

14th 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 20th 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/NGk4tde24r8> 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



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 5-16)

To receive and agree the Minutes of the Planning Committee Meeting held on 13th December 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 NEIGHBOURHOOD DEVELOPMENT PLAN (Pages 17-19)

a) To note that STC has been working in conjunction with AECOM to make minor amendments to the NDP, in line with their recommendations and initial responses received from Statutory Consultees throughout the Strategic Environmental Assessment process. A summary of these edits is attached in the Appendix (Page 17), and the final draft to the NDP is available via the following link:

https://sevenoaksndp.files.wordpress.com/2021/12/4166_20211201-sevenoaks-neighbourhood-plan-dec-2021.pdf

b) To receive a report (Pages 18-19) detailing the outcomes of STC's meeting with SDCC to discuss progress of the Neighbourhood Development Plan, and next steps. Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

c) To note that Historic England have been contacted with a copy of the amended Draft and summary of edits made, in order to ascertain whether the changes resolve the concerns Historic England had with the original wording.

7 APPLICATIONS RECEIVED BETWEEN 14th – 21st DECEMBER 2021

To note that all planning applications received during the above period will be processed under Chairman's Action due to the Christmas closure period. Applications will be allocated to Cllrs as they come in, rather than on a Tuesday as per usual procedure. This to give the Chairman time to consider all Ward Cllrs comments in a timely manner.

8 DECISION ON KCC APPLICATION KCC/SE/0045/2021 – SEVENOAKS GRAMMAR ANNEXE

a) To note that KCC Granted the above application for new external sports facilities at Sevenoaks Grammar Annexe with 27 conditions.

b) To note that full documentation may be found via the following link:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0045/2021>

b) To note Sevenoaks Town Council's previous recommendations on this application, which may be found on Pages 21-22.

9 SDC's PRE-APPLICATION CONSULTATION RESPONSE ON GATWICK AIRPORT NORTHERN RUNWAY

a) To note that SDC published its response on Pre-Application Consultation Proposals for Gatwick Airport Northern Runway on 1st December 2021. The overall response was that SDC Strongly Opposes Gatwick's proposed expansion.

b) To note that the full response may be accessed via the following link:

<https://cds.sevenoaks.gov.uk/ecSDDisplay.aspx?NAME=SD3264&ID=3264&RPID=23406980&J=8>

10 PLANNING APPLICATIONS (Pages 23-26)

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.

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- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 13th December 2021.

11 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held on Monday 13th December 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/nD-Hi1giPdY>

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
1 Member of the Public

*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.

417 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

418 DECLARATIONS OF INTEREST

None.

419 DECLARATIONS OF LOBBYING

Cllr Raikes declared that he had been lobbied on the following application:

[Plan no. 15] Land North of Linton, Hitchen Hatch Lane.

Cllr Clayton declared that he had been lobbied on the following application:

[Plan no. 11] 41 Hillingdon Rise

420 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 29th November 2021.

It was RESOLVED that the minutes be approved.

421 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.

422 PRIOR AGREEMENT SOUGHT FROM AGENT FOR APPEAL TO GO TO HEARING PROCEDURE

a) Councillors received and noted correspondence from the Agent of the below application, requesting STC's recommendation on whether their intended Appeal should proceed via Hearing procedure.

- 21/01058/FUL – Lyndhurst Cottage, Holly Bush Lane

b) Councillors agreed that they would be content with a written procedure. It was **RESOLVED** that this response be forwarded to the Agent.

423 NOTIFICATION THAT TREE PRESERVATION ORDER 07/2021 HAD BEEN CONFIRMED

Cllrs noted that SDC had confirmed the following tree protection order without modifications.

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

424 TARMAC BOOKED TO PRESENT TO PLANNING COMMITTEE

Councillors noted that Tarmac had been booked to present an update on their proposals for the Quarry site to the Planning Committee on 10th January 2022 at 7pm.

425 CROUDACE HOMES BOOKED TO PRESENT TO PLANNING COMMITTEE

Councillors noted that Croudace Homes' project team had been booked to present their proposals for land off Brittain's Lane to the Planning Committee on 24th January 2022 at 7pm.

426 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 16th December at 7pm.

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

b) It was not deemed necessary that Sevenoaks Town Council be represented at this meeting.

427 PLANNING APPLICATIONS

- (a) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 15] Land North of Linton, Hitchen Hatch Lane (For)

- (b) The Committee considered planning applications received during the two weeks ending 6th December 2021. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

428 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:07.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 13-12-21

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>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.

Comment

In light of the Ward Cllr being unable to comment on this Plan due to illness, Sevenoaks Town Council deferred it to the next Planning Committee on 20th December 2021 in order to give the Ward Cllr time to recover and make recommendations for the Committee to consider.

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 456666
<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.

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 proposed materials to be used will be appropriate.

Planning Applications Considered

Applications considered on 13-12-21

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 46000
<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				

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 proposed materials to be used will be appropriate.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03587/CONVAR	Samantha Simmons 17/12/21	Cllr Morris Brown	Mr David Dennis 01732 210110
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Cornwell		14 Bethel Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.				

Comment

Recommended from the Chair with Cllr Morris Brown's apologies:

Sevenoaks Town Council recommended refusal on the grounds that the proposed windows are not in keeping with the Conservation Area and that the proposal is detrimental to the street scene.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03739/FUL	Ashley Bidwell 30/12/2021	Cllr Eyre	Neal Thompson 01689 836004
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Cox	Hardres Lodge	56 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/12/21	
Creation of two new dwellings within the curtilage of Hardres Lodge, formation of new access from Oakhill Road and associated landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of the failure to address Statutory requirements for this application.

Planning Applications Considered

Applications considered on 13-12-21

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03800/LBCALT	Ashley Bidwell 14/12/2021	Cllr Bonin	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.				

Comment

Cllr Bonin's recommendation proposed from the Chair with Cllr Bonin's remote attendance:

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

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

Comment

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

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03818/ADV	Charlotte Brooks-Lawrie 22/12/21	Cllr Michaelides	Thomas Beard 02038 971 112
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Planning Group Ltd		Baby Gap	5 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/21
Installation and display of 1no. Internally illuminated fascia sign and 1no. Internally illuminated projecting sign.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposals breach STC's policy on not approving of internally illuminated signs.

Planning Applications Considered

Applications considered on 13-12-21

9	Plan Number	Planning officer	Town Councillor	Agent
	21/03830/HOUSE	Samantha Simmons 15/12/21	Cllr Camp	Offset Architects 01732 750000
Applicant	House Name	Road	Locality	
Mr O'Keefe	Mayfield	Linden Chase	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.				

Comment

Recommended from the Chair with Cllr Camp's apologies:

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

- there is no overlooking or loss of amenity from the new windows for the neighbouring properties
- The proposal is in line with recommendations from the Residential Character Assessment.

10	Plan Number	Planning officer	Town Councillor	Agent
	21/03867/HOUSE	Charlotte Brooks-Lawrie 21/12/2021	Cllr Parry	Mr Aron Ramadan 02080 540300
Applicant	House Name	Road	Locality	
Mrs P Judd	Wood View	4 Croft Close	Kippington	
Town	County	Post Code	Application date	
			30/11/21	
Single story rear Orangery.				

Comment

Sevenoaks Town Council recommended approval.

11	Plan Number	Planning officer	Town Councillor	Agent
	21/03881/HOUSE	Anna Horn 20/12/2021	Cllr Clayton	Neal Thompson 01689 830004
Applicant	House Name	Road	Locality	
Mr Huppach		41 Hillingdon Rise	Eastern	
Town	County	Post Code	Application date	
			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.

Comment

Sevenoaks Town Council recommended approval provided that the Planning Officer is satisfied - by condition if needed - that the Juliet balcony window in the dormer cannot be opened outwards, and that there is no loss of privacy to neighbouring houses.

Planning Applications Considered

Applications considered on 13-12-21

12	Plan Number	Planning officer	Town Councillor	Agent
	21/03900/HOUSE	Charlotte Brooks-Lawrie 20/12/21	Cllr Granville-Baxter	Mr John Tomlin 01634 24 8888
Applicant	House Name	Road	Locality	
Ms C Slocombe		4 The Meadway	Northern	
Town	County	Post Code	Application date	
			29/11/21	
Proposed single storey rear and loft conversion.				

Comment

Recommended from the Chair with Cllr Granville-Baxter's apologies:
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that this will not harm the residential amenities enjoyed by the occupants of nos 2 and 6 The Meadway because of overlooking of private amenity space, as specified in application SE/06/00849.

13	Plan Number	Planning officer	Town Councillor	Agent
	21/03908/HOUSE	Joshua Ogunleye 30/12/21	Cllr Busvine	Mr Edward Calver 07917 887883
Applicant	House Name	Road	Locality	
Mr E Kevis		20 The Drive	Town	
Town	County	Post Code	Application date	
			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.

Comment

Sevenoaks Town Council recommended approval, subject to:
 - the Planning Officer being satisfied that pre-application advice has been followed, and that there will be no adverse impact on neighbours particularly at no. 22 The Drive
 - the Conservation Officer being satisfied that the works will not be detrimental to the character of the local conservation area or of the locally listed building;
 - the Aboricultural Officer being satisfied that the proposed removal of trees and shrubs is acceptable and that a planting strategy to mitigate tree loss is in place
 - and on the condition that the extension remain ancillary to the main house.

14	Plan Number	Planning officer	Town Councillor	Agent
	21/03933/HOUSE	Joshua Ogunleye 21/12/2021	Cllr Eyre	Miss Millie Burnham 0782 1007676
Applicant	House Name	Road	Locality	
Mr & Mrs Gough-Cooper	Heron Wood	22 Kippington Road	Kippington	
Town	County	Post Code	Application date	
			30/11/21	

The works include to extend the patio around the pool and for the construction of a single storey pool house.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-12-21

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03935/FUL	Samantha Simmons 22/12/202	Cllr Raikes	Mr Neil Edwards
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D & Mrs Dye		Land North of Linton	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/12/21
Proposed demolition of ancillary accomodation and its replacement with a new single dwelling with access from Mount Harry Road.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- the Planning Officer being satisfied that there is not an unacceptable loss of amenity to the neighbours
- The Aboricultural Officer being satisfied with the plans for the retention and protection of trees on the site, and that the landscaping which is designed to shield Linton from this new development is satisfactory
- the condition that there be a construction management plan to minimise disturbance.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03945/OUT	Ashley Bidwell 30/12/2021	Cllr Bonin	Mr David Weir
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Brown		The Red Wing	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/12/21
Outline application for a proposed single dwelling with some matters reserved.				

Comment

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

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03947/MMA	Joshua Ogunleye 23/12/21	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd			5-11 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/12/21
Minor material amendment to 21/02901/FUL.				

Comment

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

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied.

Planning Applications Considered

Applications considered on 13-12-21

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03964/HOUSE	Joshua Ogunleye 24/12/21	Cllr Hogarth	Chris Merrett
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Arpino		Rustlings	8 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.				

Comment

Recommended from the Chair with Cllr Hogarth's apologies:

Sevenoaks Town Council recommended approval with the removal of future permitted development rights.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03978/HOUSE	Stephanie Payne 24/12/21	Cllr Parry	Nathan Burr
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nicoll			5 Stafford Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/21
Loft conversion with hip to barn hip roof, rear dormer and rooflights to front elevation.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03984/FUL	Anna Horn 24/12/21	Cllr Busvine	Mr David Dennis 01732 218116
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Phillips			37 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/12/21
Proposed single storey side extension; new porch at front. Demolition of garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 13-12-21

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03992/HOUSE	Charlotte Brooks-Lawrie 30/12/21	Cllr Eyre	Mr Daniel Weston 01732 750000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Riley		42 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03993/HOUSE	Samantha Simmons 30/12/21	Cllr Mrs Parry	Mr Daniel Weston
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
	The Granary, Blackhall Place	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/12/21	
Construction of 2 storey rear extension and change of window to door opening.				

Comment

Sevenoaks Town Council recommended approval.

Neighbourhood Plan changes (1 December 2021)

Page 11 - Policy L2 text revised to add note re drainage infrastructure

Page 15 – Policy D1 text amended to make clear that sites are not allocated

Page 21 - Addition of text re SEA

Page 40 – Additional notes added re heritage impact assessments and archaeological evaluations (supporting text to Policy C1)

Page 48 – Reference to the use of biodiversity metric tools to calculate biodiversity net gain. (supporting text to Policy L1)

Page 49 - Policy L2 text revised to add note re drainage infrastructure

Page 68 – Policy D1 reworded to make it clear that sites are not allocated.

Pages 70-76 - Development quantum removed from all site guidance and redlines removed from figures

Page 79 - Development quantum removed from guidance on Tarmac site and redline removed from figure

Page 81 – additional notes on sourcing of local materials and on retrofitting properties added (supporting text to Policy D6)

Sevenoaks Town Council Planning Committee 20th December 2021

Outcomes of STC's meeting with SDC to discuss the progress and next steps for the NDP

- STC anticipates the completed Strategic Environmental Assessment to be forwarded by AECOM to Statutory Consultees Historic England, Natural England and the Environment Agency by the end of December.
- STC have been working closely with AECOM, with suggested edits having been incorporated into the NDP Final Draft December 2021 as opposed to waiting for the final Report. A summary of the edits, as well as a link to this Final Draft are published on the Sevenoaks Town Council NDP website via the following link:
<https://sevenoaksndp.wordpress.com/2021/12/06/sevenoaks-town-councils-ndp-december-2021-final-draft-published-with-progress-update/>
- In addition to Statutory Consultees being consulted on the final SEA document, SDC recommended forwarding Historic England the Final December 2021 Draft in order to confirm that the changes made address their concerns with the NDP's wording around the 13 sites that it supports development on. **A copy of the changes made and the Final December Draft were forwarded on 7th December 2021, awaiting Historic England's response.**
- On referencing Locality's NDP Roadmap page 45 and in conjunction with the recommendation by AECOM, **SDC agreed that another Regulation 14 consultation should not be required** after edits influenced by the SEA have been finalised. Instead, a detailed schedule of changes will be required in addition to other various supporting documents required at formal submission.
- SDC are currently preparing for the examiner and referendum stages by investigating different options for the independent examiner, and also having had their elections team receive recent training for the referendum.
- SDC recommend that STC source clear guidelines on what restrictions there are on how the NDP can be publicised by STC, STC Councillors and outside parties such as Sevenoaks Society.

An *example* timeline of next steps:

- December 2021: AECOM complete their SEA Report and forward it to Statutory Consultees.
- January 2022: ***If*** Statutory Consultee responses on the SEA are received by the end of December – **including Historic England confirming that they are happy with the wording changes** – final edits to the NDP will be made and STC will arrange a Town Neighbourhood Plan Steering Committee for the final draft to be approved for submission.
- January 2022: STC formally submit the NDP to SDC.
- Mid January/February: SDC will publicise the plan for 6 weeks, and during that time select an Independent Examiner to appoint at the end of this 6 week period.

- March/April: the NDP will be examined by the appointed parties and be expected to go to referendum by late April. Unless the Examiner considers parts of the NDP controversial, SDC anticipate that this will be facilitated with written representations.

HOWEVER, SDC propose delaying the above submission stage until Historic England has confirmed that they are satisfied that the NDP's terminology no longer implies allocation of sites.

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Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
KCC/SE/0045/2021	Miss Mary Green	Cllr Mrs Parry	Resolution Planning 016
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
KCC Infrastructure Division	Sevenoaks Grammar Annexel	Seal Hollow Road	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 23/03/21

New external sports facilities - comprising 2 multi use games areas & 2 all weather floodlit pitches on the existing school playing fields, and change of use of an area of land to the east of the school site to grass playing field, together with associated landscaping and access works

Comment on 20/04/21

No. of days taken to comment 28

CHAIRMAN'S ACTION

Sevenoaks Town Council recommended, under Chairman's Action:

Approval - Subject to the following conditions being incorporated into any permissions.

Otherwise:- Refusal - As the proposal, as submitted, does not meet the special requirements for such a development in the Metropolitan Green Belt.

Conditions:- The inappropriately sited Temporary Storage Containers are re-positioned appropriately and be located within the currently used and existing sports area.

The proposed Temporary Containers are only granted temporary permission which should not exceed 18 months.

Use of the proposed facilities to be limited as follows:

Monday to and including Friday between 08.00 and 21.30, Saturday 08.00 to 20.00, Sunday 09.00 to 18.00 and not allowed on Christmas Day and days of Public Mourning.

The floodlighting should be installed so as to Minimise light pollution and be directed away from houses neighbouring the site.

During construction works traffic not to queue and/or access or leave the site during the morning and evening "travel to work" Rush Hours and also not do so during the morning and evening School Rush Hours.

Any access directly on to the A25, a strategic route, and Seal Hollow Road to be controlled and supervised carefully to avoid increasing the already overlong and time consuming traffic queues.

Implementation of measures to improve safe access for walkers and cyclists to the new sports facilities from residential areas in Sevenoaks, to take account of the additional numbers, especially young people, who will be travelling to and from the site out of normal school access hours

Implementation of a parking scheme for the area, especially Hillingdon Avenue and The Crescent, to ensure local residents can park safely, and to avoid visitor parking in dangerous areas.

Informative: Due Attention should be given to the Design and Access Statement, and the Transport Assessment, both of these clearly set out safety measures necessary not only for Trinity pupils, but for other users of the proposed development in the interests of improving traffic flow and reducing congestion in the surrounding vicinity. Due attention should also be given to the recent consultation by KCC's consultant Keir who recommends measures to tackle parking and safe pedestrian access to and from the site covering The Crescent, Hillingdon Avenue and Seal Hollow Road.

Decision on 08/12/21

KCC Granted 27 conditions.

Appeal on

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
KCC/SE/0045/2021	Miss Mary Green	Cllr Mrs Parry	
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
KCC Infrastructure Division	Sevenoaks Grammar Annexel	Seal Hollow Road	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 14/09/21

KCC/SE/0045/2021 - Amended plan

New external sports facilities - comprising 2 multi use games areas & 2 all weather floodlit pitches on the existing school playing fields, and change of use of an area of land to the east of the school site to grass playing field, together with associated landscaping and access works.

Summary of amendments:

Please see documents date created 4 August and 7 September 2021.

Comment on 20/09/21

No. of days taken to comment

6

Cllr Mrs Parry's recommendation proposed from the Chair.

Sevenoaks Town Council recommended approval for the Container Repositioning subject to the following conditions being incorporated into any permissions.

Otherwise:- Refusal - As the proposal, as submitted, does not meet the special requirements for such a development in the Metropolitan Green Belt.

Conditions:- The repositioned Container Storage are only granted temporary permission of no more than 18 months.

Use of the proposed facilities to be limited as follows:

Monday to and including Friday between 08.00 and 21.30, Saturday 08.00 to 20.00, Sunday 09.00 to 18.00 and not allowed on Christmas Day and days of Public Mourning.

The floodlighting should be installed so as to Minimise light pollution and be directed away from houses neighbouring the site.

During construction works traffic not to queue and/or access or leave the site during the morning and evening "travel to work" Rush Hours and also not do so during the morning and evening School Rush Hours.

Any access directly on to the A25, a strategic route, and Seal Hollow Road to be controlled and supervised carefully to avoid increasing the already overlong and time consuming traffic queues. Implementation of measures to improve safe access for walkers and cyclists to the new sports facilities from residential areas in Sevenoaks, to take account of the additional numbers, especially young people who will be travelling to and from the site out of normal school access hours.

Implementation of a parking scheme for the area, especially Hillingdon Avenue and The Crescent, to ensure local residents can park safely, and to avoid visitor parking in dangerous areas.

Informative: Due Attention should be given to the Design and Access Statement, and the Transport Assessment, both of these clearly set out safety measures necessary not only for Trinity pupils, but for other users of the proposed development in the interests of improving traffic flow and reducing congestion in the surrounding vicinity. Due attention should also be given to the recent consultation by KCCs consultant Keir who recommends measures to tackle parking and safe pedestrian access to and from the site covering The Crescent, Hillingdon Avenue and Seal Hollow Road.

Decision on 08/12/21

KCC Granted 27 conditions.

Appeal on

Planning Applications to be Considered

Planning Applications received to be considered on 20 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 02086 840333
<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>
				14/12/21
21/03011/HOUSE - Amended plan				
[Deferred from Planning Committee 13/12/2021 due to Ward Cllr sickness.]				
Demolition of existing extension erection of new single storey rear extension with raised steps. 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>
	21/03699/ADV	Ashley Bidwell 07/01/2022	Cllr Bonin	N/A
<i>Case Officer</i>				
<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>
				14/12/21
21/03699/ADV - Amended plan				
Amended plans received for thr spot lit sign instead of internally illuminated.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2BDQ5BKMZ200			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03887/FUL	Ashley Bidwell 31/12/2021	Cllr Granville-Baxter	Mr David Dennis 01732 240140
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Knole Academy		Knole Academy	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/12/21
Two mobile classroom units.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R350FGBKGND00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03931/HOUSE	Charlotte Brooks-Lawrie	Cllr Camp	N/A

Planning Applications to be Considered

Planning Applications received to be considered on 20 December 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Maddison	Jutland	7 Carrick Drive	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			09/12/21
Rebuilding of rear conservatory and addition of room and carport to the front of dwelling. 14 solar panels to roof. Increasing the height of the boundary wall.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3CF1TBKGZQ00		

5	Plan Number	Planning officer	Town Councillor	Agent
	21/03983/MMA	Ashley Bidwell 31/12/2021	Cllr Raikes	Miss Nicola Harvey 01227 45754
Case Officer				
Applicant		House Name	Road	Locality
Mr Latter		Crabbs Hill	55 Mount Harry Road	St Johns
Town		County	Post Code	Application date
				07/12/21
Amendment to 18/02403/FUL.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3HZ2BBKHAC00			

6	Plan Number	Planning officer	Town Councillor	Agent
	21/03988/HOUSE	Anna Horn 01/01/2022	Cllr Michaelides	Offset Architects 01732 753333
Case Officer				
Applicant		House Name	Road	Locality
Mr D Ropek		The Pines	27 Clarendon Road	Town
Town		County	Post Code	Application date
				08/12/21
Demolition of shed and summer house, single storey rear extension connecting to existing garage, convert garage into habitable space, raised terrace decking area, single storey front extension to South East elevation, single storey side extension with new porch canopy over to North East elevation, first floor extension to North East elevation, loft conversion with projecting dormer, outbuilding for home office use, new parking area, balustrades, pergola, cladding, landscaping, new fencing and gate and roof lights				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3JTOQBKHDV00			

7	Plan Number	Planning officer	Town Councillor	Agent
	21/04005/HOUSE	Stephanie Payne 02/01/2022	Cllr Parry	Mr Bobby Bansal 07985156541
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Barton			75 Solefields Road	Kippington
Town		County	Post Code	Application date
				09/12/21
Part single storey rear part 1st floor rear extension with Juliet balcony, rooflights, internal alterations, chimney stack removal and alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3PDPARKHI W00			

Planning Applications to be Considered

Planning Applications received to be considered on 20 December 2021

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04018/HOUSE	Stephanie Payne 07/01/2021	Cllr Eyre	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr B Gue				
8 The Middlings				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
13/12/21				
Single and two storey front extension with rooflights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3QVDEBK0LO00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04025/HOUSE	Samantha Simmons 07/01/202	Cllr Dr Canet	Mr O Newell 02036 331351
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Kohli				
10 Crawshay Close				
St Johns				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
13/12/21				
Demolition of existing garage, single storey rear extension, double storey side and front extension with Juliet balcony, proposed single storey outbuilding and internal works. Associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3R8DZBKHQF00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04058/HOUSE	Charlotte Brooks-Lawrie 07/01/20	Cllr Parry	Davir Burr
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr S Wilding				
16 The Middlings				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
13/12/21				
To demolish the garage and covered area and construct a two storey side and rear extension with a single storey front extension. Juliet balcony.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3UXRQBKHXO00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04064/HOUSE	Anna Horn 07/01/2022	Cllr Busvine	John Simmons 07760495115
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
C/O Agent				
Oak End				
1A High Street				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
13/12/21				
Replacement of an existing, deteriorating timber framed, glazed greenhouse with an oak framed garden room using the existing base. The elevations would be the existing wealden clay brick, sawn oak feather edge cladding, oak framed full height glazed doors, single oak access door & glazed windows to the front (garden) elevation under a slate tile roof matching the existing property.				

Planning Applications to be Considered

Planning Applications received to be considered on 20 December 2021

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3WSENBKI1200
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12	Plan Number	Planning officer	Town Councillor	Agent
	21/04065/LBCALT	Anna Horn 07/01/2022	Cllr Busvine	John Simmons 07760495115
Case Officer				
Applicant		House Name	Road	Locality
C/O Agent		Oak End	1A High Street	Town
Town		County	Post Code	Application date
				13/12/21
Replacement of an existing, deteriorating timber framed, glazed greenhouse with an oak framed garden room using the existing base. The elevations would be the existing wealden clay brick, sawn oak feather edge cladding, oak framed full height glazed doors, single oak access door & glazed windows to the front (garden) elevation under a slate tile roof matching the existing property.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3WSEPBKI1300			