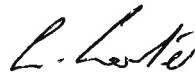


23rd February 2017

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 27th February 2017
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 – **Vice Chairman**
Cllr Busvine OBE
Cllr Canet
Cllr Chakowa
Cllr Clayton
Cllr Eyre
Cllr Hogarth
Cllr Mrs Parry

Cllr Parry
Cllr Parson
Cllr Piper – **Chairman**
Cllr Raikes
Cllr Schneider
Cllr Towell
Cllr Waite
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

- 1 APOLOGIES FOR ABSENCE
To receive and note apologies for absence.

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 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

3 DECLARATIONS OF INTEREST

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

4 MINUTES

To approve and sign the minutes of the planning committee meeting held Monday 13th February 2017.

5 SEVENOAKS TOWN NEIGHBOURHOOD PLAN

a) To note that the next Northern Sevenoaks stakeholder consultation session with consultants will be taking place at the Town Council Offices on the 15th March 2017 at 3pm and 7pm (duplicate sessions). A further presentation will be made at the Annual Town Meeting on the 20th March 2017 at 7pm at the Stag.

b) To receive and consider the emerging draft policies presented to the Sevenoaks Town Neighbourhood Plan Committee on the 27th February 2017 at 6pm.

6 PLANNING APPLICATIONS

(a) To receive and note the attached schedule of comments forwarded to Sevenoaks District Council under Chairman's Action.

(b) 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.

(c) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 23rd February 2017.

7 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 13th February 2017 at 7:00pm

Present:

Committee Members

Cllr Arnold – Vice Chairman	Present	Cllr Parry	Left 7:15pm
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Apologies
Cllr Clayton	Present	Cllr Schneider	Left 7:40pm
Cllr Eyre	Present	Cllr Towell	Apologies
Cllr Hogarth	Present	Cllr Waite	Apologies
Cllr Mrs Parry	Left 7:17pm	Cllr Walshe	Present

Also in attendance:

Assistant Town Clerk

No members of the public

PUBLIC QUESTION TIME

None

419 **REQUESTS FOR DISPENSATIONS**

None received.

420 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non pecuniary interest in:

6(a) 17/00141/MMA - Donyland Cottage, Wildernesse Avenue

421 **MINUTES**

The Minutes of the Sevenoaks Town Council Planning Committee meeting held on the 30th January 2017 were approved and signed subject to the following amendment:

- i) Cllr Waite arrived to the meeting at 7:32pm not Cllr Mrs Walshe

422 **CONSULTATIONS**

The Committee received and considered the following consultations document:

a) Sevenoaks District Council – Call for Brownfield Sites

It was noted that this was a request from Sevenoaks District Council for Towns and Parishes to identify brownfield land within their area capable of supporting development or redevelopment for consideration by the District Council.

It was **RESOLVED** that the following sites be submitted to Sevenoaks District Council for consideration:

- Tarmac Quarry site - noting the current S106 agreement
- Land and Building to East of Moor Road
- Bakers Yard
- Sevenoaks Enterprise Centre
- Industrial site on Cramptons Road and Otford Road
- Strip of Land fronting Seal Rd backing onto Sevenoaks Hospital

- Land at Sevenoaks mainline station
- Former Farmers site
- Former Edwards Electrical site
- Sevenoaks District Council owned land on Oakhill Road
- Morewood Close Car Park – Network Rail
- Temporary Morewood Close car park
- Former Castle Inn on St Johns Road
- Former Colin Bird garages Lime Tree Walk
- Suitable detached garage blocks in the Town no longer fit for purpose
 - Hillingdon Avenue
 - Hollybush Lane
 - Julian's Way
- West Kent housing sites capable of increasing densities
- Decking of Suffolk way car park to raise pedestrian realm and provide development opportunities above
- Decking of Buckhurst 1 car park to raise pedestrian realm and provide development opportunities above

423 PLANNING APPLICATIONS

(a) The Committee received and considered comments forwarded to Sevenoaks District Council under Chairman's Action.

(b) The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 8th February 2017 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

424 PRESS RELEASES

None

There being no further business the meeting was closed at 7:58pm

CHAIRMAN

Planning Applications Considered

Applications considered on 13-2-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03580/HOUSE	R Fellows 15-02-2017	Cllr Canet	Mr Edwards 366223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Britten			67 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/17
Proposed raising of roof to facilitate loft conversion. Addition of gable and rear extension together with dormer windows.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03626/CONVAR	Mr M Holmes 15-02-2017	Cllr Schneider	Mr Chauhan 01582 46106
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dixon		Land North Of	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/17
Variation of condition 7 (surface water drainage) of SE/15/03318/MMA - Erection of a new Care home with amendment to surface water drainage scheme.				
SE/16/03626/CONVAR - Amended plan				
Further information received to assist in the assessment of the application.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03850/ADV	S Cottingham 20-02-2017	Cllr Busvine	National Trust
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/17
Erection of new and replacement signage boards				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposals.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03851/LBCALT	S Cottingham 20-02-2017	Cllr Busvine	National Trust
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/17
Erection of new and replacement signage boards.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied with the proposals.

Planning Applications Considered

Applications considered on 13-2-17

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03942/FUL	R Fellows 20-02-2017	Cllr Busvine	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin		Williamsons	20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/17
<p>Proposed conversion and change of use of first and second floor from a commercial use ancillary to the ground floor retail unit (Class A1) to a dwelling (Class C3a), including the addition of a dormer window within the roof of the front elevation. Internal alterations to the existing shop and first and second floors, including new staircases to link the shop to the basement and the first and second floors of the new dwelling.</p>				

<p>Sevenoaks Town Council recommended approval subject to: The Conservation Officer being satisfied that the proposals are in keeping with the Grade II listed building and character of the Conservation Area. The Conservation Officer being satisfied that proposals will not damage the historic integrity of the basement A condition requiring that the ground floor and basement are retained in a commercial use in perpetuity. The removal of all permitted development rights to prevent any further alteration to this important historic asset without the submission of a full planning application</p> <p>Informative: Sevenoaks Town Council would strongly resist any future application which would jeopardise the commercial use of the ground floor and basement.</p>				
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6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03943/LBCALT	R Fellows 20-02-2017	Cllr Busvine	Mrs Tasker 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I McLaughlin		Williamsons	20 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/17
<p>Proposed conversion and change of use of first and second floor from a commercial use ancillary to the ground floor retail unit (Class A1) to a dwelling (Class C3a), including the addition of a dormer window within the roof of the front elevation. Internal alterations to the existing shop and first and second floors, including new staircases to link the shop to the basement and the first and second floors of the new dwelling.</p>				

<p>Sevenoaks Town Council recommended approval subject to: The Conservation Officer being satisfied that the proposals are in keeping with the Grade II listed building and character of the Conservation Area. The Conservation Officer being satisfied that proposals will not damage the historic integrity of the basement A condition requiring that the ground floor and basement are retained in a commercial use in perpetuity. The removal of all permitted development rights to prevent any further alteration to this important historic asset without the submission of a full planning application</p> <p>Informative: Sevenoaks Town Council would strongly resist any future application which would jeopardise the commercial use of the ground floor and basement.</p>				
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Planning Applications Considered

Applications considered on 13-2-17

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00075/FUL	Mr M Holmes 16-02-2017	Cllr Mrs Walshe	M Bourne 01273 411399
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Homer (Walthamstow Hall S		Walthamstow Hall	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/17
Proposed ramp for disabled persons and retaining wall adjoining existing swimming pool.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00097/LBCALT	Mr M Holmes 23-02-2017	Cllr Busvine	Miss C Proto 462100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Queens Court Flat, Knole Hous	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/17
Proposed installation of slimline aluminium secondary glazing units within the reveal of the existing original lead light windows of Queen's Court Flat.				

Sevenoaks Town Council recommended approval subject to the conservation officer being satisfied that the proposals will not damage the historic integrity of the building.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00180/CONVAR	P Dadswell 16-02-2017	Cllr Eyre	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Gotts		Land South East Of	4 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/17

Minor material amendment to application SE/16/03232/MMA related to the erection of a single storey two bedroom dwelling with associated parking and vehicular access to show amendments to proposed layout. Proposed amendments consist of amended landscaping plan (tree replacement).

Amended Plan (for information only) received from SDC 31.01.2017:

Proposal amended to show variation of 2 conditions of present consent:

Variation of condition 2 (approved plans) and 6 (hard and soft landscaping) of application SE/16/03232/MMA related to the erection of a single storey two bedroom dwelling with associated parking and vehicular access to show amendments to proposed layout to show a Field Maple instead of Ash Tree.

Category has changed from MMA (Minor Material Amendment) to CONVAR (Variation Of Condition).

Sevenoaks Town Council recommended approval subject to the replacement tree being a new condition to the original grant.

Planning Applications Considered

Applications considered on 13-2-17

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00186/FUL	Mr M Holmes 22-02-2017	Cllr Mrs Walshe	M Bourne 01273 411399
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Homer (Walthamstow Hall Science Block)		Walthamstow Hall	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/17
Erection of a new entrance and lobby to Science Block.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00259/HOUSE	N Armour 22-02-2017	Cllr Mrs Parry	Mrs Morris 07903356558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hayman			3 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/17
Demolish existing single storey extension to the rear and replace with a wrap around single storey extension to the front side and rear of property.				

Sevenoaks Town Council recommended approval.

Reference	Vision Statement	Emerging Draft Policies	Notes
	Architecture and Design Quality:		
1.	<ul style="list-style-type: none"> Key development sites will be identified and guidance will be given on the preferred style, density, scale and height. This list will be drawn from current and new district allocations, and additional sites identified by Sevenoaks Town Council, for example the Community Centre Site (Bat & Ball residential) and Cemetery Frontage. 	<p>Northern Sevenoaks:</p> <p>Masterplan introduction</p> <p>Bat and Ball regeneration:</p> <ul style="list-style-type: none"> Support redevelopment of the community centre site to provide community and conference facility residential units, and nursery provision. Support change of use of bat & ball station building for community use / café. To provide a long term sustainable use for this heritage building and address anti social behaviour issues in the area. Support the provision of disabled access from bat & ball station. Need to improve pedestrian access and cycle routes in the area to reduce pressure on bat & ball junction and improve access to schools <p>Gas Holder site Otford Road:</p> <ul style="list-style-type: none"> Support residential redevelopment of the site subject to retention of the existing pedestrian footpath and subject to provision of or funding towards route 6b of the Sevenoaks Cycle strategy to provide a sustainable development. Support for higher density development given the sustainable nature of the site, subject to developers demonstrating that they are proving starter homes to meet the needs of the area. 	

		<p>South east water site, Cramptons Road:</p> <ul style="list-style-type: none"> • Residential or infrastructure (i.e. primary school / health facility). • Funding contribution towards route 6b of the Sevenoaks Cycle Strategy. • Support for higher density development given the sustainable nature of the site, subject to developers demonstrating that they are proving starter homes to meet the needs of the area. • Possibility for mixed use e.g. small offices <p>Tarmac site:</p> <ul style="list-style-type: none"> • When operational use ceases the land should be returned for community use, to include public open space, sports facilities, including water based sports • Residential development to be supported where complementary to the main public use, aids in capital investment, and creates a more lively and active environment. • Infrastructure including new roads would be supported where they can be shown to address the congestion and access issues and integrate northern Sevenoaks into the rest of the Town. • Support for a phased return to alternative uses as site occupation winds down. <p>Sevenoaks Hospital Site</p> <ul style="list-style-type: none"> • Support for the retention and improvement of health services in the Northern Sevenoaks area. 	
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		<ul style="list-style-type: none"> • Noting that the Sevenoaks Hospital site is highly sustainable and thus would be suitable for high density development in the future. <p>Farmers site</p> <ul style="list-style-type: none"> • Key gateway to Sevenoaks. • When developed should be conditional on retail frontage on London Road being viable, advertising signage provision for the retail units, unit sizes to meet market demand. • No negative impact on the potential redevelopment of the 'station square'. Should be integrated into the concept, removal of railings introduction of trees, public seating / realm • Would welcome provision of pub / wine bar as informal meeting point the station, note loss of both pubs in area <p>Edwards Electrical</p> <ul style="list-style-type: none"> • Mixed use supported, business use and residential flats above • Subject to sufficient car parking for business use being incorporated. <p>BT telephone exchange & post office:</p> <ul style="list-style-type: none"> • Must be developed in unison, single planning application. • Link to the cultural facilities in the town, incorporating cultural space into the development e.g. open ground floor, permeability, or sky garden / restaurant • With entrance on London Road, frontage must enhance character of the Town 	
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		<p>Cemetery Frontage:</p> <ul style="list-style-type: none"> • Retain open character of the frontage and entrance to cemetery • Development potential for detached family homes <p>Secondary shopping areas:</p> <p>St Johns:</p> <ul style="list-style-type: none"> • Development must consider public access, footpaths, cycling, public transport. • Restrictions on balance of use classes e.g. fast food takeaways, retain units for retail uses and resist street level units to residential or too many offices • Improvements to the St James car park & retention <p>Hollybush:</p> <ul style="list-style-type: none"> • Development must consider public access, footpaths, cycling, public transport. • Restrictions on balance of use classes e.g. fast food takeaways • Retain individual character of the area, restrict any sprawl from the Town Centre • Restrictions on balance of use classes e.g. fast food takeaways, retain units for retail uses and resist street level units to residential or too many offices <p>Station Square / Shops / Tubbs Hill Parade:</p> <ul style="list-style-type: none"> • All development should consider the impact on this key Gateway to Sevenoaks. Developments must include Improvements to public realm, 	
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		<p>planting, access, removal of excess street furniture, shared space.</p> <ul style="list-style-type: none"> • Development must consider public access, footpaths, cycling, public transport. • Restrictions on balance of use classes e.g. fast food takeaways • Improve character of the area and linkages to the Town Centre • Restrictions on balance of use classes e.g. fast food takeaways, retain units for retail uses and resist street level units to residential or too many offices • Support will be given to Network Rail proposals to 'deck' the area outside of the station to improve public realm and provide residential and commercial accommodation. Subject to pedestrian and vehicular access to the station not being compromised. <p>One stop site</p> <ul style="list-style-type: none"> • Support for improvements to this area including the provision of a public square and public art installation in line with community suggestions. 	
2.	<ul style="list-style-type: none"> • Certain key development sites will be subject to a design review process as part of any planning application. 	<p>Policy requiring developers to go through a design review process when bringing forward planning applications for specific sites within the Town due to their prominent, important, or sensitive location, or their size:</p> <ul style="list-style-type: none"> • BT Exchange / Post Office • Farmers site • Tarmac • Substantial applications in gateways to the Town • District Council Offices • Sencio / Library • Sevenoaks Mainline station 	Ref STNP 30 08 2016 Minutes

		<ul style="list-style-type: none"> • Include additional catchall, Sevenoaks Town Council to trigger 	
3.	<ul style="list-style-type: none"> • Certain Key development sites will be required to include views from specific locations as part of their planning application. 	Views to Downs to be protected.	
4.	<ul style="list-style-type: none"> • Key architectural features of the town will be protected. 	Refer to the Sevenoaks Local List	
5.	<ul style="list-style-type: none"> • Guidance will be given on the improvement of gateways into the Town. 	<p>Any development within the following identified gateway areas should be in keeping with the context of historic Sevenoaks, and make a positive contribution to the gateway to Town:</p> <ul style="list-style-type: none"> • Station Square <ul style="list-style-type: none"> ○ See above • Greatness <ul style="list-style-type: none"> ○ Improvements to public realm ○ Cycling improvements • Otford Road <ul style="list-style-type: none"> ○ Open up views to the wildlife reserve and to the future tarmac leisure site ○ Embrace Bat & Ball station as an access node and historic asset • Tonbridge Road <ul style="list-style-type: none"> ○ Retain the character of the historic end of the Town. • Riverhead 	
6.	<ul style="list-style-type: none"> • Detracting features of the Town will be identified and support will be given for appropriate redevelopment. 	<ul style="list-style-type: none"> • Bradbourne Lakes will be identified as a site requiring further investment and regeneration. • Greatness gateway area • Station gateway area • Tubbs Hill Parade • Bat & ball Junction • Bat & Ball Station (wider station area) • Buckhurst Lane area / Car Parking / Market provision (Wednesday) / 	

		<ul style="list-style-type: none"> • Cultural Area / Museum / Library / Sencio (Link to stag, pedestrian access) • Sevenoaks Hospital Site 	
7.	<ul style="list-style-type: none"> • Require that any town centre application includes a skyline survey showing a developments relationship to neighbouring sites from street level. 	<ul style="list-style-type: none"> • Require that any town centre application includes a skyline survey showing a developments relationship to neighbouring sites from street level. 	
8.	Heritage Guidance:		
9.	<ul style="list-style-type: none"> • Support the emerging Local List SPD produced by the Sevenoaks Society. 		
10.	<ul style="list-style-type: none"> • Additional protection and guidance may be offered on specific locally or nationally listed sites, including a restriction on demolition in favour of conversion, and limitations on use. 	Any application to demolish a locally or nationally listed asset must be supported by clear demonstration that the building can not be converted for use. (Viability)	
11.	<ul style="list-style-type: none"> • Guidance will be given on the treatment of non listed buildings with heritage value. <ul style="list-style-type: none"> ○ This will include references to windows, doors, external fabric, extension, and development within the curtilage. 	<p>In relation to buildings on the local list:</p> <ul style="list-style-type: none"> ○ Retain positive architectural features contained within the Local List ○ Extensions should be clearly distinct from the original building, not pastiche in line with Historic England guidance ○ Outbuildings and garages should be subservient in scale, and in keeping with the existing dwelling. 	
12.	Green Infrastructure:		
13.	<ul style="list-style-type: none"> • Recognise the contribution small public green spaces make to the Town, and support their retention and improvement, including development more uses e.g. provision of play equipment, or improving access. 		
14.	<ul style="list-style-type: none"> • Note areas of the Town in which trees make a significant contribution to the character of the area and support their retention. 	The following areas have been identified as having trees which significant contribution to the character of the area, and resist any loss of trees without suitable mature native specimen replacement:	

		<ul style="list-style-type: none"> ○ St Botolphs Road ○ Areas around the Vine ○ Tonbridge Road ○ Sevenoaks Common 	
15.	<ul style="list-style-type: none"> • Where mature trees are lost due to development a mature native specimen will be required as a replacement 1:1 ratio. Not necessarily in the same location. 		
16.	<ul style="list-style-type: none"> • Areas of Green Belt positively contributing to the Town will be retained, though appropriate improved access and usage will be encouraged. 	<p>Where it can be demonstrated that greenfield Green Belt land meets the purposes set out in the National Planning Policy Framework it will be retained, though appropriate improved access and usage will be encouraged.</p> <p>Redevelopment of sustainable brownfield sites will be supported where appropriate. In particular sites identified within the Northern Sevenoaks Masterplan.</p>	
17.	<ul style="list-style-type: none"> • Access into and around Sevenoaks Wildlife Reserve should be improved to boost public knowledge of the reserve and encourage greater usage. 	<p>Appropriate developments which enable or improves access into and around the Sevenoaks Wildlife Reserve will be supported. As will projects which boost public knowledge of the reserve and encourage greater usage.</p>	
18.	Access and Movement		
19.	<ul style="list-style-type: none"> • Reference will be made to the findings of the Integrated Transport Study when considering developments which impact transport and access in the Town. 		
20.	<ul style="list-style-type: none"> • A 20mph speed limit will be supported in the High Street and London Road. 		
21.	<ul style="list-style-type: none"> • 20mph speed limits will be supported in residential areas of the Town. 		
22.	<ul style="list-style-type: none"> • Existing pedestrian access routes will be retained and promoted. 		

23.	<ul style="list-style-type: none"> New routes will be required when development takes place on key identified sites. 	Link to development sites.	
24.	<ul style="list-style-type: none"> Support will be given to the Sevenoaks Cycle Strategy in particular routes improving access to and within Sevenoaks Town, especially routes to schools. 	Link to development sites where possible	
25.	<ul style="list-style-type: none"> Support will be given to the extension of TfL charging zones to Bat & Ball and Sevenoaks Mainline Station. 		
26.	<ul style="list-style-type: none"> Bat & Ball station will be recognised as an important asset to the Town, and improvement to facilities at the station, including disabled access, will be supported. 		
27.	<ul style="list-style-type: none"> Guidance on signage will be given, including design and placement e.g. time to walk to key points. 	<ul style="list-style-type: none"> Where new signage or new walkways created signage should include a reference to indicate time to walk / cycle to key areas 	
28.	<ul style="list-style-type: none"> Require that retail building should incorporate their street number into their signage. 	Triggered by advertising applications.	
29.	<ul style="list-style-type: none"> The plan will support shared space schemes where clear benefits have been identified and public support can be demonstrated 		
30.	<ul style="list-style-type: none"> Support provision of additional taxi ranks which are required. 	<ul style="list-style-type: none"> Town Centre Bat & Ball Station 	
31.	<ul style="list-style-type: none"> Require the inclusion of electrical charging points (car and cycle) within developments and public car parks at a ratio of 1 charging point to every 10 spaces. 	.	

32.	<ul style="list-style-type: none"> Support circular bus routes which reduce the dependence on personal car use 		
33.	<ul style="list-style-type: none"> Support the reopening of arch ways under the railway line to improve pedestrian and cycle access routes. 		
34.	<ul style="list-style-type: none"> Support the removal of unnecessary street furniture including railings. 		
35.	<ul style="list-style-type: none"> Object to any movement of flight paths which would have a detrimental impact on residents of Sevenoaks town. 		
36.	<ul style="list-style-type: none"> Support improved access to hospital sites or health facilities Any new hospital or health facilities must incorporate a transport and access statement with their planning application clearly demonstrating how members of the public can access the site via public transport. Require developer funding of additional public transport routes (in perpetuity) if required. 		
37.	<ul style="list-style-type: none"> Any expansion or creation of a new education site should require a comprehensive consideration of safe pedestrian access routes to the site. Existing schools should be encouraged to develop a similar plan. 		
38.	Housing Standards		
39.	<ul style="list-style-type: none"> The plan will support the development of modest houses with small gardens which restrict the possibility of extensions, where these homes are in keeping with the positive character of the area. Specific sites may be identified. 	<ul style="list-style-type: none"> All major development sites where in keeping with the context of the surrounding area 	

	<ul style="list-style-type: none"> Such homes would be designed as accommodation for older people wishing to downsize, new families, and key workers. 		
40.	<ul style="list-style-type: none"> The plan will support the development of large 2/3 bedroom flats within a short walking distance of the Town Centre. Flats to be built to lifetime homes standard to encourage downsizing, freeing up larger family homes. 		
41.	<ul style="list-style-type: none"> Support will be given to the development of residential annexes, where enured to the main house, to facilitate multi generational living and home working. 		
42.	<ul style="list-style-type: none"> The development of new care homes and sheltered housing in sustainable locations will be supported. 		
43.	<ul style="list-style-type: none"> The development of special needs housing in suitable locations will be supported. 		
44.	<ul style="list-style-type: none"> The splitting of large properties into multiple flats will be supported, subject to minimum size, sufficient parking and communal / private amenity space being available. 		
45.	<ul style="list-style-type: none"> New housing should conform to lifetime space standards. 		
46.	Public space and Culture		
47.	<ul style="list-style-type: none"> Support cultural assets in the Town Centre and proposals for linking cultural assets and intensifying the use of public buildings. 		
48.	<ul style="list-style-type: none"> Support the recommendations of the Sevenoaks Sports Strategy. Where a planning application identifies sport provision for community use, including where provided as part of 		

	school developments, it should adhere to the guidance of the relevant sports governing body to enable use by local clubs / the wider community.		
49.	<ul style="list-style-type: none"> Recognise the cultural and economic benefit of the theatre provision in the Town Centre and require that the provision is retained. 		
50.	<ul style="list-style-type: none"> Support development which caters to the needs of an ageing population, including dementia friendly initiatives. 		
51.	Economic Development		
52.	<ul style="list-style-type: none"> Support the development of smaller start up offices close to the town centre and bat & ball staion. 		
53.	<ul style="list-style-type: none"> Support home working initiatives. 		
54.	<ul style="list-style-type: none"> Encourage improvements to broadband and mobile network coverage. 		
55.	<ul style="list-style-type: none"> Support hotel provision within the Sevenoaks Town area. 		
56.	<ul style="list-style-type: none"> Recognise the benefits of secondary shopping areas and support their development, ensuring consultation with groups of local retailers. 		
57.	<ul style="list-style-type: none"> Support increased parking provision where it is required to support the economic development of an area, with a preference for intensification of current car parking sites. Support a park & ride system where it can be shown to be economically viable. 		
58.	<ul style="list-style-type: none"> Policies limiting the number of fast food outlets in one location. 	See above	
59.	<ul style="list-style-type: none"> Resist the loss or conversion of retail properties in specified areas i.e. London Road, High Street, Hollybush. 	See above	

60.	<ul style="list-style-type: none"> Market facilities 	Support for retention and development of indoor / outdoor market facilities.	
61.	Strategic growth		
62.	<ul style="list-style-type: none"> Recognise the findings of the Northern Sevenoaks Master plan and consider Green Belt releases and settlement expansion as appropriate to meet the broader aims of the plan. 		
63.	<ul style="list-style-type: none"> Support the redevelopment of the wider Bat & Ball area. 		
64.	<ul style="list-style-type: none"> Develop a plan for how the existing quarry and landfill sites can be returned to public uses, including additional infrastructure which could be required, and additional residential accommodation. 		
65.			

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Planning Applications Considered

Applications considered between 22-2-17 and 27-2-17

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00217/FUL	M Holmes	Cllr Walshe	Miller Bourne 012734113
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Homer		Walthamstow Hall	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/17
Proposed 64no. photovoltaic panels on south facing roof of sports hall.				

//Chairman's Action//
Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00287/FUL	P Dadswell	Hogarth	Mr Anderson 01892 5371
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dabner		Susans	135 - 137 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/17
Provision of 4 x 1 bed flats and 3 x 2 bed flats by conversion, extension and refurbishment of shops, rear extension of first floor flats, and conversion with extension of loft space. Installation of dormers.				

//Chairman's Action//
Sevenoaks Town Council recommended refusal on the following grounds:
-Loss of retail space in the lower St Johns area
-Poor Air Quality due to stationary traffic in the area
-Insufficient parking in the area

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00310/HOUSE	N Armour	Cllr Mrs Walshe	Mr Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Franks			5 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/17
Demolition of the conservatory, erection of a single storey rear extension with lantern light and conversion of the loft space to living accommodation with a dormer window to the rear and roof lights to the front.				

//Chairman's Action//
Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there will be no detrimental impact on the amenities of the neighbouring property, particularly from the dormer window.

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Planning Applications to be Considered

Planning Applications received to be considered on 27 February 2017

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02562/ADV	S Mitchell 08/03/17	Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Daley		Weald Heights	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/17
1 illuminated sign, 5 totem style sign and 2 fence mounted signs.				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03971/MMA	M Holmes 0/03/17	Canet	Robinson Escott 0168983 6224
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Hollie Hampton and Michael Payne			224 Seal Hollow Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Minor material amendment to SE/16/02101/CONVAR relating to demolition of existing dwelling and erection of 2 detached dwellinghouses with integral garages to show changing the location of garages, internal changes to the layout to Plot 1, the siting of Plot 2.				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00025/ADV	P Dadswell 02/03/17	Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lambert 07895883741		Alan Streek Menswear	14 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/17
Wall mounted vinyl banner attached to short poles top and bottom, protruding out from end wall of building.				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00150/ADV	R Fellows 01/03/17	Canet	Mrs Robinson 011792543 66
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Supermarkets		Sainsbury's	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/17
1 no. illuminated fascia sign, 4 no. non-illuminated concession wall signs, 1 no. amended non-illuminated night pay hatch wall sign and 1 no. amended non-illuminated night pay hatch directional sign.				

Planning Applications to be Considered

Planning Applications received to be considered on 27 February 2017

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00249/HOUSE	R Fellows 06/03/17	Waite	Mr Gaggerty 758337
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Hillman			42 Hillingdon Rise	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Single storey rear extension				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00263/HOUSE	N Armour 13/02/17	Cllr Piper	Mr Knight 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Demolition of existing chimneys. Erection of a two storey side extension. Erection of a first floor side extension. Erection of a single storey rear extension with two roof lanterns. External steps to side elevations.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00286/HOUSE	N Armour	Cllr Parry	Mr McKay 03301228903
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd		Aldington	53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/17
Erection of a two storey front extension, a first floor rear extension and a two storey rear extension. Raising the roof height to facilitate a loft conversion with dormers and roof lights. Creation of a chimney stack. Internal and external alterations. Associated hard and soft landscaping.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00294/FUL	S Mitchell 02/03/17	Schneider	Mr Moore 897642
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Whiddett		St Thomas RC Primary School	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Conversion of a classroom to office space, and the creation of a new main entrance and reception area.				

Planning Applications to be Considered

Planning Applications received to be considered on 27 February 2017

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00320/FUL	P Dadswell 07/03/17	Cllr Piper OOW	Mr Sharpe 01892518094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Network Rail		Bat and Ball Station	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/17
Conversion of an existing disused grade II listed station into a new cafe and community facilities. New doorways to be formed between cafe, kitchen and WCs. Existing external courtyard to be covered to form new plant room and external wc.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00321/LBCALT	P Dadswell 07/03/17	Piper OOW	Theis and Khan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Network Rail		Bat and Ball Railway Station	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/17
Conversion of an existing disused grade II listed station into a new cafe and community facilities. New doorways to be formed between cafe, kitchen and WCs. Existing external courtyard to be covered to form new plant room and external wc.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00328/FUL	M Holmes 03/03/17	Chakowa	Mr Batchelor 0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tranquill Homes			121 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Erection of a part 2, part 3 storey building to contain 3 two bedroom and 2 one bedroom flats together with refuse and cycle storage and hard and soft landscaping.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00330/FUL	M Holmes 02/03/17	Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/17
Demolition of dwelling and garage. Erection of a replacement dwelling and garage.				

Planning Applications to be Considered

Planning Applications received to be considered on 27 February 2017

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00332/CONVAR	M Holme 16/02/17	Eyre	Miss Harris 01227261453
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Carpenter		Cross Keys Lodge	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/17
Variation of condition 4 of application SE/16/01728/FUL to demolition of existing dwelling. Erection of two detached dwellings with attached garages and associated parking and landscaping with amendment to amend wording 'and second floor flank dormer windows' to 'and second floor flank dormer windows up to a minimum height of 1.7m from the second internal floor level'.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00367/FUL	S Mitchell 06/03/17	Walshe	Darren Maddison
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		The Sevenoaks Vine Club All We	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Relocation of section of existing perimeter fence adding side returns and creating a pitch side niche on the half way line.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00369/HOUSE	H Pockett 03/03/17	Canet	Mr Harman 0130323776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Spencer			19 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Ground floor rear extension. Ground floor front porch with W/C.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00373/HOUSE	P Dadswell 03/03/17	Arnold	Mr Cartright 07944479332
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gormley		Green Acre	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/17
Proposed detached single storey garage to top of driveway				

Planning Applications to be Considered

Planning Applications received to be considered on 27 February 2017

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00379/HOUSE	P Dadswell 13/03/16	Busvine	Mr Hampton 0207613507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hogan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/17
Demolition of the existing garage, refurbishment of the existing house, erection of a side extension with en-suite within its roof space and landscaping of the garden.				

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00380/LBCALT	P Dadswell 13/03/16	Busvine	Mr Hampton 0207613507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/17
Demolition of the existing garage, refurbishment of the existing house, erection of a side extension with en-suite within its roof space and landscaping of the garden.				

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00382/HOUSE	N Armour 21/02/17	Cllr Parry	Mr Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Williams		Keyworth	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/17
Garage to be demolished and rebuild on footprint of existing garage, with side extension and new habitable area at the first floor. New porch between existing house and new garage, with rooflights.				

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00423/HOUSE	N Armour 10/03/17	Parry	Mr Love 01892.510.111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr & Mrs Garnett			33 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/17
Proposed new car port.				

Planning Applications to be Considered

Planning Applications received to be considered on 27 February 2017

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00431/HOUSE	Holly Pocket 13/03/17	Raikes	Carmen Austin 07866622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bruce			101 Bradbourne Vale Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/17
Demolition of rear conservatory. Erection of single storey rear extension.				

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/00433/HOUSE	R Fellows 14/03/17	Schneider	Carmen Austin 07866962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hogan			31 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/17
Erection of a single storey rear extension. Infill porch. Alterations to fenestration.				

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/01289/ADV	R Fellows 28/02/17	Busvine	WS Planning 0173722571
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Socius Projects		Perfetto	8 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/17
External advertisement of company logo and branding.				