



12th October 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 18th November 2024**.

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://youtube.com/live/6JqRwXkeTLw> 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 & Environment 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](#) to find out more about CIL charges and when they apply.

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

Responsible Finance Officer / Deputy 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 – Quorum minimum of six members

Cllr Ancrum – Mayor
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell – Deputy Leader
Cllr Dr Dixon
Cllr Granville
Cllr Gustard

Cllr Layne
Cllr Michaelides
Cllr O'Hara
Cllr Shea
Cllr Skinner OBE – **Vice Chair**
Cllr Varley
Cllr Willis
Cllr Wightman – **Leader**

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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 5-17)
To receive and agree the Minutes from the Planning Committee Meeting held on 4th November 2024.
- 5 KENT MINERALS AND WASTE LOCAL PLAN – PUBLIC CONSULTATION ON PROPOSED MAIN MODIFICATIONS (Pages 19-27)
 - a) To receive reminder that Kent County Council is consulting on a number of Main Modifications identified by the Independent Examiner as being required in order to make its Minerals and Waste Local Plan sound and legally compliant.
 - b) To note that all documents relevant to the consultation including supporting documents and full list of modifications is available via the following website:
<https://letstalk.kent.gov.uk/kmwlp24-39-mod>
 - c) To receive copy of the consultation questionnaire and to agree whether the Town Council submit a formal response by the deadline of 28th November 2024.
- 6 DEVELOPMENT MANAGEMENT COMMITTEE
 - a) To receive notice that the below application was GRANTED by the Development Management Committee on 7th November 2024. This was attended by Cllr Dr Canet

who spoke against the proposals on behalf of the Town Council, as agreed by the Planning & Environment Committee on 4th November 2024.

- **21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road**

7 TEMPORARY ROAD CLOSURES (Pages 29-30)

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

8

DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 31-32)

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 11th November 2024.

9 PLANNING APPLICATIONS (Pages 33-37)

- 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 & Environment 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 11th November 2024.

10 PRESS RELEASES

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

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Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 4th November 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/jkbznhrkaeA>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
2 Members of the Public

PUBLIC QUESTION TIME

None.

397 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

398 DECLARATIONS OF INTEREST

a) Representation was received and forwarded to all Cllrs, objecting to the following planning application:

- **[Plan no. 12] 24/02776/FUL – Maywood, 49 Bradbourne Road (For)**

b) Cllr Shea, Cllr Granville and Cllr Camp declared that they are on the District Council’s Development Management Committee, which is due to consider the following application on 7th November 2024. As dual hatted Councillors of both the District and Town Council, this does not prevent them from discussing or voting on resolutions to do with planning applications, due to the below granted dispensation*.

- **21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road**

*In accordance with Sevenoaks Town Council’s Standing Order 13 and under Section 33 of the Localist Act 2011, the following Town Councillors have been granted a Dispensation as a dual hatted Councillor of both Sevenoaks Town Council and Sevenoaks District Council, to allow them to discuss and vote on matters where the only reason they would otherwise be prevented from taking part in discussion and voting is

due to their membership of Sevenoaks District Council i.e. it does not permit Councillors to take part in discussion and voting automatically if they have a declaration of pecuniary interest unrelated to their membership of Sevenoaks District Council. This dispensation is valid until the next Town Council Election in May 2027, as per Minute number 241 resolved at the Town Council meeting on 24th July 2023:

Cllr Sue Camp	Cllr Tony Clayton
Cllr Victoria Granville	Cllr Chloe Gustard
Cllr Claire Shea	Cllr David Skinner
Cllr Nick Varley	

399 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 21st October 2024.

It was RESOLVED that the minutes be approved.

400 TOWN CENTRE AND ST JOHN'S AREA MASTERPLAN DELIVERY TIMETABLES

a) The Committee received and noted the following updated delivery of the Town Centre and St John's Masterplans. It was noted that the original delivery date of August 2024 had been delayed to January 2025 in order for parking and beat surveys to be undertaken in the St John's Area.

Sevenoaks Town Council adopts Blue Sky Priorities – including for commission of a Masterplan for Town Centre and St John's Area	November 2023
Commission of the previous consultants for both the STNP and Northern Masterplan, to produce the Masterplans	February 2024
Baseline analysis and early engagement, including Key Stakeholder 1:1 meetings, and launch of public "Use and Satisfaction" surveys	April 2024
Stakeholder Workshops 1 – Vision and Placecheck exercise led by consultants with engagement from key stakeholders	April 2024
Prepare concept masterplan and design options	May 2024
Approval of funds for and commission of a parking and beat survey for St John's area	22 nd July 2024
Parking and beat surveys completed by traffic consultants	September 2024
Stakeholder Workshop 2 – Presentation of Masterplan consultants' Design Ideas/Options	4th November 2024 (Town Centre) 14th November 2024 (St John's)
Prepare Draft Masterplans	November / December 2024
Public Consultation	January 2025
Prepare Final Masterplans	February 2025

b) Cllr Skinner reported that the second Town Centre Masterplan Stakeholder event – held prior to the Planning & Environment Committee meeting, had been very successful, with a good turnout that was highly conducive to productive debate and discussion from local Stakeholders. Councillors thanked the Town Council Officers involved in arranging the event, and expressed interest in how the Masterplan proposals will be amended in response to feedback gained from the event.

401 KENT MINERALS AND WASTE LOCAL PLAN – PUBLIC CONSULTATION ON PROPOSED MAIN MODIFICATIONS

a) The Committee received notice that Kent County Council is consulting on a number of “Main Modifications” identified by the Independent Examiner as being required in order to make its Minerals and Waste Local Plan sound and legally compliant.

b) It was noted that all documents relevant to the consultation, including supporting documents and full list of modifications could be viewed via the following website: <https://letstalk.kent.gov.uk/kmwlp24-39-mod>

c) The Committee received and noted copy of the consultation questionnaire, which closes on 28th November 2024.

c) Cllr Clayton considered that most of the proposed changes are sensible and supportive of the objectives of the Sevenoaks Town Neighbourhood Plan (STNP), with the main issue being in regards to waste. It was agreed that a review of the final Minerals and Waste Local Plan in relation to its conformity with the STNP would be beneficial, and it was **RESOLVED** that Cllr Clayton complete this and report back with any draft comments for consideration at the next Planning & Environment Committee meeting on 18th November 2024.

402 HIGHWAYS AND TRANSPORTATION IN-PERSON PARISH SEMINAR

a) The Committee received notice that Sevenoaks Town Council has been invited to attend the following seminar, with a maximum of two representatives per local authority permitted due to limited capacity.

- **Highways and Transportation in-person Parish Seminar: Wednesday 20th November 2024, 9:30am-2pm in Maidstone**

b) Cllr Shea indicated that she would be able to attend, subject to remote attendance being facilitated. It was **RESOLVED** that the Planning Committee Clerk register Cllr Shea to attend the meeting virtually if permitted, with Cllr Granville to be registered to attend in-person should remote attendance not be permitted. It was noted that the Planning Committee Clerk would further ask for a copy of the meeting recording and slides for provision to Committee members.

403 REQUEST FOR CONVEX MIRRORS TO BE ADDED TO SEVENOAKS TOWN COUNCIL'S HIGHWAY IMPROVEMENT PLAN

a) The Committee received a request from Kent County Council Member Cllr Streatfeild, forwarded on behalf of local residents for a convex mirror to be installed at the entrance of Parkfield, as well as a Concealed Entrance sign on its approach on Blackhall Lane. This had been forwarded with suggestion from Cllr Streatfeild that the request be added to the Town Council's Highway Improvement Plan.

b) Cllr Wightman, the local Ward Councillor, identified the safety issue as overgrown hedges on Blackhall Lane obstructing visibility for motorists exiting Parkfield. This combined with a straight, level carriageway that encourages speeding and underestimation of risk was considered to create a high collision risk.

c) The Town Clerk confirmed that Knole Estate, as landowner, had been notified of the obstruction caused by the overgrown hedging and asked to address it.

d) To query what site criteria Kent County Council require before they can consider installing convex mirrors on the highway, the Planning Committee Clerk provided the following list which had been previously provided by County Council Officers:

- There is a crash history relating to a lack of visibility;
- Visibility for vehicles emerging from the side road is severely restricted;
- A visibility improvement scheme is not feasible;
- Visibility cannot be improved by removing hedges, walls, trees or other obstacles;
- The speed limit on the major road is above 30mph, the introduction thereby being aimed at higher speed roads;
- There are no other reasonable standard highway improvements possible

e) It was noted that convex mirrors can be placed on private land, although Kent County Council may remove them if deemed to compromise road safety.

f) It was **RESOLVED** that the request for junction safety measures improving possibly convex mirrors and a concealed entrance sign be added to the Town Council's Highway Improvement Plan and passed on to Kent County Council Officers, highlighting the safety concern and requesting investigation on potential remedial action.

g) Cllr Varley reported that the entrance to Brittain's Lane from Oak Lane, where the Town Council's previous request for convex mirrors had been rejected by Kent County Council, was the site of a recent accident in which a Ford Focus was overturned and ended up on its roof. It was noted that the County Council's adopted strategy of Vision Zero aims to prevent accidents before they occur, as opposed to after. It was therefore **RESOLVED** that the Town Council write to Kent County Council, highlighting the accident in conjunction with another within the last year which saw a cyclist in intensive care.

404 SEVENOAKS EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE

a) Councillors noted that the East to West Walking, Wheeling and Cycling route as proposed by Sevenoaks District Council and Kent County Council had commenced delivery as of 28th October. It was noted that completion was expected by Spring of 2025.

b) Cllr Clayton expressed his approval of the East to West scheme's imminent delivery, and its added safety benefit from aligning with the recently implemented 20mph scheme on half of the roads. He noted, however, that the issue of safe pedestrian and cyclist access to Trinity School from the Crescent remains to be addressed.

c) Cllr Shea reported that the Town Council's request to extend the half zebra crossing on Bradbourne Vale Road to the full width of the carriageway was rejected due to cost-benefit concerns. Given the loss of the pedestrian island, Councillors felt the crossing would not fully address safety concerns and **RESOLVED** to add it to the Highway Improvement Plan for monitoring.

d) It was also **RESOLVED** to clarify whether any of the route is on Town Council land.

405 DEVELOPMENT MANAGEMENT COMMITTEE

The Committee received notice that the below application is due to be discussed by the District Council's Development Management Committee on 7th November 2024. It was noted that this had previously been allocated to Cllr Shea, and subsequently Cllr Dr Canet.

- **21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road**

b) Details of the Town Council's previous recommendations were received and noted, and it was noted that full documentation of the application can be found via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRWTKFBK0LO00>

c) It was **RESOLVED** that Cllr Dr Canet be registered to speak on behalf of the Town Council on this planning application.

406 TREE PRESERVATION ORDER REQUEST

a) Cllr Varley reported on his and fellow Kippington Councillors' concerns regarding recent extensive tree works at Kippington, which had seen the removal of a large number of Ash trees on grounds of ash dieback.

b) The Committee considered the request of Kippington Councillors, as to whether the Town Council can and should request protections for the remaining trees via a Tree Protection Order (TPO). It was noted that there are numerous TPOs placed both

individual trees and woodland in the surrounding area, however the location in question is not currently covered by one.

c) It was noted that a TPO would not prevent tree works, particularly to those diseased or vulnerable, however would require formal consultation with the Local Planning Authority. It was therefore **RESOLVED** that the Town Council request full details of the proposed works, and pursue a TPO application for the remaining trees, seeking support from local residents or residents' associations to complete the necessary and extensive process.

d) It was further **RESOLVED** that the Town Council enquire whether the District Council has a policy on Ash tree treatment or mitigation of ash dieback, given the potential for significant losses.

407 TEMPORARY ROAD CLOSURES

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

408 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 28th October 2024.

409 PLANNING APPLICATIONS

a) Minute Item 409b as well as consideration of its corresponding planning application was moved further up the order of Planning applications and considered first. 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 application, by prior agreement:

- **[Plan no. 12] 24/02776/FUL – Maywood, 49 Bradbourne Road (For)**

c) The Committee considered planning applications received during the two weeks ending 28th October 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

410 PRESS RELEASES

a) It was **RESOLVED** that a Press Release be issued expressing the Town Council's support of the East to West walking, wheeling and cycling route's imminent delivery, as well as its substantial alignment with the recently implemented 20mph scheme.

b) It was also **RESOLVED** that a Press Release be issued announcing the Town Council's intention to pursue a TPO for various remaining mature trees in Kippington.

There being no further business the Chair closed the meeting at 8:17pm.

Signed
Chair

Dated

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Planning Applications Considered

Applications considered on 4-11-24

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01462/HOUSE	Abbey Aslett 06/11/2024	Cllr Camp	N/A
Applicant		House Name	Road	Locality
Mr M Green			2 Mount Harry Road	St Johns
Town		County	Post Code	Application date
				16/10/24
24/01462/HOUSE - Amended plan				
Removal and replacement of existing boundary fence with a new featheredge fence that is 1800m from ground level.				
A summary of the main changes are set out below:				
Changes to the fence height (near the access) on the front elevation.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

2	Plan Number	Planning officer	Town Councillor	Agent
	24/01543/MMA	Abbey Aslett 05/11/2024	Cllr O'Hara / Cllr Dr Canet	Yabsley Stevens Architect
Applicant		House Name	Road	Locality
Mr & Mrs Bennett			63 Bosville Drive	Northern
Town		County	Post Code	Application date
				15/10/24
24/01543/MMA - Amended plan				
Amendment to 23/03542/HOUSE to amend fenestration.				
A summary of the main changes are set out below:				
Change in the south east elevation first floor window to non-obscure glaze.				
<i>Comment</i>				
Proposed by Cllr Dr Canet:				
Sevenoaks Town Council recommended approval subject to either the Planning Officer being satisfied that the neighbour's amenity at number 61 will not be adversely impacted, or a condition being placed for the window to be inward opening with an open grill on the outside to mitigate impact.				

Planning Applications Considered

Applications considered on 4-11-24

3	Plan Number	Planning officer	Town Councillor	Agent
	24/02069/HOUSE	Abbey Aslett 15/11/2024	Cllr Gustard	MKA Architects LTD
Applicant		House Name	Road	Locality
Mr E McIlrath		Squirrels	24 Oakhill Road	Kippington
Town		County	Post Code	Application date
				25/10/24

24/02069/HOUSE - Amended plan

Two storey rear extension, single storey rear extension, alterations to roof, dormer windows, solar panels, rooflights, demolition of existing garage, creation of basement parking.

A summary of the main changes are set out below:

Locally listed asset now shown on the plans and access altered.

Comment

Sevenoaks Town Council recommended approval subject to:

- The Planning Officer being satisfied there is no loss of amenity to neighbours,
- The Arboricultural Officer being satisfied with the proposals to protect the established Oak tree
- A condition being set that any trees to be lost should be replaced, as per Policy L4 of the Sevenoaks Town Neighbourhood Plan
- A condition being set that the driveway should have a permeable finish, as per Policy L2 of the Sevenoaks Town Neighbourhood Plan

4	Plan Number	Planning officer	Town Councillor	Agent
	24/02141/HOUSE	Stephanie Payne 18/11/2024	Cllr Varley	CCA LTD
Applicant		House Name	Road	Locality
Mr & Mrs Hoffman		7 Clenches Farm	Clenches Farm Road	Kippington
Town		County	Post Code	Application date
				28/10/24

New front entrance, single-storey rear extension with chimney, and internal works.

Comment

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

- There being no loss of amenity to the neighbouring property;
- The installation of a porous drive, as per Sevenoaks Town Neighbourhood Plan Policy L2
- The proposed finishes being in keeping with the area.

Planning Applications Considered

Applications considered on 4-11-24

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02417/FUL	Samantha Yates 12/11/2024	Cllr Varley	Paper Architecture
Applicant		House Name	Road	Locality
Mr & Mrs Dhariwal		Land South of Jesters	Oak Lane	Kippington
Town		County	Post Code	Application date
				22/10/24

24/02417/FUL - Amended plan

Proposed new build house on garden site.

A summary of the main changes are set out below:

- a) Design and Access Statement**
- b) Tree report and drawings**

Comment

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

- The landscaping plans and protection of TPO-ed trees;
- The traffic/access plans, to address the concerns of Kent County Council; and
- The Construction Plan for the build, to address concerns of the Environmental Health Officer

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02665/HOUSE	Christopher Park 11/11/2024	Cllr Skinner	N/A
Applicant		House Name	Road	Locality
Mr R Cacciatore		Bealings End	41A St Georges Road	St Johns
Town		County	Post Code	Application date
				21/10/24

Two-storey rear extension with roof lights and single storey side extension with sedum roof. Alterations to landscaping. New vehicle access and hard standing to front.

Comment

Sevenoaks Town Council recommended approval, subject to:

- Confirmation by the Planning Officer and Kent Highways that the new vehicle access and sightlines allow for safe reversal of a vehicle onto St Georges Road.
- The drive being conditioned to be permeable, as required by Sevenoaks Town Neighbourhood Plan Policy L2

Informative:

Sevenoaks Town Council asked that the Planning Officer be mindful in consideration of whether the driveway is safe, that this location experiences a high volume of pedestrian and school traffic.

Planning Applications Considered

Applications considered on 4-11-24

7	Plan Number 24/02675/MMA	Planning officer Abbey Aslett 05/11/2024	Town Councillor Cllr Dr Canet	Agent Richardson Achritectural
Applicant		House Name	Road	Locality
Ms V Carr			31 Lambarde Drive	Northern
Town		County	Post Code	Application date
				15/10/24
Minor Material Amendment to 16/01735/HOUSE - Alterations to approved extension roof, fenestration.				

Comment

Sevenoaks Town Council recommended approval.

8	Plan Number 24/02693/HOUSE	Planning officer Samantha Yates 05/11/2024	Town Councillor Cllr Shea	Agent Harringtons 2006
Applicant		House Name	Road	Locality
Mr J Savage			16 Lake View Road	Northern
Town		County	Post Code	Application date
				15/10/24
Rear first-floor hipped roof extension.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment and loss of amenity to adjoining neighbours, predominantly through loss of light and privacy.

9	Plan Number 24/02698/HOUSE	Planning officer Stephanie Payne 06/11/2024	Town Councillor Cllr Daniell	Agent G D Architects Limited
Applicant		House Name	Road	Locality
Mr N & Mrs S Browner			91 Weald Road	Kippington
Town		County	Post Code	Application date
				16/10/24
Single storey front extension. Single storey rear extension with roof lantern and new steel chimney. Removal of existing brick chimney, Changes to fenestration and addition of stone cladding to ground floor.				

Comment

Sevenoaks Town Council recommended approval.

10	Plan Number 24/02723/HOUSE	Planning officer Stephanie Payne 15/11/2024	Town Councillor Cllr Gustard	Agent Paben Construction
Applicant		House Name	Road	Locality
Mr R Black			53 The Rise	Kippington
Town		County	Post Code	Application date
				25/10/24
Demolition of storage sheds and replacement with a studio/store outbuilding.				

Comment

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

Planning Applications Considered

Applications considered on 4-11-24

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02766/MMA	Abbey Aslett 15/11/2024	Cllr Daniell	Fuller Long
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Simon Jones Property Manage		Birchwood House	Amherst Hill	Riverhead (adj Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/24
Minor Material Amendment to 22/02228/FUL - Change internal garage to reception room, alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02776/FUL	Abbey Aslett 18/11/2024	Cllr Dr Dixon	Halton Planning Services
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ball		Maywood	49 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/24
Erection of replacement dwellinghouse.				

Comment

Sevenoaks Town Council recommended approval, with the proviso that the following conditions should apply:

- That the Planning Officer is satisfied that the windows at the first and ground floor will not impact privacy of the neighbours, with a condition to be placed requiring that the windows be obscure glazed should this not be the case,
- That two EV charging points are conditioned to be located in the car parking area
- That the cycle rack/storage for four bikes is also conditioned
- That the front hard standing for cars is made semi-permeable, and
- That the bird/bat boxes proposed are conditioned to be installed

Informative:

The Town Council requested that the Planning Officer also ensure that there will be no impairment or damage to the foul water/sewage system linking numbers 47 and 49 from the expanded footprint of the house.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02783/HOUSE	Summer Aucoin 18/11/2024	Cllr O'Hara / Cllr Shea	Equilibria Architectural Se
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Grady			94 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/24
Removal of existing fully glazed conservatory roof and rear wall. Raising of flanking conservatory walls to provide parapets, installation of new single pitched roof with two openable roof lights, installation of new rear wall including bi-fold doors.				

Comment

Proposed by Cllr Shea:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the building is fully compliant with all necessary planning requirements.

Planning Applications Considered

Applications considered on 4-11-24

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02791/ADV	Anna Horn 14/11/2024	Cllr Granville	Bell Associates Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Hidden Hearing Ltd		13 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/10/24	
External signage and window graphics.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the plans.

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Kent Minerals and Waste Local Plan 2024-39 - Proposed Main Modifications Consultation

Guidance Note - October 2024

Kent County Council has published Main Modifications to the Kent Minerals and Waste Local Plan 2024-39 for consultation from Thursday 17th October 2024 to midnight on Thursday 28th November 2024. This Guidance Note has been provided to assist you in making representations on the proposed Main Modifications. It incorporates the Statement of Representation Procedure and Availability of Documents as required by Town and Country Planning (Local Planning) (England) Regulations 2012 - Regulation 19, 20 and 35.

Introduction

The Kent Minerals and Waste Local Plan 2024-39 will form part of the Development Plan which represents the planning policy framework for minerals and waste development in Kent.

The Kent Minerals and Waste Local Plan 2024-39 (the Plan) was submitted to the Secretary of State for Independent Examination on 17 May 2024. The independent Inspector appointed to examine the Local Plan convened public hearings in September 2024 to consider relevant Matters and Issues.

After considering representations made during the Regulation 19¹ consultation on the Local Plan, and following the public hearings, the Inspector has identified a number of Main Modifications that she considers are required in order to ensure that the Local Plan is 'sound' (i.e. positively prepared, justified, effective and consistent with national policy) and legally compliant.

In accordance with Section 20(7C) of the Planning and Compulsory Purchase Act 2004 and Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Kent County Council has published the proposed Main Modifications that are considered necessary to make the Plan sound and legally compliant. An appraisal of the impacts of the Main Modifications on social, economic and environmental objectives has been undertaken and included in a Sustainability Appraisal (SA).

The purpose of this consultation is to seek views on the soundness and legal compliance of the proposed Main Modifications to the Local Plan, along with the SA. All representations received will be collated and passed on to the Planning Inspector

¹ Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012

who will then consider if any further changes are required to be made to the draft Kent Minerals and Waste Local Plan 2024-39 before it can be adopted.

This statement provides details on how to view and make representations on the Main Modifications to the Local Plan and the associated SA.

Representations on 'Soundness'

Soundness is explained in paragraph 35 of the National Planning Policy Framework 2023 (NPPF)². The Inspector must be satisfied that the Plan is 'positively prepared', 'justified', 'effective' and 'consistent with national policy' as explained below:

- **Positively Prepared:** This means that the Plan should provide a strategy which, as a minimum, seeks to meet objectively assessed development and infrastructure requirements, and is informed by agreements with other authorities, such that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
- **Justified:** The Plan should be an appropriate strategy taking account of reasonable alternatives, and based on proportionate evidence.
- **Effective:** The Plan should be deliverable over their period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- **Consistent with national policy:** The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

When considering the soundness of the proposed Main Modifications you should go through the following steps before making representations:

- a. If you think the Main Modifications do not cover an issue with which you are concerned is it already covered specifically by national planning policy? If so, does it need to be included in this Plan?
- b. Is what you are concerned with covered by any other policies in any other Plan including the adopted Local Plans of the Kent District, City and Borough Councils?
- c. If the issue is not addressed elsewhere, in what way do the Main Modifications make the Plan unsound and what do you think the Main Modifications (and/or related text in the Plan) should say?

Representations on Legal Compliance

Before making a representation on legal compliance, you should consider legal requirements associated with plan making which include the following:

- The process of consultation on the Plan must be in accordance with the Council's Statement of Community Involvement (SCI). KCC's SCI sets out the

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

strategy for involving the community in the preparation and revision of its Plans and is available on the County Council website³.

- Preparation of the Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the Regulations). On publication, KCC must publish the documents prescribed in the Regulations, and make them available at its principal office and on its website. The Local Planning Authority must also notify the Local Plan bodies (as set out in the Regulations), and any persons who have requested to be notified, of the Plan's publication.
- KCC is required to provide a Sustainability Appraisal (SA) Report when it publishes a Plan which should be consistent with the Environmental Assessment of Plans and Programmes Regulations 2004. The SA report should identify the process by which the SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. The SA and related Non-Technical Summary is available on the County Council's consultation portal⁴, and at the main County Council office listed below.
- The Plan should be in general conformity with the adopted District and Borough Local Plans.

Further Information

In addition to the Main Modifications, a number of other minor changes and updates are required to be made to the Local Plan before it is adopted. These Additional (minor) Modifications are largely factual updates to improve presentation or to address or correct any typographical or factual errors.

The Additional Modifications are outside the scope of the Main Modifications consultation and are not being put before the Inspector for consideration as they are not required to resolve soundness or legal compliance issues. These Additional Modifications are available to view on the consultation portal for information only and are not subject to consultation.

We have also produced a version of the Kent Minerals and Waste Local Plan 2024-39 which shows the Main Modifications as tracked changes for context. This is available to view on the County Council's consultation portal <https://letstalk.kent.gov.uk/hub-page/mineralsandwaste>.

Document Availability

The proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39, Sustainability Appraisal and supporting documents are available for inspection via the County Council's online consultation portal: www.kent.gov.uk/mineralsandwaste.

A hard copy of the proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39, Sustainability Appraisal and supporting documents are also

³ [Statement-of-Community-Involvement.pdf \(kent.gov.uk\)](https://www.kent.gov.uk/media/1234567/Statement-of-Community-Involvement.pdf)

⁴ <https://letstalk.kent.gov.uk/hub-page/mineralsandwaste>

available to view at the main County Council office - Sessions House, County Hall, Maidstone, Kent ME14 1XQ between the hours of 9am and 5pm Monday to Friday for the duration of the consultation.

In addition, the County Council has computer access available via its libraries (excluding mobile libraries) where the consultation documents are available to be viewed in an electronic format during their normal opening hours.

If you require any of the documents in an alternative format or language please email alternativeformats@kent.gov.uk or call 03000 42 15 53 (text relay service number: 18001 03000 42 15 53). This number goes to an answering machine, which is monitored during office hours.

Representations Deadline

The consultation is taking place for 6 weeks from **Thursday 17th October 2024 to midnight on Thursday 28th November 2024**.

Representations must be received by midnight on Thursday 28th November 2024. Please note that representations received before the deadline will be shared with the Planning Inspector for consideration and **representations received after this deadline will not be considered**.

How to Submit a Representation

Representations must be made in writing and you are strongly recommended to make representations by completing and uploading the online representation form at the following County Council website: www.kent.gov.uk/mineralsandwaste.

Representations can also be made by downloading the representation form from the County Council's website and submitting the completed representation form as follows:

- By email to: mwlp@kent.gov.uk, or
- By post to: Minerals and Waste Planning Policy, Planning Applications Group, Invicta House, Maidstone, Kent, ME14 1XX

Please note that your representation will be shared with the Planning Inspector in full for consideration and a redacted version will be published on the County Council's website. The County Council's Minerals and Waste Local Plan privacy notice with further information can be found here: <https://www.kent.gov.uk/about-the-council/information-and-data/access-to-information/gdpr-privacy-notice/environment,-planning-and-enforcement/minerals-and-waste-privacy-statement>.

If you have any queries about the process of submitting representations, please contact the Minerals and Waste Policy team by email at mwlp@kent.gov.uk or telephone via 03000 422370.

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



Representation Form

We welcome your comments on the Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39.

The Kent Minerals and Waste Local Plan 2024-39 was submitted to the Secretary of State for independent examination on 17 May 2024. The appointed Planning Inspector has now considered all representations made regarding the documents and discussed all relevant matters and issues during hearings in September 2024, and, in light of this, a number of Main Modifications have been identified that are required to ensure the Local Plan is sound and legally compliant.

Before the Inspector can make final recommendations on the proposed Main Modifications, they must be subject to public consultation.

An appraisal of the impacts of the Main Modifications on social, economic and environmental objectives has been undertaken and included in a Sustainability Appraisal (SA) which has also been published.

Please use this form to tell us your views on the soundness and legal compliance of the proposed Main Modifications and the accompanying Sustainability Appraisal. Your representations will be collated and passed on to the Planning Inspector who will then consider what further changes may need to be made to the draft Kent Minerals and Waste Local Plan 2024-39 before it can be adopted.

Once completed you can upload this form online at www.kent.gov.uk/mineralsandwaste

If you are unable to upload the form, please complete this Word/paper form and return it to:

Email: mwlp@kent.gov.uk

Address: Minerals and Waste Planning Policy Team, Planning Applications Group, Invicta House, Maidstone, Kent, ME14 1XX

Please ensure your response reaches us by midnight on 28 November 2024. Please note that responses received after this deadline will not be considered.

What information do you need before completing the questionnaire?

Before commenting on the proposed Main Modifications (MM) of the Kent Minerals and Waste Local Plan 2024-39, we would strongly recommend that you read [the Guidance Note](#).

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



This consultation specifically invites representations on the proposed Main Modifications and no other aspect of the Plan. The Guidance Note explains the soundness tests and statutory plan making requirements relevant to this consultation.

Please note: There will not be any other opportunities to make further representations or provide evidence relating to the Main Modifications following this process. Please include all the information, evidence and supporting information necessary to support or justify your representation and any suggested change(s) to the Plan. After this stage, further submissions will only be invited at the request of the Planning Inspector.

Full representations will be submitted to the Planning Inspector. They will be made publicly available on our website with all personal data removed. Please read our privacy statement below for further details.

You may also find it helpful to read our [Frequently Asked Questions](#).

Privacy: Kent County Council (KCC) collects and processes personal information in order to provide a range of public services. KCC respects the privacy of individuals and endeavours to ensure personal information is collected fairly, lawfully, and in compliance with the General Data Protection Regulation and Data Protection Act 2018. Read the full Privacy Notice at the end of this document.

Alternative formats: If you require any of the consultation material in an alternative format or language, please email: alternativeformats@kent.gov.uk or call: 03000 42 15 53 (text relay service number: 18001 03000 42 15 53). This number goes to an answering machine, which is monitored during office hours.

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

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Section A - Personal Information

Section B - Representation

You will need to complete questions 2, 3 and 4 for each Main Modification (MM) that you wish to comment on. Please duplicate these questions as many times as required to cover each Main Modification that you wish to comment on. If you would rather not provide feedback on a specific part, please state 'no comment' and move on to the next question.

Q2. Which proposed Main Modification does this representation relate to? Please be specific in terms of MM number, paragraph and policy number (as applicable).

	MM number
	Paragraph
	Policy number

Q2a. Do you consider the Main Modification makes the Local Plan legally compliant? Please select one option.

☐	Yes
☐	No
☐	Don't know

Q2b. Do you consider the Main Modification makes the Local Plan sound? Please select one option.

☐	Yes
☐	No
☐	Don't know

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



The Inspector must be satisfied that the Local Plan meets four soundness requirements:

- is ‘positively prepared’,
- is ‘justified’,
- ‘effective’,
- ‘consistent with national policy’.

In [the Guidance Note](#) you will find explanations on each of these four requirements and how they need to be met.

Q2c. If you consider the Main Modification to be unsound, please select the reason for this: Please select all that apply.

☐	Not positively prepared
☐	Not justified
☐	Not effective
☐	Not consistent with national policy

Q2d. If you consider this Main Modification to be unsound and/or not legally compliant, please explain why in the box below. Please be precise and give as much detail as possible.

Q3. In light of the above, please explain in the box below what change(s) you consider necessary to make the Kent Minerals and Waste Local Plan 2024-39 legally compliant and/or sound.

Please be precise as possible and explain why this change(s) would make the Local Plan legally compliant and sound. Please also include in your response any suggested revised wording you feel is necessary.

Q4. If you support the Main Modification and wish to make any comments to that affect, please use the box below.

Q5. If you wish to make any further comments on the Main Modifications, please use the box below.

Q6. Do you have any comments on the Sustainability Appraisal October 2024? Please tell us in the box below.

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



Q7. Do you have any other comments?

Thank you for taking the time to complete this form.

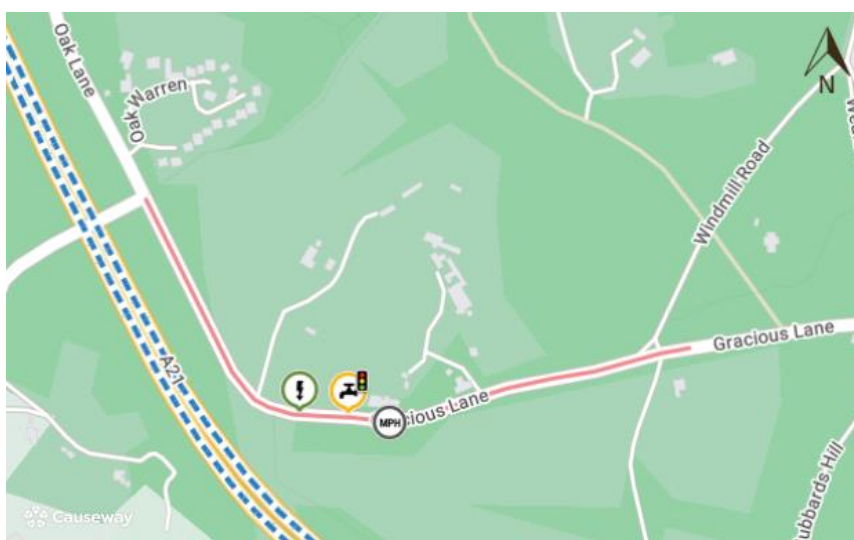
Full responses will be submitted to the Planning Inspector appointed by the Secretary of State for Independent Examination. They will be made publicly available on our website with all personal data removed. Please read our privacy statement below for further details.

Closing date for responses: midnight on 28 November 2024

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Summary report of upcoming Temporary Road Closures and Temporary Speed Limit Changes

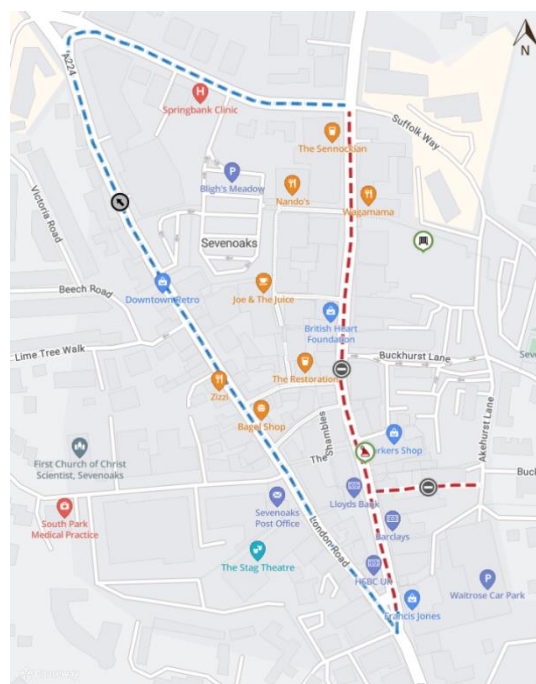
- 1 GRACIOUS LANE – 30MPH SPEED LIMIT FROM 25TH NOVEMBER 2024 FOR 5 DAYS
 - a) The above road will temporarily be made 30mph from Gracious Lane Bridge to Lovely Cottage. This will commence 25th November for 5 days, until 29th November.
 - b) The 30mph speed limit applies in both directions on Gracious Lane. Pedestrian access will be maintained during the works.
 - c) Up to date information on these works can be found via the following link:
<https://one.network/?tm=140907985>



- 2 A225 HIGH STREET, DORSET STREET AND AKEHURST LANE – TEMPORARY ROAD CLOSURE ON 30TH NOVEMBER 2024 FOR 3 HOURS
 - a) The above roads will be closed for the following lengths from 1:30pm to 6:30pm on 30th November 2024:
 - A225 High Street – between A224 London Road and Pembroke Road
 - Dorset Street – whole length
 - Akehurst Lane – whole length

b) The alternative road for any through traffic is via Pembroke Road, A224 London Road and vice versa. Pedestrian access will be maintained during the works.

c) Up to date information on these works can be found via the following link:
<https://one.network/?tmi=GB33342899>



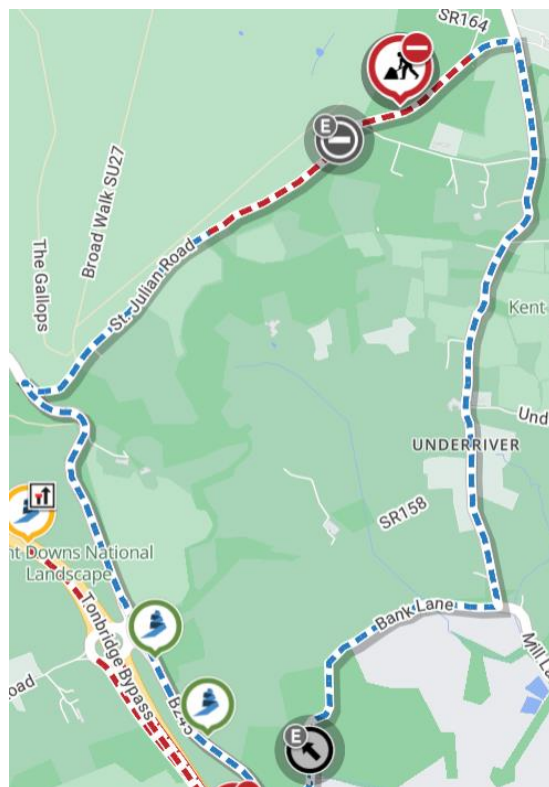
3 ST JULIANS ROAD, UNDERRIVER – TEMPORARY ROAD CLOSURE ON 18TH NOVEMBER 2024 FOR UUP TO 2 DAYS

a) The above road will be closed between the junctions of Riverhill and Carters Hill between 9:30am to 3:30pm from 18th November 2024 for up to 2 days.

b) The alternative route is via St Julians Road, A225 Riverhill, B245 London Road, Bank Lane, Carters Hill and vice versa.

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

<https://one.network/?GB141034486>



Decision Notices published by Sevenoaks District Council OR Kent County Council from **29th October 2024 to 11th November 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

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)
24/01462/HOUSE	2 Mount Harry Road – St Johns	Cllr Camp	27th August 2024: STC recommended approval, 2 conditions. 4th November 2024: STC recommended approval.	7 th November 2024: SDC Granted, 3 conditions.
24/01851/CONVAR	7 Mount Harry Road – St Johns	Cllr Dr Dixon	9th September 2024: STC recommended approval, 3 conditions. 23rd September 2024: Split comment: STC recommended approval of condition 2 CONVAR (phasing plan), but refusal of condition 6 removal (biodiversity net gain)	31 st October 2024: SDC Granted , 6 conditions. <i>(BNG exemption on 2 of 3 plots. Plot 1 wouldn't be considered except, <u>however</u> as its development has commenced and BNG can't be applied retrospectively or baseline data calculated, BNG cannot be applied)</i>
24/01988/FUL	Knole House, Knole Lane – Town	Cllr Granville	27th August 2024: STC recommended approval, 1 condition. 7th October 2024: STC recommended approval, 1 condition.	6 th November 2024: SDC Granted, 5 conditions.
24/02025/MMA	The Royal Oak Hotel, High Street – Town	Cllr Willis	23rd September 2024: STC recommended approval, 1 condition.	30 th October 2024: SDC Granted, 12 conditions.
24/02049/HOUSE	49 St Botolphs Road – Town	Cllr Granville	9th September 2024: STC recommended refusal , 1 ground. <i>(negative impact to the Conservation Area)</i>	30 th October 2024: SDC Granted , 6 conditions. <i>(Officer Report considered designs to be compliant with Conservation Area policies, however the Conservation Officer's agreed with STC's</i>

				<i>recommendation, describing the plans as “entirely inappropriate to the conservation area context”, “alien”, and to “diminish distinctive qualities of the streetscene and thereby harm the significance of the designated area” with recommendation to refuse)</i>
24/02051/HOUSE	Bramblings, Hopgarden Lane – Kippington	Cllr Gustard	23rd September 2024: STC recommended approval, 3 conditions.	4 th November 2024: SDC Granted, 4 conditions.
24/02135/MMA	Tor Na Coille, 1 Ashley Road – Town	Cllr Camp (as Chair)	23rd September 2024: STC recommended approval, 3 conditions, 1 informative.	1 st November 2024: SDC Granted, 15 conditions.
24/02345/HOUSE	12 Plymouth Park – Town	Cllr Willis	23rd September 2024: STC recommended approval, 1 condition.	5 th November 2024: SDC Granted, 4 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 18 November 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/FUL	Christopher Park 22/11/2024	Cllr Clayton	Designhomeplan Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/11/24
23/03486/FUL - Amended plan				
Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.				
A summary of the main changes are set out below:				
Amended plans have been provided which corrects the height of the fence and shows the location of an existing shed.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4Y4XYBKKIR00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02245/HOUSE	Stephanie Payne 25/11/2024	Cllr Willis	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Horgan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/24
24/02245/HOUSE - Amended plan				
Installation of a greenhouse, shed, resurfacing front paths and tiling by the front door.				
A summary of the main changes are set out below:				
The applicant has provided a sample of the brick paving to be used. The type is confirmed as Dorset Antique clay pavers.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIVH0NBK0LO00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02246/LBCALT	Stephanie Payne 25/11/2024	Cllr Willis	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Horgan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/24
24/02246/LBCALT - Amended plan				
Installation of a greenhouse, shed, resurfacing front paths and tiling by the front door.				
A summary of the main changes are set out below:				
The applicant has provided a sample of the brick paving to be used. The type is confirmed as				

Planning Applications to be Considered

Planning Applications received to be considered on 18 November 2024

Dorset Antiqueclay pavers.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIVHD8BK0LO00
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4	Plan Number	Planning officer	Town Councillor	Agent
	24/02261/MMA	Stephanie Payne 21/11/2024	Cllr Gustard	Atelier De Linde Architects Ltd
Case Officer				
Applicant				
Mrs F Iasci		House Name		Locality
		39 Brattle Wood		Kippington
Town		County		Post Code
				Application date
				31/10/24

24/02261/MMA - REVALIDATED plan

Amendment to 21/02147/HOUSE with increased roof height, new slate tiling to full roof, slate tiling to dormers, relocation and reduction in size of approved dormers, substitution of rear roof light for additional dormer, addition of roof light to south elevation, change of all eave soffits and fascias to match that of existing rear extension, replacement of all street-facing windows to 4-paned dark grey UPVC frame (to match that of existing rear extension), replacement of all rear windows to single-paned dark grey UPVC frame (to match that of existing rear extension), widening of Bedroom 3 walk-in-wardrobe window, reduction of first floor landing window form and replacement of garage door and frame (to match that of existing rear extension).

A summary of the main changes are set out below:

Correct drawings received 30th October.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIVWZ3BK1IJ00
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5	Plan Number	Planning officer	Town Councillor	Agent
	24/02725/HOUSE	Abbey Aslett 21/11/2024	Cllr Granville	Open Architecture
Case Officer				
Applicant				
Mr A Knight		House Name		Locality
		27 The Drive		Town
Town		County		Post Code
				Application date
				31/10/24

Proposed air source heat pump units.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLCSQABKJNU00
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6	Plan Number	Planning officer	Town Councillor	Agent
	24/02734/FUL	Anna Horn 21/11/2024	Cllr Ancrum	HIGHGATE Planning & Develop
Case Officer				
Applicant				
Mr G Lloyd		House Name		Locality
		Land East of		Eastern
Town		County		Post Code
				Application date
				31/10/24

Erection of 2 detached dwellings with associated parking, EV chargers and landscaping.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLENAXBKJO500
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Planning Applications to be Considered

Planning Applications received to be considered on 18 November 2024

7	Plan Number 24/02761/LBCALT	Planning officer Christopher Park 25/11/2024	Town Councillor Cllr Granville	Agent N/A
Case Officer				
Applicant Mr A Will		House Name Sevenoaks School	Road High Street	Locality Town
Town		County	Post Code	Application date 04/11/24
Removal of external decommissioned fire escape ladder and associated platformd on southern elevation. External wall of building to be 'made good' using materials to match existing.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLIC09BKJQQ00			

8	Plan Number 24/02774/LDCEX	Planning officer Anna Horn 22/11/2024	Town Councillor Cllr Michaelides	Agent N/A
Case Officer				
Applicant Mr J Ali		House Name Oakley Day Nursery and Prescho	Road Bishops House, 1 Rockdale Road	Locality Town
Town		County	Post Code	Application date 01/11/24
Confirmation the planning permission under ref SE/11/01250/EXTLMT has started in accordance with section 56 of the Town and Country Planning Act 1990.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLPBI0BK0LO00			

9	Plan Number 24/02783/HOUSE	Planning officer Summer Aucoin 27/11/2024	Town Councillor Cllr Shea	Agent Equilibria Architectural Services Ltd
Case Officer				
Applicant Mrs K Grady		House Name	Road 94 Cramptons Road	Locality Northern
Town		County	Post Code	Application date 06/11/24
24/02783/HOUSE - Amended plan				
Removal of existing fully glazed conservatory roof with a single pitched roof with two openable roof windows. Raising of flanking conservatory walls to provide parapets. Installation of new fenestration to the existing conservatory rear wall.				
A summary of the main changes are set out below:				
The description has been changed to accurately outline the proposed works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLPRK0BKJSM00			

10	Plan Number 24/02789/MMA	Planning officer Abbey Aslett 22/11/2024	Town Councillor Cllr Camp	Agent Miss Millie Burnham
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Planning Applications to be Considered

Planning Applications received to be considered on 18 November 2024

Case Officer			
Applicant	House Name	Road	Locality
Mr D Young	The Birches	44 Woodside Road	St Johns
Town	County	Post Code	Application date
			01/11/24
Amendment to 24/01376/HOUSE to amend drawings to include new flat roof over the new Master Ensuite and minor tweak to height of rear extension.			
//Further letter received 01/11/2024 with the following summary of changes: Updated drawings have been provided with a corrected scale bar.//			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLRLYKBKJTD00		

11	Plan Number	Planning officer	Town Councillor	Agent
	24/02829/HOUSE	Summer Aucoin 20/11/2024	Cllr Dr Canet	Smart Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Sharma			19 Lambarde Road	Northern
Town		County	Post Code	Application date
				30/10/24
Part two-storey, part single-storey side extension with rooflights. Demolish porch and replace with enlarged porch.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLVBJ5BKJW300			

12	Plan Number	Planning officer	Town Councillor	Agent
	24/02835/HOUSE	Abbey Aslett 21/11/2024	Cllr Daniell	Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs David		Chestnuts	14 Oakhill Road	Kippington
Town		County	Post Code	Application date
				31/10/24
Two-storey rear extension with first floor balcony. Two-storey front extension. First floor side extension. Changes to fenestration. Extend roof ridge, remove one chimney, insert dormers and rooflights to enable conversion of loft space to habitable rooms. Solar panels.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLX5Y6BKJWU00			

13	Plan Number	Planning officer	Town Councillor	Agent
	24/02869/CONVAR	Anna Horn 27/11/2024	Cllr Michaelides	Frankham Projects
Case Officer				
Applicant		House Name	Road	Locality
Robbens		Granville House	7 Station Parade, London Road	Town
Town		County	Post Code	Application date
				06/11/24
Removal of condition 6 (acoustic assessment) of 19/02673/FUL (Change of use from A1 to D2 Gym and Pilates studio, spin classes and the like , with A1 retained for retail sale of sports clothes and equipment, and A3 food and drink for small cafe associated with D2 use).				

Planning Applications to be Considered

Planning Applications received to be considered on 18 November 2024

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM4NF9BKJZL00
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14	Plan Number	Planning officer	Town Councillor	Agent
	24/02875/MMA	Christopher Park 27/11/2024	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
				06/11/24
Amendment to 23/03188/HOUSE to Revised driveway layout. Alteration to access gate with internal wall. Internal, material and facades alterations. Alteration to fenestrations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM4NHIBKJZX00			

15	Plan Number	Planning officer	Town Councillor	Agent
	24/02899/FUL	Christopher Park 02/12/2024	Cllr Dr Dixon	Willow Town And Country Planni
Case Officer				
Applicant		House Name	Road	Locality
Mr T Mottram		Bradbourne	71 Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				11/11/24
Conversion of existing side addition to form a separate dwelling, inclusive of roof extension, roof terrace and first floor extension. Single storey rear extension and associated external alterations, access and landscaping				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM8CY6BKK2W00			