

11th November 2020



You are summoned to attend a virtual meeting of the **PLANNING COMMITTEE** to be held via Zoom on **Monday 16th November 2020**. 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://youtu.be/o_4GrStTHx0 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 wishing to address the Committee should notify the Town Council by 12noon on the day of the meeting. Zoom joining instructions will then be provided. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Town Clerk

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

Committee Members

Cllr Bonin
Cllr Busvine OBE
Cllr Camp – **Chairman**
Cllr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter
Cllr Hogarth

Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry
Cllr Parry
Cllr Piper – **Vice Chairman**
Cllr Raikes
Cllr Shea
Cllr Waite

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.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

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**
To receive and agree the minutes of Planning Committee meeting held on 2nd November 2020.
- 5 **COVID-19: PLANNING COMMITTEE ARRANGEMENTS**
 - a) To note that face-to-face Planning Committee meetings at the Town Council Offices will continue to be suspended while Social Distancing measures remain in place.
 - b) To note that Planning Committee meetings will be held via Zoom and available to stream on YouTube from October 2020.
 - c) To note that all arrangements are subject to review.
- 6 **SEAL PARISH COUNCIL LETTER RE SPEED LIMITS ALONG THE A25**
 - (a) To receive and note a draft copy of a joint letter from Seal Parish Council and Sevenoaks Town Council to be sent to Roger Gough regarding speed limits along the A25.
 - (b) To discuss the request for Sevenoaks Town Council to sign the joint letter.
- 7 **DEVELOPMENT CONTROL COMMITTEE**
To receive notice that the following adjoining parish application is due to be considered by Development Control Committee on 19th November 2020 at 7:00pm.
 - 20/01569/HOUSE – Melsetter Woodland Rise Sevenoaks

INFORMATIVE: Sevenoaks town considered the application at Planning Committee on Monday 29th June 2020, and recommended approval. The Application was allocated to Cllr Mrs Parry (OOW).

8 DEVELOPMENT CONTROL COMMITTEE

To receive notice that the following application is due to be considered by Development Control Committee on 19th November 2020 at 7:00pm.

- 20/02270/FUL – Little Wood Woodland Rise

Informative: Sevenoaks town council considered the application at Planning Committee on Monday 24th August 2020, and recommended approval. The application was allocated to Cllr Mrs Parry.

9 DEVELOPMENT CONTROL COMMITTEE

To receive notice that the following application is due to be considered by Development Control Committee on 19th November 2020 at 7:00pm.

- 20/02439/HOUSE – 23 Eardley Road

Informative: Sevenoaks Town Council considered the application at Planning Committee on Monday 7th September 2020, allocated to Cllr Michaelides, the following was recommended:

Sevenoaks Town Council recommended refusal on the grounds of overshadowing of neighbouring properties.

10 PLANNING APPEALS

To receive and note that an appeal has been launched against the refusal of the following application:

- G2245/W/20/3259037: 20/01627/FUL – Rear of 49 Wickenden Road

Informative: Sevenoaks Town Council recommended refusal on 13th July 2020 for the following reasons:

- The siting, layout and introduction of a new dwelling to the rear of the site would be out of keeping with the existing pattern of development in the locality and by virtue of its roof design and bulk, would result in an incongruous, intrusive form of development within the existing street scene as it fails to relate to the existing character or appearance of the street scene and spatial character of the local area.

- It would lead to overcrowding of what is a relatively small site.

11 PLANNING APPEALS

To receive notice that an appeal has been launched against the refusal of the following application:

- G2245/W/20/3259038: 20/01056/FUL – 51 Wickenden Road

Informative: Sevenoaks Town Council recommended approval on 4th May 2020 of the new house and extension, but was concerned about the loss of much of the rear garden, and the conversion of the entire front garden to hardstanding.

12 PLANNING APPLICATIONS

- (a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12noon on the date of the meeting, stating that they wish to speak.

- (b) The meeting will be reconvened to consider planning applications received during the two weeks ending 10th November 2020.

13 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE meeting held on Monday 2nd November 2020 at 7:00pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present – left at 7:30pm
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

274 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

275 DECLARATIONS OF INTEREST

Cllr Camp declared a non-pecuniary interest in the following application:

- [Plan no. 1] 20/02679/FUL – 2 The Crescent

276 DECLARATIONS OF LOBBYING

None.

277 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 19th October 2020. **It was RESOLVED** that the minutes be approved.

278 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings will commence virtually via Zoom from October 2020
- b) It was noted that all arrangements were subject to review.

279 WHITE PAPER CONSULTATION: PARKING ON PAVEMENTS

The Committee discussed the draft response previously prepared by Cllr Clayton and agreed to submit the attached response.

Councillors thanked Cllr Clayton for his contribution in preparing initial responses.

280 KCC APPLICATION

The committee noted that planning permission had been granted for the following planning application:

- KCC/SE/0142/2020: Sevenoaks Grammar Annexe, Seal Hollow Road TN13 3SN

281 LOCAL HERITAGE LIST CAMPAIGN

Councillors agreed that a letter should be sent to SDC to ask them to confirm that they have taken action regarding the local heritage list campaign, and also to request that a portion of any funding awarded should be used to improve the digitisation of the current Local List.

282 JUNCTION OF GRACIOUS LANE AND HUBBARDS HILL

The committee expressed support for the Weald Parish Council in its lobbying for Kent Highways to improve the layout and signage of the Junction of Gracious Lane and Hubbards Hill. It was agreed that an email should be sent to KCC expressing the Town Council's support.

283 PLANNING APPLICATIONS

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

(b) The Committee considered planning applications received during the two weeks ending 27th October 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

284 PRESS RELEASES

The committee suggested a press release be drafted regarding the Town Council's response to the Pavement Parking consultation. It was also suggested a press release be drafted welcoming KCC's decision to grant planning permission for The Sevenoaks Grammar Annexe.

Finished: 8:20pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 2-11-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02679/FUL	Alexis Stanyer 09-11-2020	Cllr Clayton	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms K Mew		2 The Crescent	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/10/20	
Erection of new two storey end of terrace dwelling with accommodation in roofspace, parking, private rear garden and associated landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- reasons given for 2013 refusal, including overdevelopment not in keeping with the RCA, and proximity to Seal Hollow Road
- highway safety from the creation of an additional residential access point right on the junction opposite Trinity School

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02755/HOUSE	Michael Clawson 16/11/2020	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Tomkins		1 Pinewood Avenue	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/10/20	
Loft conversion with velux & dormer windows.				

Comment

Sevenoaks Town Council recommended approval provided that the planning officer is satisfied there will be no additional overlooking on neighbours, and that there is no adverse impact on the streets scene.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02832/HOUSE	Anna Horn 05-11-2020	Cllr Piper	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs E Scott-Davies		24 Croft Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/10/20	
Demolition of existing garage and chimney, with new side extension over 2 storey to SW of the property and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval as long as the planning officer is satisfied that the extension is 1 metre from the neighbours fence along the whole length of the extension, to avoid terracing .

Planning Applications Considered

Applications considered on 2-11-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02880/HOUSE	S Simmons 04-11-2020	Cllr Eyre	Westleigh Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Q Yao		Whitebeam Cottage	98 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/20
Proposed two storey front extension and alterations to existing conservatory.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02929/HOUSE	Alexis Stanyer 05-11-2020	Cllr Morris Brown	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Astor			14 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/20
To convert the roof void into habitable accommodation with a rear dormer and two conservation roof lights to the front roof slope.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied the loft renovation does not constitute overdevelopment.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02930/HOUSE	Anna Horn 05-11-2020	Cllr Parry	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lamb			1 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/20
Demolition of existing conservatory and front porch. Construction of new garden room and new entrance hall lobby and porch. Proposed sloped porch roof wrap around house and replacement of roof.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02967/CONVAR	Michael Clawson 09-11-2020	Cllr Eyre	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gada			46 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/20
Variation of condition 2 (materials) of 19/02715/HOUSE for 'Demolition of existing porch. New porch with bedroom extension above. Bedroom extension above existing garage. Rear bedroom extension. Rear deck extension. Alterations to fenestration. Erection of a privacy wall' with amendments to elevation drawings.				

Comment

Sevenoaks Town Council recommended approval,

Planning Applications Considered

Applications considered on 2-11-20

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02984/HOUSE	Anna Horn 10-11-2020	Cllr Bonin	Adam Richards Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J & Mrs A Horgan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/20
Demolition of the existing garage, erection of a single storey side extension with en suite in its roof space, roof covering to existing courtyard.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the plans and materials.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02995/FUL	Alexis Stanyer 10-11-2020	Cllr Michaelides	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Durell			69C London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/20
Change of use from D1, educational use to C3, residential use, forming 2 new 1 bedroom flats.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that Policy LO3 of the Core Strategy states that a mix of uses should be retained and enhanced within the town centre. The Town Council are not convinced of the benefits of the loss of another commercial site to residential development.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03016/HOUSE	S Simmons 12-11-2020	Cllr Raikes	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Naughton			25 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/10/20
To extend the main roof from a hip to a gable end, raise the chimney and construct a rear dormer window and two roof lights to the front roof slope.				

Comment

Sevenoaks Town Council recommended refusal as the resulting unbalanced appearance of the pair of semi detached dwellings would have an adverse impact on the street scene.

Response from Sevenoaks Town Council on Pavement Parking

Appropriate Questions:

Question 3:

Do you think vehicles being parked on the pavement is a problem in your area:

It is a major problem in parts of Sevenoaks where:

- a) there is limited on road and off road parking and residents are forced to pavement park overnight in order to leave a car near their home; this happens on both quiet residential roads and on main traffic routes
- b) there is excess commuter parking during the day, and commuters use pavement parking in residential streets as a substitute for paid on or off street parking
- c) roads are extremely narrow, therefore making it difficult for people to park on the road without disrupting the flow of traffic

Question 4

Pavement parking causes *residents* problems because:

It impedes people walking with mobility or sight impairments, and also reduces road safety, by cutting visibility of and for pedestrians trying to cross the road. In addition this also causes parking in places which are inherently unsuitable and unsafe for all road and pavement users - drivers, cyclists and walkers

Impedes shopping, parking on pavements in shopping areas causes a significant issue as well.

Question 5

Would residents leave home more often if there was no pavement parking?

For some people this is certainly true, for example those with mobility or sight impairments.. It would also make walking and cycling easier, encouraging more sustainable short journeys.

Question 7

Do you prefer:

Option 1 - Improvements to the TRO system

This would be our third preference, because it would take considerable time and investment to implement the necessary signage and road marking, after determining which pavements in which roads should be protected from pavement parking, to what extent, and at what times. It would also give rise to the presumption that any unsigned pavement could be parked on. However Sevenoaks Town Council would welcome these changes to the TRO system in companionship with the other options, would welcome the streamlining of the TRO system that enables local policies to be implemented easier.

Option 2 - Enforcement by SDC against 'Unnecessary Obstruction of the Pavement' using CPE powers

This is the simplest, most effective, and is our first preference, because it can be implemented using existing resources, and provided that necessary guidance. Local decision-making process understands local conditions, it would be essential to have local enforcement and local management.

Option 3 - National pavement parking prohibition

This is our second preference, if introduced with provision for exceptions to be designated for permitted pavement parking, mainly for residents with no alternative parking possible. We would not see commuter parking as forming part of permitted exceptions. Include local management and local enforcement is essential to this.

Question 8

How would you define an 'unnecessary obstruction of the pavement'?

Parking on a pavement which impedes its use by pedestrians, especially those with limited mobility or sight, wheelchair users or parents with buggies. The DfT Mobility Guidance figure of 1.5 metres clearance for wheelchair users should be taken as a reasonable allowance to claim that a pavement is not impeded.

Parking which obstructs the pavement may also be taken to include parking which unreasonably obstructs sight lines at junctions, either for vehicles or for pedestrians, and so endangers road safety.

It should not be a reasonable defence against unnecessary obstruction of the pavement that the alternative for the driver is to obstruct the highway. There are roads in Sevenoaks (eg St Johns Hill) where pavement parking has been taking place on one side for several years, and it has now started on the other. This needs to be dealt with by yellow line restrictions.

Question 9

Do you think a warning notice should be given for first-time offences of causing an unnecessary obstruction by parking on the pavement?

Yes, except in cases where obstruction is creating a clear danger to pedestrian or road safety

Question 10

What do you think are the advantages and disadvantages associated with Option 2?

It can be implemented relatively quickly, through secondary legislation, and brought into effect locally provided guidance is clear, and in conjunction and consultation with the Parish or Town council where possible. It should not require detailed TRO processes or extensive investment in road marking and signage. In addition, the local capacity for enforcement exists, and can be used with relatively short training of local staff.

Question 11

Option 3 - England-wide pavement parking prohibition

Do you think a national prohibition should apply:

on no roads (since you are against the proposal)? No

on all public roads within the country? Possibly

only on roads with speed limits up to 40mph (this includes roads in villages, towns and cities); This would cover roads in Sevenoaks with a problem

Should be based on local circumstances. Would want the coverage to be locally determined by the District Council in conjunction with the Local or Parish Council where possible.

Question 12

Should a national prohibition apply to pavements only or to pavements and verges?

Pavements should be the main focus but parking on grass verges also impacts street scene, makes grass verges unwalkable, therefore dangerous unsafe for people with sight or mobility issues.

Question 13

What are your views on the impact this would have on the built and historic environment?

Options 2 or 3 should create the least impact on historic streets, because they require less road marking and signage

Question 14

What do you think are the advantages and disadvantages of Option 3: for rural areas including villages? for suburban areas? for town and city centres? overall?

The advantage of a national system (Option3) is certainty for all - pedestrians, drivers and other highway users. It should also make enforcement more certain and less complex, whatever the setting.

The possible disadvantage is less flexibility in application and no regard to local needs.

Question 15

Do you believe Option 2 or Option 3 would have an impact on the environment?

Option 2 and Option 3 should make it easier to walk the pavements while feeling safe, and so may persuade more people to make short journeys on foot, reducing congestion pollution and CO2 emissions

Both Options may make it less likely that people will be able to park very close to their destination, which could either lead them to drive round looking for spaces (more congestion etc), or to walk more (less congestion etc). This issue could be tackled by the Local Authorities making additional parking provision where possible.

Harder for individuals on a lower income to work and park in the town. Should be some methodology incorporating the national view of parking to allow essential workers or those on a lower income to park at a more suitable rate.

Question 16

For both options 2 and 3, we propose exceptions for those vehicles listed in Annex B. (The final listed exception applies to option 3 only.)

What, if any, other additional vehicles or services would you like to exempt and why?

Careworkers.

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Draft letter from SPC and Sevenoaks Town Council to Roger Gough ref speed limits along the A25

Dear Roger,

We are writing jointly to urge you in the strongest possible terms to request for a full review of the use of the A25 by traffic, pedestrians and cyclists. We would like to see a reduction of the speed limits to 30mph along the A25 from Sevenoaks through to the east of Seal and improved facilities for families and young people walking or cycling to school. Councillor Roddy Hogarth has asked for this to happen along the entire route from Riverhead; the stretch between Riverhead and Bat and Ball was reduced a few years ago, there can be no reason not to continue this along the remaining section to Seal.

Since the matter was last raised we have seen significant developments along the Seal section of the A25 including an expansion of the Wildernes School site and Seal Primary School. There is not only an increase in the volume of traffic using the A25 but a need for children and young people to make their way safely to and from school. For much of the road, the pavements are narrow and inadequate for families and children walking to school; both Councils are concerned about the safety implications of this.

We believe that taking a holistic view of the routes to the schools and along the A25 itself will have the opportunity of making a positive impact for not only the road users but also residents. Whilst we welcome the new pedestrian lights crossing the A25 from the west side of Seal Hollow Road to the west side of Filmer Lane, there still needs to be co-ordinated pedestrian lighting on that road towards Seal village. There is a similar issue at the junction of Ash Platt Road which is a busy road during drop off and pick up time at Seal Primary.

The Parish and Town Council would be happy to support a full review of the options which should include:

- The implementation of the east-west cycling routes proposed by the Sevenoaks Cycling Strategy
- Improved pavement provision with safe crossings at appropriate places
- A reduction of the speed limit to 30mph for the entire road with a view to reducing this further to 20mph around schools at certain times of the day

We look forward to hearing from you,

Fidelity Weston
Chairman, Seal Parish Council

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Samantha Simmons
Email: planning.comments@sevenoaks.gov.uk
My Ref: 20/01569/HOUSE
Your Ref: MRS EMMA GREGSON
Date: 10 November 2020

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Melsetter Woodland Rise Sevenoaks KENT TN15 0HY

Development: Demolition of side extensions and detached double garage, erection of part two storey/part single storey side extensions, part two storey/part single storey rear extension, link detached garage, alterations to the roof, enlarged porch and external alterations.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **19 November 2020** at 7 pm. The meeting take place via Zoom.

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

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

For persons wishing to speak, joining details for Zoom will be sent on the day of Committee by Democratic Services, in order for access to be made on any device or phone.

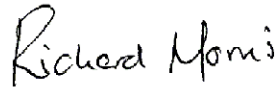
Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by **5 pm the day BEFORE** the meeting date (email: DC.Committee@sevenoaks.gov.uk). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material



received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

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

Yours faithfully

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

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



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Emma Gore
Email: planning.comments@sevenoaks.gov.uk
My Ref: 20/02270/FUL
Your Ref: HELEN MARRISON
Date: 10 November 2020

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Little Wood Woodland Rise Sevenoaks KENT TN15 0HZ

Development: Demolition of existing dwelling house and garage and replacement with new dwelling house and garage and associated landscaping.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **19 November 2020** at 7 pm. The meeting take place via Zoom.

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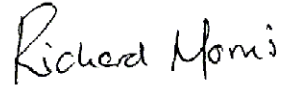
Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by **5 pm the day BEFORE** the meeting date (email: DC.Committee@sevenoaks.gov.uk). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they



are accompanied by a statement showing how they have been created based on the application plans.

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

Yours faithfully

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

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



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Michael Clawson
Email: planning.comments@sevenoaks.gov.uk
My Ref: 20/02439/HOUSE
Your Ref: MR DAVID DENNIS
Date: 10 November 2020

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 23 Eardley Road Sevenoaks KENT TN13 1XX

Development: Rear first floor extension.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **19 November 2020** at 7 pm. The meeting take place via Zoom.

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

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

For persons wishing to speak, joining details for Zoom will be sent on the day of Committee by Democratic Services, in order for access to be made on any device or phone.

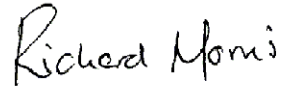
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the application plans.

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

Yours faithfully

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

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

Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227349
Ask for: Sean Mitchell
Your ref:
My ref: SE/20/01627/FUL
Date: 10th November 2020

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Kentmere Homes Limited
Site: Rear Of 49 Wickenden Road Sevenoaks KENT TN13 3PL
Nature: Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space.
Appeal Ref: APP/G2245/W/20/3259037
SDC Ref: SE/20/01627/FUL
Appeal Start Date: 9th November 2020

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>.

The Planning Inspectorate is trialling a new appeals service to improve the digital services they offer. If you are looking for an appeal submitted after 7th August 2019, please look on the new appeals service portal

<http://appeals.planninginspectorate.gov.uk> The unique seven-digit reference number will begin with '4' if it is on this service. For all other case types please use the existing appeals portal <https://www.gov.uk/appeal-planning-inspectorate>

If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, Room 3/B, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/20/3259037, to arrive by 14th December 2020.

Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Council's website or online at the Planning Inspectorate's website at:

<https://acp.planninginspectorate.gov.uk>

Yours faithfully,

Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227349
Ask for: Sean Mitchell
Your ref:
My ref: SE/20/01056/FUL
Date: 11th November 2020

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Kentmere Homes Limited
Site: 51 Wickenden Road Sevenoaks KENT TN13 3PL
Nature: Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space on land to rear of 51 Wickenden Road with access achieved from rear (Littlewood).
Appeal Ref: APP/G2245/W/20/3259038
SDC Ref: SE/20/01056/FUL
Appeal Start Date: 9th November 2020

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

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You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at:

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Yours faithfully,

Planning Applications to be Considered

Planning Applications received to be considered on 16 November 2020

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02679/FUL	Alexis Stanyer 09-11-2020	Cllr Clayton	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms K Mew			2 The Crescent	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/20
Erection of new two storey end of terrace dwelling with accommodation in roofspace, parking, private rear garden and associated landscaping.				
20/02679/FUL - Amended plan				
The proposed elevations are now available online.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QH0MWKBKGBK00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03012/FUL	Mark Mirams 18-11-2020	Cllr Piper	Douglas Moat Practice LLP
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/10/20
44 car parking spaces to be relocated away from the listed building and off of grassed verges and school playing fields to one rationalised location. Works to the external landscape. Also, an additional bin and cycle store and 2 number charging points.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIICAPBKJ3D00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03070/HOUSE	Anna Horn 19-11-2020	Cllr Parry	Sevenoaks Plans Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McLean			4 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/20
Proposed first floor rear extension with sun tunnel.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QITJ3FBKJP300			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03075/FUL	Anna Horn 20-11-2020	Cllr Waite	Jeremy Page Associates
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Winsford Developments Ltd		Land West of 17 Wickenden Road	17 Wickenden Road	Eastern

Planning Applications to be Considered

Planning Applications received to be considered on 16 November 2020

Town	County	Post Code	Application date
			02/11/20
Erection of a new detached dwelling with associated works on land adjacent to 17 Wickenden Road with creation vehicular access in front of the existing 17 Wickenden Road.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QITJ4HBKJPD00		

5	Plan Number	Planning officer	Town Councillor	Agent
	20/03084/FUL	Emma Gore 24-11-2020	Cllr Busvine	Adams Hendry Consulting Ltd
Case Officer				
Applicant		House Name	Road	Locality
South East Water Ltd		Land South West of Knole Park	Opposite The Rise	Town
Town		County	Post Code	Application date
				04/11/20
Temporary construction works vehicular access from the A225 into Knole Park comprising: associated highway works; the installation of temporary heras security gates, heras fencing and deer proof fencing; and works to reinstate the land to its original condition when use of the temporary access ceases.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIVDPLBKJS800			

6	Plan Number	Planning officer	Town Councillor	Agent
	20/03098/HOUSE	S Simmons 19-11-2020	Cllr Bonin	Mr K Chapman
Case Officer				
Applicant		House Name	Road	Locality
Jones			30 The Drive	Town
Town		County	Post Code	Application date
				30/10/20
Demolish existing detached garage, erection of a single storey side extension. Loft conversion with dormers.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIX0M3BK0LO00			

7	Plan Number	Planning officer	Town Councillor	Agent
	20/03106/HOUSE	Anna Horn 20-11-2020	Cllr Morris Brown	Richardson Architectural Designs
Case Officer				
Applicant		House Name	Road	Locality
Ms S Freeburn			39 Cobden Road	Eastern
Town		County	Post Code	Application date
				02/11/20
Loft conversion with rear dormer and front velux windows.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIX8F7BKJW200			

8	Plan Number	Planning officer	Town Councillor	Agent
	20/03116/HOUSE	Alexis Stanyer 23-11-2020	Cllr Clayton	Phillips Tracey Architects

Planning Applications to be Considered

Planning Applications received to be considered on 16 November 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Bond		5 Cedar Terrace Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			03/11/20
Demolition of rear extension and construction of replacement two storey extension with single storey side infil and roof lights.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIZ320BKJZ300		

9	Plan Number	Planning officer	Town Councillor	Agent
	20/03120/HOUSE	Alexis Stanyer 26-11-2020	Cllr Michaelides	n/a
Case Officer				
Applicant		House Name	Road	Locality
Newman			148 London Road	Town
Town		County	Post Code	Application date
				06/11/20
Provision of hard standing for two car parking spaces with vehicular access and associated works				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OIZ32EBKJZB00			