

7th December 2021

You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Bat & Ball Centre on **Monday 13th December 2021**.

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/nD-Hi1giPdY> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council.



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 – **Vice Chairman**
Cllr Dr Canet – Mayor
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter
Cllr Hogarth

Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry
Cllr Parry
Cllr Piper
Cllr Raikes – **Chairman**
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

Town Clerk

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 5-14)
To receive and agree the Minutes of the Planning Committee Meeting held on 29th November 2021.
- 5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS
 - a) To note that the Town Council moved to face-to-face meetings, following the lifting of public health restrictions on 19th July 2021. These are to be held initially at Bat & Ball Centre and live streamed on Youtube.
 - b) To note that Councillors can attend meetings via Zoom, however will not be able to vote and will be counted as not legally present.
 - c) To note that all arrangements are subject to review.
- 6 PRIOR AGREEMENT SOUGHT FROM AGENT FOR APPEAL TO GO TO HEARING PROCEDURE (Page 15)
 - a) To receive correspondence from the Agent of the below application, outlining their intention to submit an Appeal to the District Council, and requesting STC's recommendation on whether their intended Appeal should proceed via Hearing procedure.
 - 21/01058/FUL – Lyndhurst Cottage, Holly Bush Lane
 - b) To discuss and agree a response to be forwarded to the Agent.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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

Town Clerk



INFORMATIVE:

On 26th April 2021, Sevenoaks Town Council recommended refusal on the following grounds:

- The design is out of keeping with Vine Court Conservation Area management plan which says that “All development in the Vine Court Conservation Area must respond to its immediate environment and context in terms of scale, density, form, materials and detailing
- The scale of development is bigger and more intrusive than that which Sevenoaks District Council refused earlier, because of its impact on the neighbours
- First floor windows will result in loss of privacy to adjoining gardens, especially The Coach House
- The increase in bulk at first floor level will result in overshadowing to the garden of 7A
- The increase in bulk will impact the amenity of the garden of The Coach House
- It neither conserves or enhances the Vine Court Conservation Area and would be detrimental to the setting of the adjoining locally listed buildings.

7 NOTIFICATION THAT TREE PRESERVATION ORDER 07/2021 HAS BEEN CONFIRMED (Page 17)

a) To receive notice that SDC have confirmed the below tree protection order without modifications.

- HW/TPO/07/2021 – situated at 76 Brattle Wood

b) To note that further information may be obtained by contacting Mr H Walker, Community & Planning Services Department, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG.

8 TARMAC BOOKED TO PRESENT TO PLANNING COMMITTEE

To note that Tarmac have been booked to provide an update to their development proposals for the Quarry site, which is expected to be submitted to SDC as a formal Planning Application before the New Year. Tarmac’s proposals to be presented to the Planning Committee on 10th January 2022 at 7pm.

9 CROUDACE HOMES BOOKED TO PRESENT TO PLANNING COMMITTEE

To note that STC’s invitation for Croudace Homes to present their proposals at a future Planning Committee meeting has been accepted, with the project team to attend the Planning Committee Meeting to be held on 24th January 2022 at 7pm.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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

10 DEVELOPMENT CONTROL COMMITTEE (Pages 19-20)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 16th December 2021 at 7pm. This was previously allocated to Cllr Camp.

- 21/02144/FUL – Sunny Hatch, 91 Hitchen Hatch Lane

INFORMATIVE:

On 26th July 2021, Sevenoaks Town Council recommended approval, subject to a proper landscaping plan to replace some of the lost trees, and with an added informative that Sevenoaks Town Council believes it would be prudent for the developer to provide two additional car parking spaces for visitors' cars.

On 4th October 2021 and on receipt of an amended version, Sevenoaks Town Council subsequently reiterated its recommendation for approval from the Chair and strengthened its stipulation that a proper landscaping plan be provided to replace some of the lost trees, as it was considered that current proposals do not provide adequate screening. An informative was added that Sevenoaks Town Council believes it would be prudent for the developer to provide two additional car parking spaces for visitors' cars.

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVKPMPBKI9U00>

c) To nominate a St Johns Ward Councillor to attend the meeting, if deemed appropriate.

11 PLANNING APPLICATIONS (Pages 21-26)

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 6th December 2021.

12 PRESS RELEASES

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



Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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

Town Clerk

Minutes of the PLANNING COMMITTEE meeting held on Monday 29th November 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube:

<https://www.youtube.com/watch?v=hvM73ujczrc>

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Arrived 19:04
Cllr Camp – Vice Chairman	Remote Attendance* Arrived 19:03	Cllr Mrs Parry	Apologies
Cllr Dr Canet - Mayor	Arrived 19:11	Cllr Parry	Arrived 19:02
Cllr Clayton	Arrived 19:11	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Apologies
Cllr Hogarth	Apologies	Cllr Waite	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

PUBLIC QUESTION TIME

None.

394 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

395 DECLARATIONS OF INTEREST

Cllr Eyre declared non-pecuniary interest in Agenda Items 8 and 9.

Cllr Parry declared that he had a non-pecuniary interest in [Plan no. 8] 17 Burntwood Road and abstained from voting on its recommendation.

396 DECLARATIONS OF LOBBYING

Representation from Sevenoaks Society was received and circulated to all Councillors objecting to the following application:

[Plan no. 2] 21/03048/HOUSE – 1 Bottle Cottages, Bradbourne Vale Road

Cllrs Morris Brown and Clayton declared that they had been lobbied against the following application:

[Plan no. 6] 21/03600/FUL – The Sevenoaks Vine Club All Weather Pitch, Hollybush Recreation Ground, Hollybush Close

397 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 15th November 2021.

It was **RESOLVED** that the minutes be approved.

398 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19th July 2021, to be live streamed on Youtube.

b) It was noted that all arrangements were subject to review.

399 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the following application was Refused by the Development Control Committee on 18th November 2021.

- 21/00882/FUL -1C Wickenden Road

400 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the following application was Granted by the Development Control Committee on 18th November 2021.

- 21/01126/FUL – Rear of 49 and 51 Wickenden Road

401 ARTICLE 4 DIRECTIONS ON LOCALLY LISTED BUILDINGS AND BOUNDARIES IN SEVENOAKS TOWN CONFIRMED

Councillors noted that SDC had confirmed the Article 4 Directions as of 12th November 2021 for the demolition of locally listed buildings and boundary treatments outside Conservation Areas and demolition of boundary treatments below 1m facing a highway in a Conservation Area.

402 VIRTUAL CONSULTATION ON PROPOSALS FOR LAND OFF BRITAINS LANE

a) Councillors noted that Croudace Homes had launched a consultation with a virtual exhibition for its proposals to develop land off Britains Lane.

b) Councillors received Croudace Homes' invitation for a virtual meeting. It was **RESOLVED** that Croudace Homes be invited to a future Planning Committee Meeting to ensure maximum Cllr availability.

403 PLANNING APPLICATIONS

- (a) No members of the public registered to speak on individual applications.
- (b) The Committee considered planning applications received during the two weeks ending 22nd November 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

404 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 19:59.

Signed
Chairman

Dated

[Page deliberately left blank]

Planning Applications Considered

Applications considered on 29-11-21

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03046/FUL	Anna Horn 07/12/21	Cllr Busvine	Mr Colin Smith 07879 472 607
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Olivieri		4 The Shambles	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/11/21	

21/03046/FUL - Amended plan

Change of use of premises to a use falling within Use Class E for the sale of sandwiches, other cold food and drink, with ancillary hot food.

Summary of the main changes are set out below:

Re-consultation following an amendment to the description of the application. The proposal would not fall within Class E, opposed to Sui Generis, for the sale of cold food and drinks for consumption off the premise, with the sale of hot food as an ancillary use.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed food preparation facilities conform with the required standards (particularly on noise and odour) and the Conservation Officer being satisfied that the materials used for the internal works are appropriate and any external signage complies with STC policy.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03048/HOUSE	Samantha Simmons 01/12/21	Cllr Granville-Baxter	Mr Nic Smith 0753051256
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Amolo Construction	1 Bottle Cottages	Bradbourne Vale Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/11/21	

21/03048/HOUSE - Amended plan

Comment

Sevenoaks Town Council recommended refusal due to the impact of the garage on locally listed Bottle Cottage, unless the Conservation Officer is satisfied that this amended application is acceptable in both terms of setting and impact on locally listed Bottle Cottages and that the materials are sympathetic to those of Bottle Cottages.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03584/FUL	Ashley Bidwell 30/11/2021	Cllr Busvine	Mr Will Kauffman 01732 4 50000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Martin & J Cornford	The Hardware Centre	36-42 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/11/21	

Redevelopment of the site with the conversion of the existing rear store building and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

Planning Applications Considered

Applications considered on 29-11-21

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03585/LBCALT	Ashley Bidwell 30/11/2021	Cllr Busvine	Mr Will Kauffman 01732 4 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/21
Redevelopment of the site with the conversion of the existing rear store building and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03586/FUL	Ashley Bidwell 30/11/2021	Cllr Busvine	Mr Will Kauffman 01732 4 5000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/21
Reinstate the top floor as a flat.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that there will be no damage to the historic fabric of the building, and that the materials proposed will be appropriate.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03600/FUL	Anna Horn 09/12/21	Cllr Morris Brown	Mr Patrick Daly
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		The Sevenoaks Vine Club All	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/21

Replacement of the existing floodlighting to the hockey pitch. Works include removal of the existing 8no 15m masts and 32 metal halide floodlights with 8 new 15m masts and 32 LED floodlights positioned in the same location.

Comment

Sevenoaks Town Council recommended approval, subject to the re-inclusion of all previous conditions as per the previous granted decision.

Planning Applications Considered

Applications considered on 29-11-21

7	Plan Number	Planning officer	Town Councillor	Agent
	21/03653/HOUSE	Ashley Bidwell 30/11/2021	Cllr Camp	Mrs Carmen Austin 07866 000000
Applicant		House Name	Road	Locality
Mr and Mrs Wrafter			22 Woodside Road	St Johns
Town		County	Post Code	Application date
				09/11/21
New stone porch. Internal alterations and external alterations to fenestration. New loft proposed with dormers by raising the roof and front and rear extensions at first floor level. Chimney to be extended.				

Comment

Recommended from the Chair with Cllr Camp's remote attendance:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that there will be no overlooking from the roof dormers from front to rear and that there will be no loss of amenity to neighbours.

8	Plan Number	Planning officer	Town Councillor	Agent
	21/03669/HOUSE	Charlotte Brooks-Lawrie 06/12/21	Cllr Eyre	Mr John Simmons 07760 405445
Applicant		House Name	Road	Locality
Mr & Mrs J Fish			17 Burntwood Road	Kippington
Town		County	Post Code	Application date
				15/11/21
Installation of an in-ground swimming pool with hard paved terrace surrounds and construction of an ancillary small pool house.				

Comment

Sevenoaks Town Council recommended approval.

9	Plan Number	Planning officer	Town Councillor	Agent
	21/03689/MMA	Samantha Simmons 02/12/2021	Cllr Parry	Matthew Woodhams 0776 0 400754
Applicant		House Name	Road	Locality
Mr Shaffle		Colne House	89 Kippington Road	Kippington
Town		County	Post Code	Application date
				11/11/21
Minor material amendment to 17/03246/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-11-21

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03699/ADV	Ashley Bidwell 13/12/21	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
N Charnetskaya		Auction House	Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Internally illuminated sign at first floor.				

Comment

A recommendation for approval with time constraints was made, seconded and lost at the vote.

Sevenoaks Town Council recommended refusal on the basis that an internally illuminated sign of this nature would be inappropriate in a residential area and this close to a Conservation Area.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03701/LBCALT	Anna Horn 06/12/2021	Cllr Bonin	Mr Edward Dunderdale 01 227435035
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/21
Installation of 2no. Access hatches. Installation of new between rafter insulation whilst maintaining ventilation gap.				

Comment

Sevenoaks Town Council recommended approval, subject to the support of the Conservation Officer.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03706/HOUSE	Stephanie Payne 02/12/2021	Cllr Michaelides	Mrs Carmen Austin 07866 00000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Alteirac			48 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/21
New bike shed.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03751/HOUSE	Stephanie Payne 09/12/21	Cllr Parry	Nadia Ledger 07967 0486 12
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Dodson		Ridge House	86 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/21
Single storey rear extension with a flat roof and construction of new double garage with half pitched and flat roof.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-11-21

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03769/HOUSE	Charlotte Brooks-Lawrie 10/12/21	Cllr Michaelides	Mr David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barton			2 Oak Tree Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/11/21
Proposed ground floor rear extension with rooflight.				

Comment

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

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03791/HOUSE	Stephanie Payne 13/12/21	Cllr Eyre	Mr Mike Bliss
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown			6 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03792/HOUSE	Charlotte Brooks-Lawrie 13/12/21	Cllr Shea	Mr Christopher Aylward
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
A Palmer			9 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Proposed second storey addition over existing garage, extended projection of existing dormer windows front and rear.				

Comment

Recommended from the Chair with Cllr Shea's apologies:

Sevenoaks Town Council recommended refusal on the ground of overdevelopment of the site, unless the Planning Officer is satisfied that there will be no loss of amenity to adjoining neighbours.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03793/HOUSE	Stephanie Payne 13/12/21	Cllr Eyre	Mr David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wilkinson			50 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Demolition of existing conservatory, construction of single storey rear extension, raised decking area and retaining wall.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 29-11-21

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03805/HOUSE	Joshua Ogunleye 13/12/21	Cllr Parry	Mr James Woodgate
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M (B) Yan & Z (J) Hu			31 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/11/21
Garage extension to front elevation. Erection of rear extension at ground floor and erection of first floor extension to side and front elevation.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, providing that the first floor extension is 1m from the boundary.				

From: James Cross

Sent: 19 November 2021 13:55

To:

Subject: RE: 21/01058/FUL - Lyndhurst Cottage, Holly Bush Lane, Sevenoaks

Dear Clerk,

My clients have instructed me to proceed with an appeal pursuant to S78 of the Town and Country Planning Act 1990 (as amended). We are electing the most appropriate procedure for this Appeal to be heard. From the application process that precedes the Appeal, there was significant involvement from the following parties:

- Neighbour at no. 7
- Neighbour at no. 7a
- Holly Bush Residents Association
- Sevenoaks Town Council
- Ward Member

We are happy to proceed for the Appeal to be heard via the Hearing procedure, and consider this wholly appropriate owing to the number of third parties interested and involved in the application period.

We would be grateful if you could confirm whether you have any objection to suggesting to the Inspectorate that we proceed via Hearing procedure?

Obviously we don't want to impose a procedure on yourselves, or any of the above third parties, without your prior agreement.

If you have any questions please do not hesitate to contact me on the below details directly.

Kindest regards,

Agent to 21/01058/FUL

[Page deliberately left blank]



Mrs L Larter
Sevenoaks Town Council
Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG.

Tel No: 01732 227317
Ask for: Mr H. Walker
Email: Harry.walker@sevenoaks.gov.uk
My Ref: HW/TPO/07/2021
Your Ref:
Date: 1st December 2021

Dear Mrs Larter,

Town & Country Planning Act 1990
Town & Country Planning (Tree Preservation) (England) Regulations 2012.
Tree Preservation Order: 07/2021.
Situated At 76 Brattle Wood, Sevenoaks, Kent.

On the 19th October 2021 we made the above Tree Preservation Order and sent you a copy.

We have considered whether or not the order should be confirmed (or, in other words, made permanent). No objections were made about the order. On the 1st December 2021 the Council decided to confirm the order without modifications.

For more information about our decision, please contact Mr. H Walker, Community & Planning Services Department, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG.

If you disagree with our decision you can challenge it by applying to the High Court under sections 284 and 288 of the Town and Country Planning Act 1990. You can apply to the High Court if you believe:

- (1) the order is not within the powers of the Town and Country Planning Act 1990; and
- (2) the requirements of the 1990 Act or Town & Country Planning (Tree Preservation) (England) Regulations 2012 have not been met.

You must apply to the High Court within six weeks from the date of our decision.

Yours sincerely,

Mr H. Walker
Assistant Arboricultural Officer

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk



INVESTORS
IN PEOPLE

Platinum
Until 2019

[Page deliberately left blank]



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Ashley Bidwell
Email: planning.comments@sevenoaks.gov.uk
My Ref: 21/02144/FUL
Your Ref: MR JOE ALDERMAN
Date: 7 December 2021

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Sunny Hatch 91 Hitchen Hatch Lane Sevenoaks KENT TN13 3BD

Development: Demolition of existing building and erection of an apartment block containing 7 flats (6 x 2 bedroom & 1 X 3 bedroom) with basement car park and associated cycle parking, refuge storage facilities and amenity areas.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **16 December 2021** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

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

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

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

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: 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. Please note that written information is not permitted to be used as a "visual aid".

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



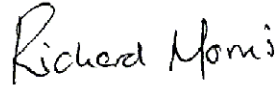
INVESTORS
IN PEOPLE

Platinum
Until 2022
19

Those wishing to speak, may address the Committee remotely or in person but are encouraged to do so remotely. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. In order to adhere to social distancing, please make it known when registering to speak whether you will be attending remotely or in person.

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

Planning Applications to be Considered

Planning Applications received to be considered on 13 December 2021

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03011/HOUSE	Charlotte Brooks-Lawrie 23/12/21	Cllr Morris Brown	Mansoor Amiri
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Chapman			7 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/21
21/03011/HOUSE - Amended plan				
Demolition of existing extension, erection of new single storey rear extension with raised steps.				
A summary of the main changes are set out below: Boundary wall of the extension has been shifted and the width therefore reduced; A northern elevation drawing has been added.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZDQY1BKHJ100			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03584/FUL	Ashley Bidwell 20/12/2021	Cllr Busvine	Mr Will Kauffman 01732 456888
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/11/21
21/03584/FUL - Amended plan				
Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 and 38 London Road. Associated works and alterations.				
Summary of the main changes are set out below: Addition of proposed conversion to a dwelling to the description.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1P2WWBKLWV00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03585/LBCALT	Ashley Bidwell 20/12/21	Cllr Busvine	Mr Will Kauffman 01732 456888
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
S Martin & J Cornford		The Hardware Centre	36-42 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/11/21
21/03585/LBCALT - Amended plan				
Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations.				
A summary of the main changes are set out below: Addition of proposed conversion to a dwelling to the description				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1P2XCBKLVX00			

Planning Applications to be Considered

Planning Applications received to be considered on 13 December 2021

4	Plan Number 21/03587/CONVAR	Planning officer Samantha Simmons 17/12/21	Town Councillor Cllr Morris Brown	Agent Mr David Dennis 01732 240140
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr J Cornwell				
14 Bethel Road				
Eastern				
Town				
County				
Post Code				
Application date				
26/11/21				
Variation to condition 2 (approved plans) and condition 3 (materials) of 19/03127/HOUSE to allow relocating entry door to the rear, alteration to window and installation of solar panels. Small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1P2XPBKLW300				

5	Plan Number 21/03739/FUL	Planning officer Ashley Bidwell 30/12/2021	Town Councillor Cllr Eyre	Agent Neal Thompson 01689 836334
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Mrs Cox				
Hardres Lodge				
56 Oakhill Road				
Kippington				
Town				
County				
Post Code				
Application date				
06/12/21				
Creation of two new dwellings within the curtilage of Hardres Lodge, formation of new access from Oakhill Road and associated landscaping.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2GXPPBKFJ700				

6	Plan Number 21/03800/LBCALT	Planning officer Ashley Bidwell 14/12/2021	Town Councillor Cllr Bonin	Agent Nathan Burr 01732 742200
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Mrs Thompson				
79 London Road				
Town				
Town				
County				
Post Code				
Application date				
23/11/21				
Proposed rear access door and sunken staircase, new window and lightwell to kitchen, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2S1Q8BKG1H00				

7	Plan Number 21/03815/MMA	Planning officer Joshua Ogunleye 21/12/2021	Town Councillor Cllr Michaelides	Agent P Dalton 07973 239512
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mrs K and Mr S Adkin				
4 Bank Street				
Town				
Town				
County				
Post Code				
Application date				
30/11/21				
Amendment to 21/00198/FUL.				

Planning Applications to be Considered

Planning Applications received to be considered on 13 December 2021

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2TQ48BK0LO00
-----------------	---

8	Plan Number	Planning officer	Town Councillor	Agent
	21/03818/ADV	Charlotte Brooks-Lawrie 22/12/21	Cllr Michaelides	Thomas Beard 02038 971110
Case Officer				
Applicant				
Pegasus Planning Group Ltd				
House Name				
Baby Gap				
Road				
5 Blighs Walk				
Locality				
Town				
Town				
County				
Post Code				
Application date				
01/12/21				
Installation and display of 1no. Internally illuminated fascia sign and 1no. Internally illuminated projecting sign.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2TWE9BKG4Z00			

9	Plan Number	Planning officer	Town Councillor	Agent
	21/03830/HOUSE	Samantha Simmons 15/12/21	Cllr Camp	Offset Architects 01732 753333
Case Officer				
Applicant				
Mr O'Keefe				
House Name				
Mayfield				
Road				
Linden Chase				
Locality				
St Johns				
Town				
County				
Post Code				
Application date				
24/11/21				
Extensions and refurbishment to the existing property; demolition of existing garage and construction of new detached garage with associated landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2ZGCVBKGC00			

10	Plan Number	Planning officer	Town Councillor	Agent
	21/03867/HOUSE	Charlotte Brooks-Lawrie 21/12/2021	Cllr Parry	Mr Aron Ramadan 02080 510789
Case Officer				
Applicant				
Mrs P Judd				
House Name				
Wood View				
Road				
4 Croft Close				
Locality				
Kippington				
Town				
County				
Post Code				
Application date				
30/11/21				
Single story rear Orangery.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R335RSBKGJX00			

11	Plan Number	Planning officer	Town Councillor	Agent
	21/03881/HOUSE	Anna Horn 20/12/2021	Cllr Clayton	Neal Thompson 01689 836334

Planning Applications to be Considered

Planning Applications received to be considered on 13 December 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Huppach		41 Hillingdon Rise	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			29/11/21
First floor rear and side extension, proposed new rear dormer in the loft with alterations to flank fenestration; proposed new roof at side. New internal layout at ground floor, solar panels at the front; first floor flue; Juliette balcony at second floor; chimney removed; rooftop heating units.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R350EPBKGN100		

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03900/HOUSE	Charlotte Brooks-Lawrie 20/12/21	Cllr Granville-Baxter	Mr John Tomlin 01634 248900
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms C Slocombe		4 The Meadway	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/11/21	
Proposed single storey rear and loft conversion.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R369AJBK0TW00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03908/HOUSE	Joshua Ogunleye 30/12/21	Cllr Busvine	Mr Edward Calver 07917 787217
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr E Kevis		20 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/12/21	
Demolition of rear lean to structures. Proposed two storey rear extension (ground floor and basement level). Proposed two/single storey extension (ground and first floor level) to form an annexe. Associated landscaping works.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R36V18BKGRG00			

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03933/HOUSE	Joshua Ogunleye 21/12/2021	Cllr Eyre	Miss Millie Burnham 07824 387676
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Gough-Cooper	Heron Wood	22 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/11/21	
The works include to extend the patio around the pool and for the construction of a single storey pool house.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3CF22BKGU00			

Planning Applications to be Considered

Planning Applications received to be considered on 13 December 2021

15	Plan Number	Planning officer	Town Councillor	Agent
	21/03935/FUL	Samantha Simmons 22/12/2021	Cllr Raikes	Mr Neil Edwards
Case Officer				
Applicant		House Name	Road	Locality
Mr D & Mrs Dye		Land North of Linton	Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				01/12/21
Proposed demolition of ancillary accomodation and its replacement with a new single dwelling with access from Mount Harry Road.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3CF2IBKGZY00			

16	Plan Number	Planning officer	Town Councillor	Agent
	21/03945/OUT	Ashley Bidwell 30/12/2021	Cllr Bonin	Mr David Weir
Case Officer				
Applicant		House Name	Road	Locality
Mr M Brown		The Red Wing	South Park	Town
Town		County	Post Code	Application date
				06/12/21
Outline application for a proposed single dwelling with some matters reserved.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3E9POBKH3H00			

17	Plan Number	Planning officer	Town Councillor	Agent
	21/03947/MMA	Joshua Ogunleye 23/12/21	Cllr Bonin	N/A
Case Officer				
Applicant		House Name	Road	Locality
Portman Homes Ltd			5-11 Lime Tree Walk	Town
Town		County	Post Code	Application date
				02/12/21
Minor material amendment to 21/02901/FUL.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3E9QMBKH3L00			

18	Plan Number	Planning officer	Town Councillor	Agent
	21/03964/HOUSE	Joshua Ogunleye 24/12/21	Cllr Hogarth	Chris Merrett
Case Officer				
Applicant		House Name	Road	Locality
Mr T Arpino		Rustlings	8 Merlewood	St Johns
Town		County	Post Code	Application date
				03/12/21
Demolition of existing summer room and detached garage. Build a two storey extension to both sides and rear of property. Construct a dormer window to front elevation in existing roof. Construct a raised deck area to rear of property. Raise an area of the rear garden to form a levelled area of lawn.				
Web link				

Planning Applications to be Considered

Planning Applications received to be considered on 13 December 2021

19	Plan Number	Planning officer	Town Councillor	Agent
	21/03978/HOUSE	Stephanie Payne 24/12/21	Cllr Parry	Nathan Burr
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Nicoll			5 Stafford Way	Kippington
Town		County	Post Code	Application date
				03/12/21
Loft conversion with hip to barn hip roof, rear dormer and rooflights to front elevation.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3HZ1KBKHA100			

20	Plan Number	Planning officer	Town Councillor	Agent
	21/03984/FUL	Anna Horn 24/12/21	Cllr Busvine	Mr David Dennis 01732 240140
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Phillips			37 St Botolphs Road	Town
Town		County	Post Code	Application date
				03/12/21
Proposed single storey side extension; new porch at front. Demolition of garage.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3HZ2GBKHAE00			

21	Plan Number	Planning officer	Town Councillor	Agent
	21/03992/HOUSE	Charlotte Brooks-Lawrie 30/12/21	Cllr Eyre	Mr Daniel Weston 01732 753333
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Riley			42 The Rise	Kippington
Town		County	Post Code	Application date
				06/12/21
Two storey rear extensions including extension above existing family room. New roof over front lobby/wc including rooflights. Reforming of roof structure to include new extensions and catslide over garage. New roof lanterns and roof lights. Fenestration changes and extended patio area.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3JTPZBKHE300			

22	Plan Number	Planning officer	Town Councillor	Agent
	21/03993/HOUSE	Samantha Simmons 30/12/21	Cllr Mrs Parry	Mr Daniel Weston
Case Officer				
Applicant		House Name	Road	Locality
		The Granary, Blackhall Place	Blackhall Lane	Wildernesses
Town		County	Post Code	Application date
				06/12/21
Construction of 2 storey rear extension and change of window to door opening.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3JTQ2BKHE500			