

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 20th May 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/BTKrYbIT-eA>

Present:

Committee Members

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

Also in attendance:

Responsible Finance Officer / Deputy Clerk
 Planning Committee Clerk
 Kent County Council Officer Alan Osuoha
 2 Members of the Public

PUBLIC QUESTION TIME

None.

At 7pm, prior to the commencement of the meeting, a presentation was received from Kent County Council Officer Alan Osuoha on the amended proposals for an East-West Walking, Wheeling and Cycling route in Sevenoaks. The presentation ran for 20 minutes, followed by a Q and A session.

110 PLANNING & ENVIRONMENT COMMITTEE TERMS OF REFERENCE

a) The Terms of Reference for the new Planning & Environment Committee, as approved by Council on 13th May 2024 were received, with Councillors noting that this would replace that of the former Planning Committee.

b) It was noted that during the Council meeting, Cllr Camp was elected as Chair of the Planning & Environment Committee, and Cllr Skinner as Vice Chair.

111 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

112 DECLARATIONS OF INTEREST

a) Correspondence was received and circulated to all Councillors, objecting to the following application:

- [Plan no. 19] 24/01026/MMA – Homefield, 93 Oakhill Road

b) Cllr Clayton declared that he is the secretary and a member of Hollybush Residents Association, of which a representative had been registered to speak against the below applications. He remained open minded to their contents:

- **[Plan no. 16] 24/00944/HOUSE – 5 Holly Bush Lane**
- **[Plan no. 11] 24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road**

c) Cllr Camp declared that although she did not have a disclosable pecuniary interest in the below plan, she would recuse herself as Chair and from its discussion. Cllr Skinner as Vice Chair chaired the meeting in her absence:

- **[Plan no. 4] 24/00322/MMA – Pinehurst House Nursing Home, Pinehurst**

113 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 7th May 2024.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the MINUTES of the STNP Monitoring & Implementation Group held 7th May 2024.

114 SEVENOAKS TOWN EAST – WEST WALKING, WHEELING AND CYCLING ROUTE – CONSULTATION ON REVISED PLANS

a) The Committee received notice that Sevenoaks District Council is consulting on revised plans for an East-West Walking, Wheeling and Cycling route as proposed jointly with Kent County Council.

b) The Committee received and noted copy of the Planning Committee's previous response to the original proposals, and noted that full details on the revised plans could be found via the following link:

<https://engagement.sevenoaks.gov.uk/strategic-planning/east-to-west-2/>

c) It was noted that although the Town Council has a new Movement & Net Zero Working Group, the consultation deadline of 3rd June 2024 would not allow enough time for the Group to consider and provide a draft response to the plans for the Planning & Environment Committee to then approve and submit.

d) Councillors discussed the amended plans, with the following points of note:

- The amendments around Clockhouse Lane, Oakdene Road and Bradbourne Road were supported by Councillors, although they stipulated that Clockhouse Lane should also be upgraded as a footpath as part of the plans
- The approach up to Trinity School via The Crescent was agreed to require further thought, with explicit consultation with the school and local residents needed as a priority action

- Previous plans included an approach from Clockhouse Lane to Sevenoaks Station which was noted as absent from the revised plans. Councillors requested that this be reinstated
- Although noted as a separate process, Councillors requested that thought be given to reclassifying Clockhouse Lane as a bridleway to enhance connectivity to the Station
- The possibility of extending the proposed informal crossing on Bradbourne Vale Road, which currently proposed to link the pavement to the floating parking spaces was discussed. Councillors agreed that extending this to a zebra crossing across the carriageway would provide an essential link for residents on the North side of Bradbourne Vale Road to be able to safely cross the road.

e) Councillors were grateful to the District Council and Kent County Council for their major redesign in light of previous consultation responses, and it was **RESOLVED** that this be passed on, in addition to a letter detailing the above comments and comprising the Town Council's formal response.

115 DOCUMENTS ON DEPOSIT: AMENDMENT 58: A WAITING RESTRICTIONS ORDER ON BRADBOURNE VALE ROAD

a) The Committee received copy of the above proposed Deposit Document and plans from Kent County Council which propose to install or amend existing waiting restrictions to various sections of Bradbourne Vale Road.

b) Councillors noted that the plans, which include creation of floating parking bays and new double yellow lines, form part of the proposals for the East-West route considered under Minute Item 114 above. It was agreed therefore that the Town Council's response to the East-West consultation also form its response to the Deposit Documents.

116 TRANSPORT FOR SOUTH EAST "YOUR VOICES" SURVEY

a) The Committee received reminder that Transport for the South East is asking the public for views on the future transport needs of the region, as well as transport related issues.

b) Councillors received copy of the survey, and noted that it would remain open via the below link until 2nd June 2024:
<https://tfse.engage-360.co.uk/>

c) Previously circulated comments provided by Cllr Ancrum on the survey topics were discussed with agreement, with Councillors also noting that the majority of the questions were more targeted towards individuals than to organisations. It was **RESOLVED** that the Town Council respond via letter raising the points provided by Cllr Ancrum, in addition to the Town Councillors being encouraged to fill out the survey in their personal capacities.

117 TEMPORARY ROAD CLOSURES

The Committee received and noted a report summarising the upcoming road closures within Sevenoaks Town, including diversion routes and website links for up-to-date information.

118 DRAFT FIRST ANNUAL REPORT FOR THE SEVENOAKS TOWN NEIGHBOURHOOD PLAN

a) Prior to the Item's discussion, the Planning Committee Clerk announced that the Sevenoaks Town Neighbourhood Plan (STNP) had been shortlisted for "Best Plan" under the Royal Town Planning Institute's Excellence in Plan Making Practice 2024 South East Awards. The winners would be announced on 4th July 2024 and Annual Report updated with this information.

b) The Planning Committee Clerk reported that the entry on page 27 regarding the District Council's proposals for four new light industrial units and drive through café at 12 Otford Road had since been updated per Cllr Skinner's request. The amendment comprised further STNP policies which the project could potentially oppose.

c) The Planning & Environment Committee approved the draft first Annual Report with the above amendments and it was **RESOLVED** that it be published. Councillors thanked the Planning Committee Clerk for her hard work putting together the document as well as in the STNP's submission for the Royal Town Planning Institute Best Plan Award.

119 SEVENOAKS TOWN COUNCIL'S RESPONSE TO THE DISTRICT COUNCIL'S PROPOSED EARLY CONCEPT IDEAS FOR LAND EAST OF HIGH STREET

Councillors received and noted copy of the Town Council's response to Sevenoaks District Council's proposed early concept ideas for Land East of High Street, as consulted on in April 2024 and agreed at Planning Committee on 29th April 2024.

120 SEVENOAKS DISTRICT COUNCIL PORTFOLIO HOLDER'S DECISION ON ITS RESPONSE TO THE GOVERNMENT CONSULTATION ON AN ACCELERATED PLANNING SYSTEM

The Committee received and noted with approval the District Council's response to the recent government consultation on a proposed accelerated planning system, as agreed by its Portfolio Holder.

121 SEVENOAKS PRIMARY CARE NETWORK SURVEY ON IMPROVING HEALTH AND CARE FOR SEVENOAKS RESIDENTS

a) The Committee received notice that Sevenoaks District Council is working with Kent & Medway Integrated Care Board via its affiliation with the Sevenoaks Primary Care Network to determine which areas of health and wellbeing needs should be focused on over the near few years.

b) It was noted that the survey can be completed via the following link and will remain open until 5pm on 31st May 2024:

<https://www.haveyoursayinkentandmedway.co.uk/health-and-wellbeing-in-sevenoaks>

c) Councillors noted that this was a relatively new partnership and an appreciated community engagement exercise, and it was **RESOLVED** that the survey be promoted on the Town Council's social media to its residents.

d) It was also noted that engagement with the Sevenoaks Primary Care Network, especially while they are currently seeking local input, would be highly welcomed, and it was **RESOLVED** that the Town Council invite representatives to attend a future Town Council Community & Wellbeing Committee meeting. This in order to hear more about what the Sevenoaks PCN does and how the Town Council can work with them to support its residents.

122 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 Sevenoaks Town Council's Planning Committee, received during the two weeks ending 13th May 2024.

123 PLANNING APPLICATIONS

(a) Minute Item 123(b) as well as consideration of its corresponding planning applications was moved further up the Agenda and considered after approval of Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following planning applications, by prior agreement. The meeting remained adjourned for Councillors to address the applicant to clarify points.

- **[Plan no. 16]** 24/00944/HOUSE – 5 Holly Bush Lane (AGAINST)
- **[Plan no. 11]** 24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road (AGAINST)
- **[Plan no. 11]** 24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road (FOR) – Written statement received from the applicant and read aloud, with prior approval

(c) The Committee considered planning applications received during the two weeks ending 13th May 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

124 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing publication of the first Annual Report for the Sevenoaks Town Neighbourhood Plan, as well as its shortlisting for the Royal Town Planning Institute's Planning for Excellence 2024 South East Award.

There being no further business the Chair closed the meeting at 21:26pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 20-5-24

1	Plan Number	Planning officer	Town Councillor	Agent
	23/02996/HOUSE	Christopher Park 22/05/2024	Cllr Layne	N/A
Applicant	House Name	Road	Locality	
Hosseini		71 Hillingdon Rise	Eastern	
Town	County	Post Code	Application date	
			30/04/24	
23/02996/HOUSE - Amended plan Erection of a garden home office. A summary of the main changes are set out below: A tree report has been submitted.				

Comment

Sevenoaks Town Council recommended approval, provided the Arboricultural Officer is satisfied with the Tree Report that the owners have submitted.

2	Plan Number	Planning officer	Town Councillor	Agent
	23/03061/LBCALT	Christopher Park 01/06/2024	Cllr Granville	The Surveyors Partnershi
Applicant	House Name	Road	Locality	
	Paydens Pharmacy	21-23 London Road	Town	
Town	County	Post Code	Application date	
			10/05/24	

23/03061/LBCALT - Amended plan

Proposed installation of new internal security shutters to front of property at ground floor level.

A summary of the main changes is set out below:

The applicant/agent has updated the proposed design of the shutters. The new design is shown through the provision of a photograph on the proposed plan.

Comment

Sevenoaks Town Council recommended approval, provided:

- The Planning Officer is satisfied that all reasonable steps are being taken to reduce the impact on an important historical building**
- The Conservation Officer is satisfied that when the shutters are closed, they won't detract from the listed building and will remain in keeping with the Character Area.**

Planning Applications Considered

Applications considered on 20-5-24

3	<i>Plan Number</i> 23/03149/HOUSE	<i>Planning officer</i> Abbey Aslett 23/05/2024	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i>
<i>Applicant</i> Mr H Stanley		<i>House Name</i>	<i>Road</i> 190 Seal Road	<i>Locality</i> Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 01/05/24
23/03149/HOUSE - Amended plan Single storey side extension. A summary of the main changes are set out below: Amended site location plan/block plan so it more accurately scales.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

4	<i>Plan Number</i> 24/00322/MMA	<i>Planning officer</i> Sean Mitchell 29/05/2024	<i>Town Councillor</i> Cllr Shea & Cllr Dr Canet	<i>Agent</i> SJM Planning Limited
<i>Applicant</i> M Felton		<i>House Name</i> Pinehurst House Nursing Home	<i>Road</i> Pinehurst	<i>Locality</i> Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 07/05/24
24/00322/MMA - Amended plan Amendment to 20/03293/FUL. A summary of the main changes are set out below: Amendment to Block E western elevation - change from cladding to brick detailing. Amendment to Block C eastern elevation - change from cladding to brick detailing.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to: - The amendments to the fenestration to the front of blocks A & B and the outward facing facades of blocks C & E causing no loss of amenity to neighbours and complying with condition 20 of the original permission - The Planning Officer being satisfied that the proposed materials are consistent with the full permission and the Residential Character Area Assessment - The parking arrangements set out on the site plan are consistent with the approved landscaping plan - The changes to the drawings in condition 2 have no adverse impact on the nature or application of the remaining conditions of the planning permission which depend on them - The amended proposed roof heights being no higher than was previously proposed under this application and commented on by the Town Council on 18th March 2024.				

Planning Applications Considered

Applications considered on 20-5-24

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00500/ADV	Stephanie Payne 25/05/2024	Cllr Willis	ISG Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Nationwide Building Society	Nationwide	86 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/05/24	

24/00500/ADV - Amended plan

Replace 1no. Projecting signage with new 500mm. Retain existing bracket. Existing Projecting sign bracket to be painted in blue to match new fascia. Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 290mm logo height. Install 1no. new ATM surround. Replace safety manifestation with new. Decorate shopfront & spray door frame to match existing with like for like. Post box no. to be sprayed in grey.

A summary of the main changes are set out below:

The proposed new fascia "Nationwide" lettering is no longer to be internally lit via embedded LEDs rather the fascia is to be illuminated through trough lighting just above the "Nationwide" letters. Revised elevations and sections have been provided to show this. The new trough lighting illumination has been confirmed as static and 250cd/m2.

Comment

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied with the amended proposals.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00501/LBCALT	Stephanie Payne 25/05/2024	Cllr Willis	ISG Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Nationwide Building Society	Nationwide	86 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/05/24	

24/00501/LBCALT - Amended plan

External signage to be replaced with new and associated works to shopfront.

A summary of the main changes are set out below:

The proposed new fascia "Nationwide" lettering is no longer to be internally lit via embedded LEDs rather the fascia is to be illuminated through trough lighting just above the "Nationwide" letters. Revised elevations and sections have been provided to show this. The new trough lighting illumination has been confirmed as static and 250cd/m2.

Comment

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied with the amended proposals.

Planning Applications Considered

Applications considered on 20-5-24

7	Plan Number	Planning officer	Town Councillor	Agent
	24/00543/HOUSE	Stephanie Payne 31/05/2024	Cllr Clayton	Open Architecture
Applicant		House Name	Road	Locality
Mr J Kortum			101 Hillingdon Avenue	Eastern
Town		County	Post Code	Application date
				09/05/24

24/00543/HOUSE - Amended plan

Single storey rear and front extension and two storey side extension. Roof alterations. Landscaping.

A summary of the main changes are set out below:

Revised proposed plans have been submitted to correctly reflect the changes proposed. Specifically, the changes to the rear elevation.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that:

- A one metre gap to the boundary is maintained
- The impact on neighbouring homes is acceptable

8	Plan Number	Planning officer	Town Councillor	Agent
	24/00674/HOUSE	Christopher Park 24/05/2024	Cllr Layne	Colin Smith Planning Ltd
Applicant		House Name	Road	Locality
Mr M Cross			23 Sandy Lane	Eastern
Town		County	Post Code	Application date
				02/05/24

Outbuilding.

Comment

Sevenoaks Town Council recommended refusal on the grounds of loss of light to no. 38 Bethel Road, as the new building appears to contravene the 45% test for light to the ground floor windows.

The Town Council requested that the Planning Officer perform this test to check for loss of light, and further noted its consideration that placing the outbuilding 1 metre closer to Sandy Lane and 1 metre further away from Bethel Road would have resolved the issue.

9	Plan Number	Planning officer	Town Councillor	Agent
	24/00827/FUL	Anna Horn 25/05/2024	Cllr Granville	
Applicant		House Name	Road	Locality
Sevenoaks Town Council		Boundary Wall between St Nich	Rectory Lane	Town
Town		County	Post Code	Application date
				03/05/24

Install temporary support to ensure stability of the wall. Carefully remove the masonry units. Install timber box frame to the window to support the lintel.

Comment

Sevenoaks Town Council did not provide comment, being the applicant.

Planning Applications Considered

Applications considered on 20-5-24

10	Plan Number	Planning officer	Town Councillor	Agent
	24/00828/LBCALT	Anna Horn 25/05/2024	Cllr Granville	
Applicant		House Name	Road	Locality
Sevenoaks Town Council		Boundary Wall between St Nich	Rectory Lane	Town
Town		County	Post Code	Application date
				03/05/24
Install temporary support to ensure stability of the wall. Carefully remove the masonry units. Install timber box frame to the window to support the lintel.				

Comment

Sevenoaks Town Council did not provide comment, being the applicant.

11	Plan Number	Planning officer	Town Councillor	Agent
	24/00859/FUL	Samantha Yates 01/06/2024	Cllr Clayton	
Applicant		House Name	Road	Locality
Mr J Heuerman		Hollybush Tennis Centre	Holmesdale Road	Eastern
Town		County	Post Code	Application date
				10/05/24
The conversion of two outdoor tennis courts into 3 outdoor Padel tennis courts within the existing perimeters of the existing 2 tennis courts. This includes new posts, glass walls, mesh fencing and floodlights.				

Comment

Sevenoaks Town Council welcomed investment in Padel courts at Hollybush, however recommended refusal of the application, unless:

- Satisfactory details of light levels from the floodlights, as well as impact assessments for Holmesdale Road and Knole Road are submitted
- Hours of opening are restricted as recommended by the Environmental Health Officer
- A noise impact assessment is completed

12	Plan Number	Planning officer	Town Councillor	Agent
	24/00871/FUL	Samantha Yates 25/05/2024	Cllr Varley	Willow Town and Country Planning Ltd
Applicant		House Name	Road	Locality
Portfolio Homes BW Limited			1 Brattle Wood	Kippington
Town		County	Post Code	Application date
				03/05/24
Demolition of existing dwelling, erection of 2 detached, 5 bed dwellings with with associated access and landscaping (Phased Development)				

Comment

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

- That there is no loss of amenity to neighbouring properties
- With the fenestration and materials used for finishes
- That the landscaping works proposed for the replacement trees are satisfactory.

Planning Applications Considered

Applications considered on 20-5-24

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00886/HOUSE	Stephanie Payne 01/06/2024	Cllr Daniell	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Carmen		Romany	100 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/24
Demolition of two sheds to be replaced with new oak garage and replacement gate. Hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials and design are in keeping with the area, and that the hard standing required is porous.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00916/HOUSE	Summer Aucoin 25/05/2024	Cllr Clayton	Wyatt Glass Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K Easton			4 Hospital Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/24
Single storey rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the detailed design and materials

Planning Applications Considered

Applications considered on 20-5-24

15	Plan Number	Planning officer	Town Councillor	Agent
	24/00943/HOUSE	Summer Aucoin 31/05/2024	Cllr Ancrum	Offset Architects
Applicant		House Name	Road	Locality
Mr & Mrs Garcia-Almendros & Eastern Chalkhill			5 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				09/05/24
24/00943/HOUSE - Amended plan				
Construction of new single storey side and rear extension. Construction of a new pitched roof to the rear with 3no. new dormers to provide loft accommodation. Alterations to exterior fenestration. Demolition of existing garage and construction of new garden outbuilding. Associated landscaping alterations. A summary of the main changes are set out below: Since the submission of the application, the applicant has received additional Arboricultural information which is important to each application. //Additional amendment received 10/05/2024, a summary of the main changes are set out below: The design and access statement, which previously was not able to be read, has now been reuploaded.//				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officers are:

- Entirely satisfied of full compliance with the requirements for protection and re-planting
- Satisfied that the proposed hard landscaping and tree removal is compatible with the requirements of Policy L1-L4 of the Sevenoaks Town Neighbourhood Plan, with special reference to Policies L1 and L2 regarding Biodiversity Net Gain and permeability of landscaping
- Satisfied that the removal of the trees will not cause undue loss of visual amenity and privacy for the neighbours on either side of Avenue Road.

Informative:

The Town Council noted that the plans appear to be lacking a Block Plan, and that the Design and Access Statement remains unreadable.

Planning Applications Considered

Applications considered on 20-5-24

16	Plan Number	Planning officer	Town Councillor	Agent
	24/00944/HOUSE	Summer Aucoin 29/05/2024	Cllr Ancrum	Offset Architects
Applicant		House Name	Road	Locality
Mr R & Mrs N Garcia-Almendro			5 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				07/05/24
Formation of new entrance crossover and off street car parking. Construction of replacement boundary walls with associated landscaping alterations within the site. Demolition of outbuilding. //Additional Amendment letter received 09/05/2024, with a summary of the changes below: Since the submission of the application, the applicant has received additional Arboricultural information which is important to each application.//				

Comment

A recommendation for refusal unless - with 3 conditions - was made, seconded, and LOST AT THE VOTE.

Sevenoaks Town Council recommended refusal on the grounds that the proposals are contrary to the Sevenoaks Town Neighbourhood Plan Policy L4 for retaining trees, and Policy L1 for delivering 10% Biodiversity Net Gain and promoting permeable fencing.

17	Plan Number	Planning officer	Town Councillor	Agent
	24/01007/CONVAR	Summer Aucoin 01/06/2024	Cllr Wightman	DHA Planning
Applicant		House Name	Road	Locality
Mrs A Ikhsan		Donyland Cottage	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				01/05/24
Variation of condition 2 (drawings) 23/02156/HOUSE for Demolition of existing games room and kitchen/breakfast room. Two storey west extension. Part single storey, part two storey east extension. Part garage conversion into habitable space. New dormers. Landscaping. Rooflights. Alterations to fenestration. Alterations to roof, and removal of conditions 3 (windows, 4 (walls) and 5 (roof) //Amended Letter received 10/05/2024, a summary of the main changes are set out below: The applicant has made amendments to the plans relating to the replacement of windows for French doors on the southern elevation and an updated cover letter with updated drawing numbers.//				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer being content with these changes.

Planning Applications Considered

Applications considered on 20-5-24

18	Plan Number	Planning officer	Town Councillor	Agent
	24/01020/HOUSE	Stephanie Payne 30/05/2024	Cllr Wightman	Claire Lutzow Architect
Applicant		House Name	Road	Locality
K & H Schnoes		Balmedie	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				08/05/24
Replacement of the two vehicle entrance gates. These are currently metal gates, we propose replacing with timber gates of the same size and shape as the existing.				

Comment

Sevenoaks Town Council recommended approval.

19	Plan Number	Planning officer	Town Councillor	Agent
	24/01026/MMA	Christopher Park 29/05/2024	Cllr Gustard	Harringtons 2006
Applicant		House Name	Road	Locality
Mr P Niven		Homefield	93 Oakhill Road	Kippington
Town		County	Post Code	Application date
				07/05/24
Amendment to 23/02539/HOUSE.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the increased height on the boundary by the parapet will cause no loss of amenity to neighbours as per the Allocations and Development Management Plan Policy EN2, and that the amendment represents good design as per Policy EN1, on this locally listed building.

20	Plan Number	Planning officer	Town Councillor	Agent
	24/01042/MMA	Christopher Park 25/05/2024	Cllr Varley	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr & Mrs Heron			5 Redlands Road	Kippington
Town		County	Post Code	Application date
				03/05/24
Amendment to 23/03519/HOUSE.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with:

- The finishes and materials
- Obscure glazing to be used where deemed necessary
- There being no loss of light to neighbours at No. 3

21	Plan Number	Planning officer	Town Councillor	Agent
	24/01057/MMA	Anna Horn 30/05/2024	Cllr Daniell	Andrew Wells Planning &
Applicant		House Name	Road	Locality
Mr S Blake		Chance Cottage	104 Oakhill Road	Kippington
Town		County	Post Code	Application date
				08/05/24
Amendment to 23/02344/FUL.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-5-24

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01095/LBCALT	Anna Horn 01/06/2024	Cllr Willis	Purcell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Nisbet		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/24
The 3 new structural masonry buttresses to support the North Garden Wall with brickwork.				

Comment

Sevenoaks Town Council recommended approval, subject to agreement from the Planning Officer and Conservation Officer regarding design and materials.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01112/HOUSE	Summer Aucoin 29/05/2024	Cllr Gustard	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wootton			7 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/24
Ground floor and part first floor rear extension with associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01118/HOUSE	Abbey Aslett 30/05/2024	Cllr Camp	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Swift		Garth	8 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/24
Two storey side extension, loft conversion including rear facing dormer and rooflights. Alterations to fenestration. Removal of chimney.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no overlooking or loss of amenity to neighbours, and providing the two first floor windows in the bathroom and dressing rooms are conditioned to be obscure glazed to protect the privacy of neighbours.