requires parking provision to be in accordance with the standards adopted by Kent County Council. It would also comply with emerging Policy T2 of the ADMP, which sets out the same requirements.

Other matters

13. The Council has concluded that there would be no unacceptable visual intrusion or loss of privacy arising from the development that would be harmful to the living conditions of neighbours. Taking account of the scale of the proposal, its location and the orientation of the building I see no reason to take a different view.
14. Local residents have expressed concern about the loss of a one-bedroom starter home. Although regrettable, no policies have been drawn to my attention that seek to prevent the enlargement of small dwellings. This is therefore not a reason for refusing an extension that would be acceptable in all other respects.

Conditions

15. In the event that the appeal was to succeed, the Council has requested that the development should be controlled by conditions. I have considered these in the light of the tests set out in the Planning Practice Guidance. In addition to the standard time limit a condition to secure matching material is justified in the interests of the appearances of the development. A condition specifying the approved plans is needed for the avoidance of doubt and in the interests of proper planning. However, the condition requiring submission of details of the two parking spaces is not required, as I have concluded the development does not justify an increase in the number of parking spaces.

Conclusion

16. For the reasons set out above, and having regard to all other relevant matters raised, I conclude that the appeal should be allowed, subject to conditions.

Sheila Holden

INSPECTOR

Appeal Decision

Site visit made on 29 September 2014

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 1 October 2014

Appeal Ref: APP/G2245/D/14/2223889
49 Brattle Wood, Sevenoaks, Kent TN13 1QS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs D James against the decision of Sevenoaks District Council.
 - The application Ref SE/14/01000/HOUSE was refused by notice dated 29 May 2014.
 - The development proposed is erection of a two-storey side/front extension and new linked garage with accommodation over. Conversion of existing garage into habitable accommodation and change of external material finishes.
-

Decision

1. The appeal is dismissed insofar as it relates to the erection of a two-storey side/front extension and new linked garage with accommodation over. The appeal is allowed insofar as it relates to the conversion of the existing garage into habitable accommodation and change of external material finishes and planning permission is granted for the conversion of the existing garage into habitable accommodation and change of external material finishes at 49 Brattle Wood, Sevenoaks, Kent TN13 1QS in accordance with the terms of the application, Ref SE/14/01000/HOUSE and the plans submitted with it so far as relevant to those parts of the development hereby permitted and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans on Drawing Numbers: 4741-PD-001, 4741-PD-002, 4741-PD-003, 4741-PD-004 and 4741-PD-005; so far as relevant to those parts of the development hereby permitted.

Main Issue

2. I consider the main issue to be the effect of the proposed front extension and new linked garage with accommodation above, on the character and appearance of the surrounding area.

Reasons

3. The appeal site lies within a primarily residential area comprising detached dwellings on a fairly well defined front building line. The Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD) (2012) states that development should be set back from the road and respect the relatively regular building line in this area.
4. The proposed front extension would project off the front of the proposed side extension. The Council has stated that this front extension would project a maximum of some 12.5m to the front of the property, with a maximum depth of some 9m and a maximum height of some 5.6m. I note that the proposal includes excavating by some 0.5m. This would reduce the perceived height of the garage.
5. The vegetation and excavation would reduce the visual impact of the proposal to some extent. However, particularly when viewed from the north, due to the scale and position of the front projection, I consider that it would appear as an incongruous addition and unacceptably dominant feature in the streetscene, not in keeping with the characteristic front building line in the locality.
6. For the above reasons, the proposed front projection would be contrary to guidance in SPD. In addition, it would be contrary to Policy SP1 of the Sevenoaks District Council Core Strategy (2011) and saved Policy EN1 in the Council's Saved Local Plan Policies Compendium (2008). These policies seek, amongst other matters, to ensure that new development is compatible with its surroundings and responds to the distinct local character of an area. I consider these policies are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be seeking to ensure high quality design and should be taking account of the different roles and character of an area.
7. In reaching my conclusion, I have had regard to all matters raised including examples of developments elsewhere. I have determined the proposal before me on its individual merits. Whilst I do not have all the details, it does appear that none of the examples is directly comparable to the proposal before me in terms of scale, design and position.

Split Decision

8. The Council has not raised concern regarding the proposed conversion of the existing garage into habitable accommodation and change of external material finishes. These proposals would be in keeping with the character and appearance of the surrounding area. As these can be undertaken independently from the proposed two-storey side/front extension and new linked garage with accommodation over the garage, I consider it appropriate to issue a split decision in this respect.
9. As regards conditions, the Council has suggested standard time, materials and plans conditions. I consider these standard conditions to be reasonable and necessary. The Council's suggested conditions regarding landscaping and obscure glazed windows relate to that part of the development I have dismissed.

Side Extension

10. The Council has not raised concern regarding the proposed side extension and I note that a similar proposal has planning permission Ref: SE/12/00337. The proposed side extension would be in keeping with the character and appearance of the surrounding area. The Council's concerns were primarily with regard to the proposed front projection. In this particular instance, it is not appropriate to allow the proposed side extension as part of a split decision as the side extension is not shown to have a front elevation (being connected via a link to the proposed garage).

J L Cheesley

INSPECTOR

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Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/14/02577/FUL	J Russell 10-09-2014	Cllr Mrs London	Mr I Hudson 779580
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Beckingham	Ragstones	1 The Vine	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 21/08/14

Demolition of existing dwelling to provide 5 new residential units with undercroft parking and associated landscaping and visitor parking.

Comment on 01/09/14

No. of days taken to comment 11

Sevenoaks Town Council unanimously recommended refusal on the following grounds:

- i. The proposal constitutes overdevelopment, and is larger than the previously withdrawn application for the site.
- ii. The proposal is contrary to guidance set out in the conservation area appraisal, damaging to the area's feeling of spaciousness, and resulting in a terracing effect due to the use of the full width of the plot
- iii. The proposal would necessitate the loss of a substantial holm oak tree contributing to the character of the conservation area
- iv. The proposal is out of keeping with neighbouring properties due to being 4 storeys high

//Informative: it has been reported to the Town Council that many of the "not to scale" drawings do not accurately the show relationship the proposal would have with neighbouring properties//

Decision on

Appeal on

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Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/14/02288/FUL	J Barlow 18-08-2014	Cllr Mrs Dawson	Open Architecture 7795
<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>	

Application on 31/07/14

Conversion of the existing warehouse building into 8 no. residential apartments.

Comment on 18/08/14

No. of days taken to comment

18

Sevenoaks Town Council recommended approval.

Decision on

Appeal on

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/14/02288/FUL	J Russell 18-09-2014	Cllr Mrs Dawson	Open Architecture 7795
<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>	

Application on 29/08/14

Conversion of the existing warehouse building into 8 no. residential apartments.

SE/14/02288/FUL - Amended plan

Both the Transport Statement and Energy & CFSH Strategy are now available to view on Public Access.

Comment on 15/09/14

No. of days taken to comment

17

Notwithstanding the previous response, having closely referred in particular to the Transport Strategy and in light of subsequent representations, the Town Council recommended refusal of this application on the following grounds:

- 1.The applicant places reliance on the fact that the development is to be marketed as “car free” as the reason for not providing any parking space. In the absence of any legal requirement, which in any event would not be enforceable, the Town Council does not believe this to be a sufficient safeguard. Further, the parking space survey showing sufficient spaces available for visitor parking, appears to have been carried out at 4:30am. This situation is not reflected during the day time, when apart from residents, many of the spaces are taken up by cars belonging to people employed in the area or local shoppers.
- 2.The application is contrary to policy EN1 in that the high number of windows and balconies to the west of the development would cause a loss of amenity to residents in Golding Road by virtue of overlooking and noise & light pollution, thus leading to an unneighbourly development.
- 3.There does not appear to be any mention of an s106 agreement to provide affordable housing within the application papers.

Decision on

Appeal on

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Planning Applications to be Considered

Planning Applications received to be considered on 13 October 2014

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02156/HOUSE	H Broughton 17-10-2014	Cllr Arnold	Mr A Tonge 02086 88961
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Tonge			7 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/14
Removal of existing conservatory and replacement with new conservatory.				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02512/HOUSE	H Weston 10-10-2014	Cllr Hogarth	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Gontarek			38 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/14
Single storey extension to rear; conversion of loft to habitable room; insertion of dormer window to rear elevation; insertion of 1 roof light to rear elevation and 2 roof lights to front elevation; creation of parking area to front.				
SE/14/02512/HOUSE - Amended plan				
Application re-validated on receipt of amended ownership certificate.				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02638/FUL	H Broughton 27-10-2014	Cllr Parry	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Sinclair			114 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/14
Demolition of existing dwelling and erection of replacement dwelling with basement.				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02676/HOUSE	H Weston 14-10-2014	Cllr Canet	Mr D Dennis 07501 3033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Mower			18 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/14
Demolition of current conservatory and erection of a ground floor rear and side extension.				
SE/14/02676/HOUSE - Amended plan				
Application re-validated as rear elevation had been drawn incorrectly. Amended plans received 23.09.14.				

Planning Applications to be Considered

Planning Applications received to be considered on 13 October 2014

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02686/FUL	H Broughton 15-10-2014	Cllr Busvine	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Spraggs			1 Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/14
Erection of a single storey three bedroom bungalow with integral garage.				
SE/14/02686/FUL - Amended plan				
Revised plans received 23.09.14				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02811/FUL	J Russell 17-10-2014	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ward			96 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/14
Part demolition of front boundary wall to allow access to new garage and the sub division of the land and building of a new residence.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02857/HOUSE	H Weston 15-10-2014	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Mayes			8 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/14
Demolition of existing garage to incorporate a single storey side extension.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02881/HOUSE	H Broughton 14-10-2014	Cllr Mrs Dawson	Mr M Ransley-Hoare 753
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Pepper			9 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/09/14
Two storey extension to front and single storey extension to rear of property.				
SE/14/02881/HOUSE - Amended plan				
Description of proposed development amended to include the addition of slate to the roof and the introduction of 2 sun tubes within the front roof profile.				

Planning Applications to be Considered

Planning Applications received to be considered on 13 October 2014

Amended Proposal Description:

Two storey extension to front and single storey extension to rear of property. Slate to the roof and the introduction of 2 (No.) sun tubes within the front roof profile.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02886/HOUSE	H Weston 27-10-2014	Cllr Piper	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Whawell			4 Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/14

Erection of double-storey rear extension (addition over existing single-storey rear extension), and side single-storey extension.

SE/14/02886/HOUSE - Amended plan

Proposed elevations side/north-end is missing (left) and thus does not show whole of extension. Front elevation (existing and proposed) do not show the door that is shown on store's floor plan. Additionally, it would be preferable to have the whole front elevation not just store on a drawing.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02948/HOUSE	H Broughton 10-10-2014	Cllr Mrs Dawson	Mr Ransley-Hoare 75333
<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>
				24/09/11

Two Storey Side Extension with new roof lights.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02955/HOUSE	H Broughton 16-10-2014	Cllr Eyre	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Rose			74 Brattle Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/14

Erection of a single storey extension (800mm) to front garage.

Planning Applications to be Considered

Planning Applications received to be considered on 13 October 2014

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02967/FUL	J Russell 27-10-2014	Cllr Mrs Walshe	Mr J Knight 01642 71267
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms P Knight			23 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/14
Demolition of existing detached dwelling. Erection of new detached dwelling and double garage with associated car parking.				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02978/HOUSE	H Weston 22-10-2014	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Beeton			172 Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/10/14
Loft conversion with dormer windows to front and rear elevations. Erection of a new porch.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02989/HOUSE	H Weston 15-10-2014	Cllr Clayton	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>
				25/09/14
Single storey rear extension with velux windows; loft conversion with rear dormer window and front rooflights.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02991/HOUSE	H Broughton 15-10-2014	Cllr Arnold	Mr Wallis 07824 646765
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cocovini			31 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/14
Erection of a single storey rear extension.				

Planning Applications to be Considered

Planning Applications received to be considered on 13 October 2014

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02995/HOUSE	H Weston 15-10-2014	Cllr Raikes	Mr S Anderson 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>
				25/09/14
Part single/part two storey side extension, demolition of existing garage and increased hardstanding for 2nd parking spaces.				

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03005/HOUSE	Mr M Holmes 20-10-2014	Cllr Parry	Offset Architects 753333
<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>
				30/09/14
Erection of a two storey side/front extension and conversion of the existing garage into habitable accommodation including infilling existing recess adjacent to garage.				

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03022/HOUSE	H Broughton 17-10-2014	Cllr Hogarth	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss F Wray			32 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/09/14
Demolition and Rebuilding of existing brick boundary wall over 1m high and within 1m of front boundary.				

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03027/HOUSE	H Broughton 17-10-2014	Cllr Baker	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Shepherd			16 Weavers Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/14
Conversion of garage into habitable space. Erection of a single storey rear extension. Modification of porch roof. Loft conversion. Erection of an outbuilding, and alterations to drive entrance and front boundary walls.				

Planning Applications to be Considered

Planning Applications received to be considered on 13 October 2014

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03030/CONVAR	J Russell 21-10-2014	Cllr Eyre	Ms S Karat 02070 318825
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Waitrose Ltd		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/10/14
<p>Retention of the erection of new replacement sales building, ancillary stores and refuse enclosure, ATM facilities, relocated car wash facilities and parking and external air-conditioning plant approved under reference SE/04/02099/FUL - with amendment to condition 6 - to allow the sale of limited reheated hot food products.</p>				

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03043/FUL	H Weston 23-10-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss R Bryan			74-76 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/14
<p>Creation of a new window at first floor level of rear side elevation and enlargement of existing first floor rear window of 74 High Street, Sevenoaks.</p>				

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03078/CONVAR	H Broughton 24-10-2014	Cllr Mrs Dawson	Mr L Hutchinson 424047
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Cox			39 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/14
<p>Variation of condition 2 (materials) of SE/14/00338/HOUSE Demolition of garage and erection of a single storey front and side extension including a new porch. Alterations to main roof including raising of ridge height to incorporate a second floor and insertion of 4no roof lights to rear. Alterations to the parking with widening of the access with amendment to material to change from the approved render to Terca Winchester red multi stock brickwork.</p>				