

14th November 2023



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 20th November 2023**.

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 will be streamed live to YouTube for the public to watch via the following link: <https://www.youtube.com/watch?v=AA8MOWsdTE> and 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 of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) for full details as to when CIL is charged on a development, and [click here](#) to view applications from which Sevenoaks Town Council has received CIL contributions.

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning Committee when making its recommendations, please [click here](#).

Town Clerk

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Committee Members

Cllr Ancrum
Cllr Layne
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell
Cllr Dr Dixon
Cllr Granville

Cllr Gustard
Cllr Michaelides
Cllr O'Hara
Cllr Shea - Mayor
Cllr Skinner OBE
Cllr Varley – **Vice Chair**
Cllr Willis
Cllr Wightman

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



Town Clerk

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.

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 (Pages 5-12)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 6th November 2023.

5 TEMPORARY ROAD CLOSURES – VARIOUS ROADS (REPORT ATTACHED) (Page 13)

To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up to date information.

6 SDC LOCAL PLAN 2040: UPCOMING PUBLIC CONSULTATION

a) To receive reminder that Sevenoaks District Council is due to hold the second part of its Regulation 18 consultation on the Local Plan 2040 between 23rd November 2023 – 11th January 2024.

b) To note that further information and updates on the public consultation will be posted via the following link:

<https://www.sevenoaks.gov.uk/localplanexamination>

c) To consider setting up a Working Group to look at the consultation documents in further detail and provide recommendation on a response from the Town Council.

7 KENT CYCLING AND WALKING INFRASTRUCTURE PLAN CONSULTATION ON 30 NEW PROPOSED ROUTES

a) To receive notice that Kent County Council has launched a consultation on its proposals for 30 new and improved walking, wheeling and cycling routes and zones as part of their countywide Kent Walking and Cycling Infrastructure Plan.

b) To note that 15 new walking and wheeling zones, and 15 cycling routes have been identified, on which feedback is being sought to finalise the first version of the KCWIP. The closest of either route to Sevenoaks Town is Tonbridge Wells for walking and wheeling, and Maidstone for cycling.

c) To note that further information, including opportunity to comment on the routes can be found via the following link: kent.gov.uk/KCWIP

8 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE (Page 15)
To consider nominating the following parcel of land as an Asset of Community Value:

- The potential allotment site identified and proposed in STNP Policy L8, as per Figure 4.4 of the Plan. (map attached)

9 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 17-18)

a) To receive notice that the below application is due to be discussed by the Development Management Committee on 16th November 2023.

- 23/01864/HOUSE – The Old Barracks, 95 Dartford Road

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RX2PYQBKMPF00>

INFORMATIVE:

On 17th July 2023, Sevenoaks Town Council recommended approval, subject to the Conservation Officer confirming that the change would not be detrimental to the property's locally listed status. On 11th September 2023 and on receipt of an amended plan, the Town Council subsequently recommended approval subject to the Conservation Officer's views.

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

10 NOTIFICATION OF CHANGE OF ADDRESS NAME (Page 19)

a) To receive notification from the District Council's Street Naming and Numbering team, of the following change of name:

- Site of previous address: Wisboro, 30 St Johns Hill, Sevenoaks, Kent, TN13 3NP
- Name of new address: Puffin Cottage, 30 St Johns Hill, Sevenoaks, Kent, TN13 3NP

11 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 21-23)

a) To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 13th November 2023.

12 PLANNING APPLICATIONS (Pages 25-30)

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 with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 13th November 2023.

13 PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

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Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 6th November 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://www.youtube.com/watch?v=tPNgWrnlOwE>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Present
Cllr Camp – Chair	Present	Cllr O'Hara	Present
Cllr Dr Canet	Present	Cllr Shea – Mayor	Apologies
Cllr Clayton	Apologies	Cllr Skinner OBE	Present
Cllr Daniell	Present	Cllr Varley – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Willis	Present
Cllr Granville	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

458 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

459 **DECLARATIONS OF INTEREST**

None.

460 **DECLARATIONS OF LOBBYING**

None.

461 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 23rd October 2023.

It was RESOLVED that the minutes be approved.

462 **SEVENOAKS TOWN NEIGHBOURHOOD PLAN MONITORING AND IMPLEMENTATION GROUP MEETING DATE**

The Committee received notice that the next STNP Monitoring and Implementation Group meeting will be held at 6pm on Monday 4th December 2023 at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG. It was noted that the Agenda would be published on 28th November 2023.

463 APPEALS

a) The Committee received notice that the following appeals had been DISMISSED and planning permission refused by the Planning Inspector:

- **APP/G2245/W/23/3317642: 22/03096/HOUSE – The Old Vicarage, High Street**
- **APP/G2245/Y/23/3317646: 22/03097/LBCALT – The Old Vicarage, High Street**

464 TEMPORARY ROAD CLOSURES: VARIOUS ROADS

The Councillors received and noted a report summarising upcoming road closures within Sevenoaks Town, as well as diversion routes and website links for further information.

465 UPDATE ON TICKET OFFICE PROPOSALS CONSULTED ON WITH TRANSPORT FOCUS AND LONDON TRAVELWATCH

The Committee received and noted an update provided by Govia Thameslink Railway (GTR) on the outcome of the Summer 2023 public consultation which was run by Transport Focus and London Travelwatch on the future of ticket offices.

466 RESULTS OF STC'S CONSULTATION FOR ADDITIONAL PARKING RESTRICTIONS IN THE KEEP CLEAR AREA AT CLARE WAY, KIPPINGTON

a) The Committee received and discussed the results of the above informal public consultation, as well as confidential responses that had been circulated separately. This consultation proposed to create additional parking restrictions to the existing "Keep Clear" area located at Clare Way.

b) Cllr Daniell reminded Councillors of the background to the proposals, whereby the restrictions had been requested in order to ensure that ambulances are able to enter and safely turn around at the end of the road.

c) At Cllrs request, the Town Clerk clarified the process for such consultation exercises as follows:

- Any related expenditure would need to be referred to the Finance and General Purposes Committee, as the Planning Committee does not have a budget
- STC would usually publicise any responses to the consultation and notify residents of its decision where possible

d) Councillors noted that responses to the consultation had been both strong and mixed, with both sides having valid arguments and no potential for compromise. It was agreed therefore, that the situation be kept under review in the hopes that the informal consultation and potential for subsequent Traffic Regulation Order would act as a successful deterrent to discourage vehicles blocking the turning point.

e) It was agreed that the situation be kept under review to monitor whether the area continues to be blocked, after which further action by way of introducing double yellow lines at the location may need to be taken.

f) It was **RESOLVED** that a follow-up letter to the road's residents be prepared for delivery by Kippington Ward Cllrs to notify residents of the Council's decision.

467 SDC LOCAL PLAN 2040: UPCOMING PUBLIC CONSULTATION

The Committee received notice that Sevenoaks District Council is due to hold the second part of its Regulation 18 consultation on the Local Plan 2040 between 23rd November 2023 – 11th January 2024. It was noted that the consultation period had been extended a further week longer than usual to account for the Christmas period.

b) Councillors noted that this consultation differed from the first Regulation 18 consultation, in its consideration of alternative methods of reaching the District's housing needs via Green Belt release.

c) Councillors received and noted a list of sites within Sevenoaks Town which had been proposed for allocation within the Emerging Local Plan. These had been approved for consultation by SDC's Development and Conservation (D&C) Advisory Committee on 31st October 2023.

d) It was noted that all other consultation documents as approved by the D&C Advisory Committee were available to view via the following link:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=361&Mid=3141&J=1>

e) Due to the volume of the consultation documents, it was agreed that Councillors would examine the documents before the next Planning Committee on 20th November 2023, with any comments to be forwarded for collation to the Planning Committee Clerk. Any Councillors wishing to form part of a Working Party dedicated to formulating a full response by the Town Council would also notify the Planning Committee Clerk.

468 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE

a) The Committee considered a proposal to nominate the land above the Sevenoaks Wildlife Reserve through which the Darent Valley path cuts, as an asset of community value.

b) Councillors agreed that securing the Green Belt site for continued community use to protect it from being released was important, and it was **RESOLVED** that the land be registered.

c) It was noted that further sites could be nominated under a future Agenda item once the current outstanding applications had been completed.

469 TARMAC & KCC LIAISON GROUP TERMS OF REFERENCE AND TOWN COUNCIL MEMBERSHIP

a) Councillors received and noted the Terms of Reference for the Tarmac & KCC Liaison Group, noting that it allows for two Sevenoaks Town Council members, in addition to any previous members of the former Quarry Liaison Group.

b) Councillors noted correspondence from Sevenoaks District Council, advising that any members of the Liaison Group would likely be expected to abstain from any future decisions via Planning Committee on the related site.

c) It was **RESOLVED** that Cllr Shea, Cllr Dr Canet and Cllr Wightman be nominated as members of the Tarmac & KCC Liaison Group.

470 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC's Planning Committee, received during the two weeks ending 30th October 2023.

471 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

(b) The Committee considered planning applications received during the two weeks ending 30th October 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

472 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 7:51pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 6-11-23

1	Plan Number	Planning officer	Town Councillor	Agent
	23/01379/FUL	Sean Mitchell 17/11/2023	Cllr Skinner	Open Architecture
Applicant		House Name	Road	Locality
Mr M Jenn			93 Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				27/10/23

23/01379/FUL - Amended plan

Extension and renovation (including fenestration updates) of existing building to allow for 3 additional flats. Demolition of existing garage to facilitate the erection of new build block containing 4 flats and under croft parking area. Landscape alterations.

A summary of the main changes are set out below:

Updated site plan and minor amendments to all elevations of new build i.e. colour change of brick, inclusion of balcony.

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the minor amendment.

2	Plan Number	Planning officer	Town Councillor	Agent
	23/01447/FUL	Christopher Park 09/11/2023	Cllr Michaelides	AVIM Consultancy Ltd
Applicant		House Name	Road	Locality
Mr Santharaja			153 High Street	Town
Town		County	Post Code	Application date
				19/10/23

23/01447/FUL - Revalidated plan

Installation of condensing unit to existing class E shop.

A summary of the main changes are set out below:

The applicant/agent will need to amend the red line to show the proposed development situated within the application site. The red line on the Site Location and Block Plans will need to match. Additionally, they may need to serve notice on other owners.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the newly revalidated plans.

3	Plan Number	Planning officer	Town Councillor	Agent
	23/02100/HOUSE	Samuel Odell 17/11/2023	Cllr Dr Canet	Blackburn Architects Limit
Applicant		House Name	Road	Locality
Mr I Osburn		Pounsley House	Pounsley Road	ADJOINING - Dunton Gre
Town		County	Post Code	Application date
				27/10/23

Adjoining Parish/Town Council Consultation:

Single storey rear and side replacement extensions and roof extensions with associated internal alterations.

Comment

Sevenoaks Town Council did not provide comment as the proposal is outside of its parish.

Planning Applications Considered

Applications considered on 6-11-23

4	Plan Number 23/02869/HOUSE	Planning officer Summer Aucoin 13/11/2023	Town Councillor Cllr Dr Canet	Agent Coleman Anderson Archit
Applicant		House Name	Road	Locality
Mr & Mrs Cook			67 Betenson Avenue	
Town		County	Post Code	Application date
				23/10/23
Single storey side extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

5	Plan Number 23/02950/HOUSE	Planning officer Christopher Park 07/11/2023	Town Councillor Cllr Clayton	Agent Harringtons 2006
Applicant		House Name	Road	Locality
Mrs Z Trotman			29 Hillingdon Rise	Eastern
Town		County	Post Code	Application date
				17/10/23
Erect raised decking with steps and privacy screen to rear garden.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied there will be no overlooking of neighbouring gardens.

6	Plan Number 23/02970/HOUSE	Planning officer Stephanie Payne 15/11/2023	Town Councillor Cllr Michaelides	Agent HCUH Group Ltd
Applicant		House Name	Road	Locality
Mr E & Mrs M Kevis & Cameron			20 The Drive	Town
Town		County	Post Code	Application date
				25/10/23

Demolition of part of basement and part of ground floor at rear of property and replacement with new basement and ground floor extension to the property. New rooflight and lantern to new extension. Alterations to fenestration. New solar panels (rear). Landscaping. Ground floor balcony (rear). New terrace outside basement (rear).

INVALIDATED 26/10/2023:

Now invalid due to site plan and location plan displaying red lines in different locations.

Comment

Application invalid.

Planning Applications Considered

Applications considered on 6-11-23

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02972/HOUSE	Summer Aucoin 08/11/2023	Cllr Daniell	Open Architecture
Applicant		House Name	Road	Locality
Mr J Bassant		Homefield Cottage	Oak Lane	Kippington
Town		County	Post Code	Application date
				18/10/23
Loft conversion above the existing garage with rooflights. New steps. Additional dormer and internal alterations to existing main dwelling.				

Comment

Sevenoaks Town Council recommended approval.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/03006/LDCEX	Samantha Simmons 15/11/202	Cllr Daniell	RE Planning LLP
Applicant		House Name	Road	Locality
Mr M Scragg		The New Beacon School	Brittains Lane	Kippington
Town		County	Post Code	Application date
				25/10/23
Erection of replacement pre-school unit facility and swimming pool building.				

Comment

Sevenoaks Town Council recommended approval.

9	Plan Number	Planning officer	Town Councillor	Agent
	23/03023/FUL	Sean Mitchell 20/11/2023	Cllr Gustard	Offset Architects
Applicant		House Name	Road	Locality
Mr L De Pascalis		Site Formerly Known as Seven	Oakhill Road	Kippington
Town		County	Post Code	Application date
				30/10/23
Demolition of existing open air school building and stores and construction of one single storey dwelling with parking and associated landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals are out of character for the area and represent overdevelopment in a Conservation Area, contrary to Policy EN4 of the Allocations and Development Management Plan and Policy C1 of the Sevenoaks Town Neighbourhood Plan.

Informative:

If the Planning Officer is minded to approve the application, Sevenoaks Town Council recommended that the Tree Officer's previous comments be taken into consideration, namely their recommendation that further information is required as to how the screw piles are to be installed within the RPAs of both trees without damaging their routes, with a condition for protection measures.

Planning Applications Considered

Applications considered on 6-11-23

10	Plan Number	Planning officer	Town Councillor	Agent
	23/03025/HOUSE	Summer Aucoin 15/11/2023	Cllr Michaelides	Harringtons 2006
Applicant		House Name	Road	Locality
Mr & Mrs Daisley		The Ridgeway	6 Ashley Close	Town
Town		County	Post Code	Application date
				25/10/23
Single storey extension (west). Part demolition of lean to (east). New pitched roof for garage. Loft conversion with rear dormer and front facing rooflights, alterations to fenestration. New wall and railings to front boundary incorporating exiting piers and gate. New patio area.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and designs.

11	Plan Number	Planning officer	Town Councillor	Agent
	23/03045/HOUSE	Summer Aucoin 17/11/2023	Cllr O'Hara	Sutton Architects Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Volpato			13 Lambarde Drive	Northern
Town		County	Post Code	Application date
				27/10/23
Demolition of existing conservatory. Replaced with single storey extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the proposed new bulk and scale of the extension in relation to existing and neighbouring observatories, and that they are satisfied there will be no adverse impact to the amenity, light, and privacy to neighbours.

1 DELAYED ROAD CLOSURE – M25 JUNCTION 5 PREVIOUSLY SCHEDULED FROM 18TH NOVEMBER 2023

a) The following previously announced road closure has been **postponed**:

- The M25 junction 5 clockwise carriageway between the A21 and M26 will be closed between 10pm Saturday 18th November 2023 until 5:30am Monday 20th November 2023.

b) The work will be rescheduled for 2024, with updates to be provided by Connect Plus Services in due course.

2 TEMPORARY ROAD CLOSURE – BRADBOURNE ROAD ON 30TH NOVEMBER 2023

a) Bradbourne Road will be closed outside number 66 on 30th November 2023 between 9:30am and 3:30pm, with pedestrian access maintained.

b) The alternative route is via Bradbourne Road, Camden Road, St Johns Road, Amherst Road and vice versa.

c) Up to date information on these works can be found via the following link:

<https://one.network/?tm=135451054>

3 TEMPORARY ROAD CLOSURE – BOSVILLE ROAD FOR FOUR NIGHTS FROM 4TH DECEMBER 2023

a) Bosville Road will be closed at the railway bridge for 4 nights from 4th December 2023 between the hours of 10pm and 5am - with pedestrian access maintained.

b) The alternative route is via Bosville Road, Lambarde Road, A25 Bradbourne Vale Road, Bradbourne Road, Bradbourne Park Road and vice versa.

c) Up to date information on these works can be found via the following link:

<https://one.network/?tm=135367195>

4 TEMPORARY ROAD CLOSURE – GRASSY LANE FOR 8 DAYS FROM 6TH DECEMBER 2023

a) Grassy Lane will be closed at the junction with Oak Lane for 8 days from 6th December 2023 with pedestrian access maintained.

b) The alternative route is via Oak Lane, Ashgrove Road, Burntwood Road, Grassy Lane and vice versa.

c) Up to date information on these works can be found via the following link:

<https://one.network/?tm=136242139>

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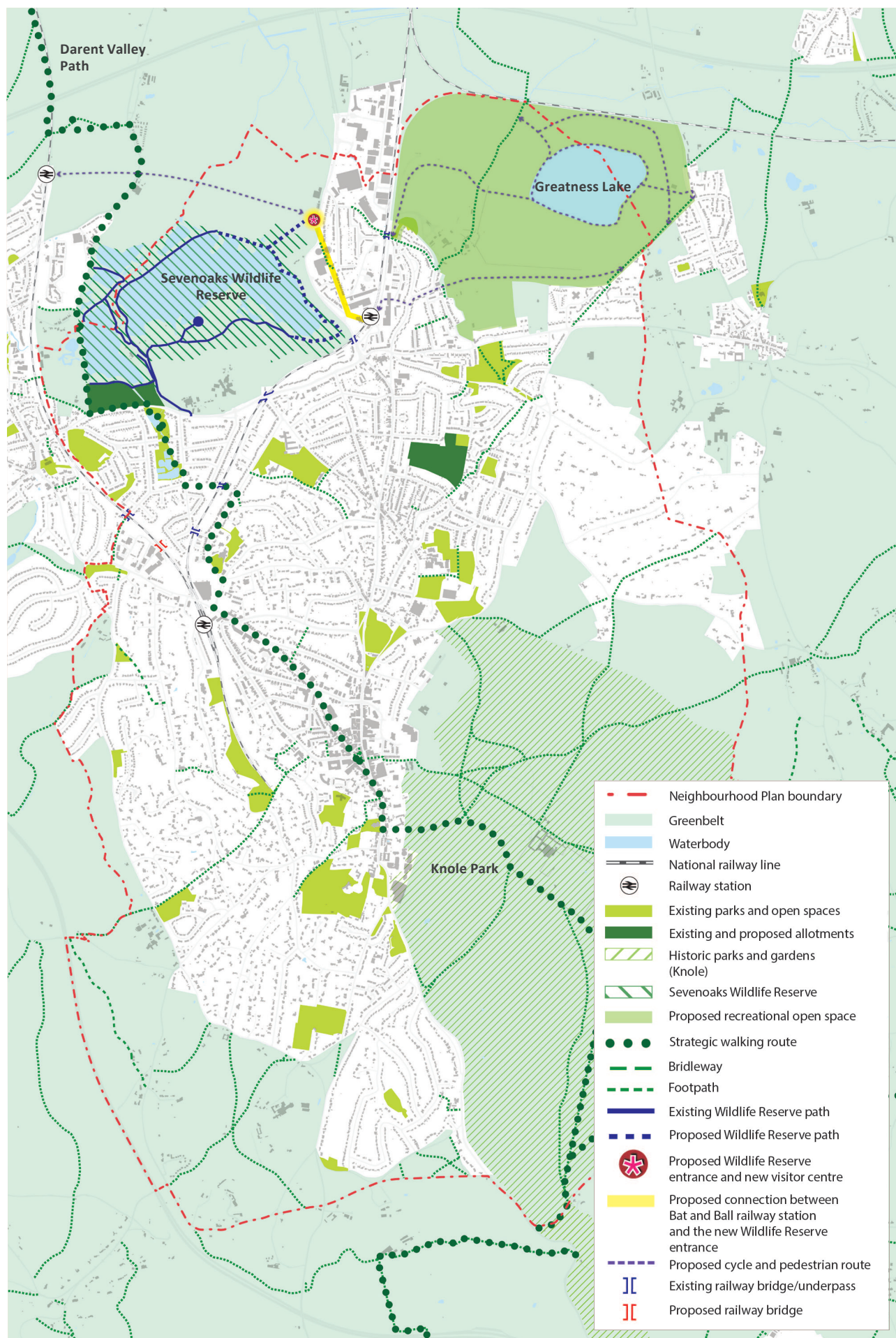


Figure 4.4: Proposed landscape and infrastructure enhancements and new connections

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Abbey Aslett
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 23/01864/HOUSE
Your Ref:
Date: 8 November 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Site: The Old Barracks 95 Dartford Road Sevenoaks Kent TN13 3TF

Development: Proposed infill of existing balcony to create en-suite, alteration to fenestration.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **16 November 2023** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

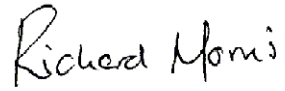
Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a “visual aid”.

Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

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

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

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

Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services



Sevenoaks Town Council

Tel No: 01732 227328
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 23/00161/CHGADD
Date: 10th November 2023

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Wisboro 30 St Johns Hill Sevenoaks Kent TN13 3NP

Change of name

We can confirm the address has been changed to:

**Puffin Cottage
30 St Johns Hill
Sevenoaks
Kent
TN13 3NP**

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

Street Naming & Numbering Officer

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

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **31st October 2023 to 13th November 2023** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027). Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/02156/HOUSE	Donyland Cottage, Wildernesse Avenue – Wildernesse	Cllr Wightman	29th August 2023: STC recommended approval, 2 conditions. 9th October 2023: STC recommended approval, 1 condition.	3 rd November 2023: SDC Granted, 8 conditions.
23/02208/FUL	5 Mount Harry Road – Kippington	Cllr Dixon	29th August 2023: STC recommended approval, 5 conditions/concerns. 9th October 2023: STC recommended approval, 5 conditions/concerns.	10 th November 2023: SDC Refused, 2 grounds.
23/02246/FUL	Stables West of Ashgrove Cottage, Gracious Lane – Kippington	Cllr Gustard	29th August 2023: STC recommended refusal, 1 ground, 1 informative. 23rd October 2023: STC recommended refusal, 1 condition, 1 informative.	10 th November 2023: SDC Granted, 11 conditions.
23/02256/CAN	Telephone Call Box Outside 11 to 15 Otford Road – Northern	Cllr Shea	29th August 2023: STC recommended approval.	9 th November 2023: SDC issued no objection.
23/02258/FUL	16 South Park – Town	Cllr Michaelides	25th September 2023: STC recommended approval, 2 conditions.	2 nd November 2023: SDC Granted, 10 conditions.

23/02443/FUL	Second Floor, 116A High Street – Town	Cllr Michaelides	9th October 2023: STC recommended approval, 2 conditions.	10 th November 2023: SDC Granted, 3 conditions.
23/02487/HOUSE	55 St Johns Hill – St Johns	Cllr Dixon	25th September 2023: STC recommended refusal, 2 grounds.	31 st October 2023: SDC Refused, 2 grounds.
23/02510/FUL	3 & 5 Holmesdale Road – Eastern	Cllr Layne	9th October 2023: STC recommended approval, 2 conditions.	10 th November 2023: SDC Granted, 4 conditions.
23/02547/HOUSE	31 Lambarde Drive – Northern	Cllr Dr Canet	25th September 2023: STC recommended approval, 1 condition.	8 th November 2023: SDC Granted, 4 conditions.
23/02560/FUL	1 Tubs Hill Parade, London Road – Town	Cllr Willis	25th September 2023: STC recommended approval, 2 conditions.	13 th November 2023: SDC Granted, 1 condition.
23/02575/HOUSE	Cedar Bank, Hopgarden Lane – Kippington	Cllr Varley	25th September 2023: STC recommended approval, 1 condition.	8 th November 2023: SDC Granted, 3 conditions.
23/02672/FUL	Flats 1 & 2 43 Bethel Road – Eastern	Cllr Clayton	25th September 2023: STC recommended approval, 2 conditions, 9th October 2023: STC recommended approval, 2 conditions,	8 th November 2023: SDC Granted, 7 conditions.
23/02678/HOUSE	5 Pound Lane – Town	Cllr Willis	9th October 2023: STC recommended approval, 1 condition.	9 th November 2023: SDC Granted, 3 conditions.
23/02679/LBCALT	5 Pound Lane – Town	Cllr Willis	9th October 2023: STC recommended approval, 1 condition.	9 th November 2023: SDC Granted, 3 conditions.
23/02915/AGRNOT	Land South of Larches, Ashgrove Road – Kippington	Cllr Gustard	23rd October 2023: STC expressed concerns, 1	2 nd November 2023: SDC Refused, 1 ground – FUL application required.

	Note: STC was not formally consulted, as this was an application for Prior Approval under Permitted Development Rights.		ground. FUL application requested.	
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Planning Applications to be Considered

Planning Applications received to be considered on 20 November 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02032/FUL	Ashley Bidwell 27/11/2023	Cllr Clayton	NTR Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Allen		Knole Park Golf Club	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/23
23/02032/FUL - Amended plan				
Proposed new reservoir with pump house and associated pump equipment, fence and associated landscaping.				
A summary of the main changes are set out below:				
Submission of Drainage Analysis by Agripower Contractors in response to Lead Local Flood Authority comments.				
Amended plans also received including: Landscaping and Visual Appraisal, Landscape Masterplan, Indicative South Eastern Elevation, and Indicative Fence & Gate plan.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02344/FUL	Anna Horn 23/11/2023	Cllr Varley	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P McPartland		Chance Cottage	104 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/23
23/02344/FUL - Amended plan				
Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.				
A summary of the main changes are set out below:				
The applicant has amended the plans and provided updated documents, listed below:				
- Planning statement addendum - Set of amended plans - Revised design and access statement - Amended arboricultural report - Updated landscaping scheme				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ8JGSBKGP00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02732/MMA	Anna Horn 30/11/2023	Cllr Michaelides	N/A

Planning Applications to be Considered

Planning Applications received to be considered on 20 November 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr S Booth		40 High Street	Town
Town	County	Post Code	Application date
			09/11/23
23/02732/MMA - Amended plan			
Amendment to 20/03396/LBCALT.			
Following the comments from the Conservation Officer, the applicant has provided an addendum to the Heritage Statement to address the outstanding point regarding the window shutters.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S18W5KBKIAT00		

4	Plan Number	Planning officer	Town Councillor	Agent
	23/02775/HOUSE	Stephanie Payne 22/11/2023	Cllr Layne	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr S Tomkins			1 Pinewood Avenue	Eastern
Town		County	Post Code	Application date
				01/11/23
23/02775/HOUSE - Amended plan				
Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.				
A summary of the main changes are set out below:				
Further information in response to KCC Ecology and other consultee comments have been provided.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1JHVLBK0LO00		

5	Plan Number	Planning officer	Town Councillor	Agent
	23/02805/HOUSE	Summer Aucoin 28/11/2023	Cllr O'Hara	Plans by Park Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr J Alexander			12 Greatness Road	Northern
Town		County	Post Code	Application date
				07/11/23
Demolition of Existing conservatory. Ground floor side and rear extension. Rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1LOPBKII900			

6	Plan Number	Planning officer	Town Councillor	Agent
	23/02975/HOUSE	Abbey Aslett 22/11/2023	Cllr Dixon	Studio Hudson Architects

Planning Applications to be Considered

Planning Applications received to be considered on 20 November 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs Deakins		2 St Georges Road	St Johns
Town	County	Post Code	Application date
			01/11/23
Addition of metal railings above existing boundary wall, widening of existing access, installation of sliding vehicular gate and pedestrian gate increase in height of gate piers.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2FBHEBKJ4C00		

7	Plan Number	Planning officer	Town Councillor	Agent
	23/03047/HOUSE	Summer Acoin 28/11/2023	Cllr Clayton	Sevenoaks Plans
Case Officer				
Applicant	House Name	Road	Locality	
Burns		35 Wickenden Road	Eastern	
Town	County	Post Code	Application date	
			07/11/23	
Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway extension with glass balustrade and ramp. Alteration to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2QFEMBKJB000			

8	Plan Number	Planning officer	Town Councillor	Agent
	23/03050/FUL	Anna Horn 29/11/2023	Cllr Camp	DHA Planning
Case Officer				
Applicant	House Name	Road	Locality	
Winsford Property Developments Ltd	Rear of	24 St James Road	St Johns	
Town	County	Post Code	Application date	
			08/11/23	
Demolition of an existing garage and the erection of an apartment block with 4 units, supported by the excavation of some land. Refuse store, cycle parking and landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2S9WOBKJCC00			

9	Plan Number	Planning officer	Town Councillor	Agent
	23/03059/FUL	Christopher Park 23/11/2023	Cllr Willis	The Surveyors Partnership
Case Officer				
Applicant	House Name	Road	Locality	
	Paydens Pharmacy	21-23 London Road	Town	
Town	County	Post Code	Application date	
			02/11/23	
Proposed installation of new internal security shutters to front of property at ground floor level.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2TPVXBK0YZ00			

Planning Applications to be Considered

Planning Applications received to be considered on 20 November 2023

10	Plan Number 23/03061/LBCALT	Planning officer Christopher Park 23/11/2023	Town Councillor Cllr Willis	Agent The Surveyors Partnership
Case Officer				
Applicant		House Name Paydens Pharmacy	Road 21-23 London Road	Locality Town
Town		County	Post Code	Application date 02/11/23
Proposed installation of new internal security shutters to front of property at ground floor level.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2TQ6YBK0YZ00			

11	Plan Number 23/03072/LBCALT	Planning officer Stephanie Payne 21/11/2023	Town Councillor Cllr Granville	Agent Claire Lutzow Architect
Case Officer				
Applicant M Stevens		House Name Lynch House	Road 21 Clarendon Road	Locality Town
Town		County	Post Code	Application date 31/10/23
Replacement of 2 attic windows. Removal of external timber pelmet.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2U4SLBKJDU00			

12	Plan Number 23/03090/HOUSE	Planning officer Stephanie Payne 23/11/2023	Town Councillor Cllr Gustard	Agent Paper Architecture
Case Officer				
Applicant A & L Cox		House Name Hardres Lodge	Road 56 Oakhill Road	Locality Kippington
Town		County	Post Code	Application date 02/11/23
Rear extension to garage with associated works. First floor conversion to garage. Loft conversion to main dwelling. Reroofing of house and garage. Dormers. Half-timbering to rear elevation. Rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2ZOVEBKJFD00			

13	Plan Number 23/03101/CONVAR	Planning officer Stephanie Payne 24/11/2023	Town Councillor Cllr Varley	Agent Andrew Wells Planning & Design
Case Officer				
Applicant Mr & Mrs Thomas		House Name Land Rear of	Road 12 Burntwood Road	Locality Kippington
Town		County	Post Code	Application date 03/11/23
Variation of condition 10 (materials) of 22/00553/FUL for construction of a 1 1/2 storey detached dwelling and new vehicular/pedestrian access onto Burntwood Road.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S31J80BKJH800			

Planning Applications to be Considered

Planning Applications received to be considered on 20 November 2023

14	Plan Number 23/03102/FUL	Planning officer Stephanie Payne 24/11/2023	Town Councillor Cllr Layne	Agent Harringtons 2006
Case Officer				
Applicant Mr P Baker		House Name 360 Software Solutions Ltd Off	Road 1 and 2 53 Holly Bush Lane	Locality Eastern
Town		County	Post Code	Application date 03/11/23
Change of use from class E, office use, to Class C3, residential use, forming 1 new 2 bedroom flat.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S31J9OBKJHA00			

15	Plan Number 23/03125/HOUSE	Planning officer Samuel Odell 28/11/2023	Town Councillor Cllr Daniell	Agent Carmen Austin Architecture
Case Officer				
Applicant Mr & Mrs Hopkins		House Name	Road 5 Brattle Wood	Locality Kippington
Town		County	Post Code	Application date 07/11/23
First floor part front extension. Hall extension. New oak porch. Alterations to fenestration. Internal alterations. Landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S358MLBKJJB00			

16	Plan Number 23/03126/FUL	Planning officer Stephanie Payne 28/11/2023	Town Councillor Cllr Granville	Agent Open Architecture
Case Officer				
Applicant Mr D Shrimpton		House Name Private Car Park, ECA Court	Road 24-26 South Park	Locality Town
Town		County	Post Code	Application date 07/11/23
Car park canopy with solar panels.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S358N4BKJJD00			

17	Plan Number 23/03130/MMA	Planning officer Stephanie Payne 28/11/2023	Town Councillor Cllr Dr Canet	Agent Andrew Wells Planning & Desig
Case Officer				
Applicant Mr J Kinghorn		House Name	Road 39 Bosville Drive	Locality Northern
Town		County	Post Code	Application date 07/11/23
Amendment to 23/00509/HOUSE.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S358ORBKJJM00			

18	Plan Number 23/03168/HOUSE	Planning officer Samuel Odell 30/11/2023	Town Councillor Cllr Daniell	Agent Carmen Austin Architecture
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Planning Applications to be Considered

Planning Applications received to be considered on 20 November 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs Bellwood	Donnington House	116 Oakhill Road	Kippington
Town	County	Post Code	Application date
			09/11/23
Demolition of existing garage to replace with a single storey side extension with solar panels.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3CQJ7BKJMK00		

19	Plan Number	Planning officer	Town Councillor	Agent
	23/03172/FUL	Samantha Simmons 04/12/202	Cllr Michaelides	Miss Sophie Bisby
Case Officer				
Applicant		House Name	Road	Locality
Flodrive Properties Ltd		Land Rear of Alexander House	39 London Road	Town
Town		County	Post Code	Application date
				13/11/23
Redevelopment of the site including erection of a part 3.5, part 3 and part 2 storey building to accommodate apartments (Class C3), associated parking, waste and recycling facilities and landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3EKRIBKJOA00			

20	Plan Number	Planning officer	Town Councillor	Agent
	23/03188/HOUSE	Christopher Park 04/12/2023	Cllr Wightman	Open Architecture
Case Officer				
Applicant		House Name	Road	Locality
Arnold Kirkland Properties Ltd		Lantau	Seal Hollow Road	Wilderness
Town		County	Post Code	Application date
				13/11/23
Part single, part double storey front, side and rear extension, a first floor extension, a loft conversion, link attached garage and a new porch alongside internal alterations and façade updates, new swimming pool and pool house with associated landscape. New rooflights and two new Juliet balconies.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3GFIWBKJPE00			

21	Plan Number	Planning officer	Town Councillor	Agent
	23/03211/HOUSE	Summer Aucoin 04/12/2023	Cllr Gustard	Coleman Anderson Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr D Beaton			30 Kippington Road	Kippington
Town		County	Post Code	Application date
				13/11/23
Single storey rear extension with hipped roof and roof lantern.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3K4SEBKJR800			