

AMENDED Minutes of the PLANNING COMMITTEE meeting held on Monday 28th November 2022 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtu.be/8QW5CqGgCrg>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Present, left at 8:00pm
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry – Mayor	Present
Cllr Dr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Remote Attendance*

Also in attendance:

Town Clerk
Planning Committee Clerk
SDC Cllr Purves

*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.

454 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

455 DECLARATIONS OF INTEREST

a) Cllr Raikes declared that he knows the owners of the neighbouring property of the following plan:

- [Plan no. 11] 22/02986/HOUSE – 2 The Paddocks

b) Cllr Bonin declared that he had a disclosable pecuniary interest in the following plan as the applicants are his neighbours, and abstained from voting on the recommendation.

- [Plan no. 10] 22/02958/MMA – 3 Winchester Grove

c) Cllr Parry declared that he knows the owners of the café in relation to the following plan:

- [Plan no. 12] 22/03001/FUL – 5 Carlton Parade, St Johns Hill

d) Cllr Camp declared that she knows the applicant of the following plan, and abstained from voting on the recommendation:

- [Plan no. 28] 22/03118/FUL – 2 The Crescent

456 DECLARATIONS OF LOBBYING

a) Cllr Raikes, Cllr Bonin, Cllr Shea, Cllr Busvine, Cllr Dr Canet and Cllr Michaelides declared that they had all been lobbied on the following application:

- [Plan no. 13] 22/03003/HOUSE – 15 Eardley Road

b) Representation was received and forwarded to Cllrs, objecting to the following application

- [Plan no. 2] 22/02608/MMA – Site of 60 Bethel Road.

457 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 14th November 2022.

It was RESOLVED that the minutes be approved.

458 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 January 2022, to be live streamed on Youtube.

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

459 APPEALS

a) Cllrs noted the submission of the following appeal:

- **APP/G2245/W/22/3300703: 22/00315/CONVAR – Ephesus, 57-59 High Street**

b) Cllrs noted that STC could make comments or modify/withdraw its previous representation. It was **RESOLVED** that the Town Council keep its original representation, as its previous concerns about a complaints procedure being put in place and conditioning that no queuing occur outside the restaurant still stand.

460 CLLR TRAINING FROM ONE NETWORK

Councillors noted that they could sign up via the below link to receive free online training on how to use One Network's website, which allows the public to view local road events including roadworks and disruptions:

[https://info.one.network/en-gb/cldr-training-sessions?utm_campaign=cldr-training&utm_source=email&utm_medium=flyer&utm_content=cldr-training](https://info.one.network/en-gb/cllr-training-sessions?utm_campaign=cldr-training&utm_source=email&utm_medium=flyer&utm_content=cldr-training)

461 KENT HIGHWAYS' PROPOSED TRAFFIC REGULATION ORDER (TRO)FOR BANK STREET

a) Councillors noted that Kent Highways was holding a consultation on its proposals to issue a Prohibition of Traffic Movements Order for the full length of Bank Street, with the consultation closing on 5th December 2022.

b) Councillors welcomed the proposals and it was **RESOLVED** that STC's support be forwarded to KCC, with a request that the creation of the pedestrian zone be accompanied by the installation of more attractive signage to advertise it, in order to maintain and enhance the street scene.

462 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) Councillors noted that Sevenoaks District Council had launched its Regulation 18 public consultation on what its draft Local Plan ought to contain, which would run until 11th January 2023.

b) It was noted that a Working Party of Cllr Shea, Cllr Raikes and Cllr Parry had been formed to look at the consultation documents alongside STC Officers, and that they would feedback to the Planning Committee at a later date once they had had time to review the document.

c) It was noted that Sevenoaks District Council would be holding drop-in information sessions on the following dates:

- 30th November 2022 2:30pm-5:00pm and 5:30pm-8:00pm at Edenbridge Leisure Centre, Edenbridge
- 6th December 2022 2:30pm-5:00pm and 5:30pm-8:00pm at Sevenoaks District Council Offices, Sevenoaks
- 8th December 2022 2:30pm-5:00pm and 5:30pm-8:00pm at The Alexandra Suite, Swanley
- 4th January 2022 2:30pm-5:00pm and 5:30pm-8:00pm Online via Zoom

d) It was **RESOLVED** that STC invite SDC Officers to present the Local Plan consultation proposals to the Planning Committee as per STC's usual practice for significant consultations, so that members may ask questions to help form its response.

e) Although it was noted that SDC had presented its proposals to its various Town Clerks, it was also **RESOLVED** that an invitation be extended to other parish/town councils should the District Council agree to present to the Planning Committee.

463 CONSULTATION ON REVISED CONSTITUENCY BOUNDARIES BY THE BOUNDARY COMMISSION FOR ENGLAND (BCE)

a) The Committee noted that the BCE is holding a final public consultation on its revised constituency map, available via the following link until 5th December 2022:

bcereviews.org.uk

b) It was discussed and agreed that STC would not respond formally, as the boundary changes do not affect Sevenoaks Town.

464 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 21st November 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

465 PRESS RELEASES

It was **RESOLVED** that a Press release be issued stating Sevenoaks Town Council is principally supportive of development at the Sevenoaks Quarry (Tarmac) site, but that it continues to have concerns with the current proposals and therefore recommended refusal of the Outline planning application.

There being no further business the Chairman closed the meeting at 8:47pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 28-11-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00512/OUT	Nicola Furlonger 09/12/2022	Cllr Granville-Baxter	David Lock Associates 01 88666276
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr W Bridges	Sevenoaks Quarry	Bat and Ball Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/11/22	

22/00512/OUT - Amended plan

An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House and existing barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.

A summary of the main changes are set out below:

Amendments to application plans and accompanying documents, including the Environmental Impact Assessment, in response to consultee comments (see applicant's covering letter for a summary).

Comment

The emerging Sevenoaks Town Council's Neighbourhood Development Plan (NDP) is supportive of the principle of providing enhanced green, blue and other community benefits within Sevenoaks parish boundary, e.g., exceptional circumstances* on the Tarmac site which is understood would require some development to support these.

This is a second application which is in outline only and it is recognised and understood that further detail will come with subsequent Reserved Matters however the application includes some improvements but continues to not address in the following cases the strategic issues for Sevenoaks Town Council to conclude it is in the best interest of its residents.

The Sevenoaks Town Council therefore recommends REFUSAL until such times as the following strategic matters are satisfactorily addressed in a formally submitted new application:

1 .Quantum of development

The application is for up to 800 residential dwellings and up to 150 specialist older people's accommodation (together with up to 2,000 sq m of ancillary commercial and leisure uses). This is significantly more than was originally anticipated and consulted on through the Northern Sevenoaks masterplan and the consultation draft (Regulation 14) Neighbourhood Plan (600 homes). This is considered overdevelopment of the original consulted-upon plan, and will give rise to a greater impact on local services and on the transport network (refer to points 3 and 7 below);

If permitted could result in an increase of 10 -15% population for the parish of Sevenoaks. Due to the outstanding strategic issues Sevenoaks Town Council do not think the strategic infrastructure issues are addressed to support this.

2.Land use Parameters

The amended Parameter Plan (Figure 4.1 of the amended Design and Access Statement (DAS)) indicates the locations for built development and of the Primary School and Lakeside Centre. The extent of the built development indicated in the amended parameter plan remains the same as in the February 2022 version. This extends further to the east than the areas of development in the Northern Sevenoaks Masterplan and removes the Green area within the Sevenoaks Town boundaries which is not acceptable.

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The northern Sevenoaks masterplan and the Neighbourhood Plan envisaged use of the lake for water sports and the provision of a lakeside visitor centre. The amended Parameter Plan (Figure 4.1 on page 43 of the amended DAS) indicates a water sports / mixed-use building as part of the Lakeside Centre and moves this centre so that it now connects to both the larger and smaller proposed waterbodies . This is welcomed however it is still unclear how public will be able to use these facilities, car park etc.

The amended Land Use Parameter plan indicates a 'Principle cycle / pedestrian connection' linking from Bat and Ball Road to the proposed local centre and extending along the southern edge of the lake to Seal. This is welcomed.

3 .Health care provision

The draft Neighbourhood Plan (Policies COM2 and D2) indicate that the Tarmac site should deliver community benefits including the potential provision of medical facilities. The closest doctor's surgery is identified with the DAS as being the St John's Practice 1.4km from the site. No mention of the potential to deliver health care provision is made within the application. We believe that an assessment of the impact of the development on the existing healthcare infrastructure should be undertaken.

As previously mentioned, the population of Sevenoaks parish could increase by up to 15% and this is an important infrastructure issue.

4.Development height parameters

The following changes to the Building height parameter plans are welcomed and should be a condition of the development - (Figures 4.2 and 4.3 on pages 45 and 47 of the amended DAS) have been revised. Areas of 4/5 storey are now restricted to the mixed use centre and its immediate context. Elsewhere heights are restricted to two and three storeys with two storeys around the Oast House (which is located on elevated ground and will therefore remain prominent). The heights of 2 and 3 storey buildings are amended to 9 and 12m which is more realistic given the pitched roofs.

5.Setting of Oast House

The Oast House is identified for community uses in the DAS; this is supported and aligns with the Neighbourhood Plan aspiration. It is believed that the provision of the community use of the Oast House should be one of the 'exceptional circumstances'. There is no clarity or reassurance how this will happen.

Development should be carefully planned and structured so that this building, and in particular its distinctive roof form, is prominent within the townscape, helps to provide additional identity and aids legibility. It should remain the highest building in its area.

It is noted that the Revised DAS page 65 states that: 'the revised proposals lower the height of development on the platform that surrounds the existing Oast House from 15m to 9m. This not only reduces the level of development on the most elevated part of the Site but also helps to preserve the status and setting of the historic Oast House.' Sevenoaks Town Council would want this to be a condition of the development.

6.Transport and movement strategy

The Neighbourhood Plan places significant emphasis on the need to address climate change and to encourage the use of sustainable transport modes including walking and cycling. The application promotes a network of walking and cycling connections through the site (which is supported) but the commitment beyond that is vague and undefined. Greater clarity is required on how Bat and Ball Road can become an attractive route for walking and cycling and how people will be encouraged to walk and cycle to other local destinations.

Sevenoaks Town Council reiterates its previous concerns that there needs to be adequate road analysis on how congestion on roads beyond the Bat & Ball junction will be affected by the development. There needs to be independent analysis of Sevenoaks road infrastructure

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and neighbouring parishes and the impact on congestion throughout the Sevenoaks Town road network. This should include vehicles, bicycles and pedestrians and also consider wider Riverhead and neighbouring parishes.

The following amendments are noted but they remain vague. Paragraph 5.2 of the Transport Assessment Addendum states that pedestrian / cycle connections will be provided on Bat & Ball Road (main vehicular access into the site), Farm Road (secondary access) and Childsbridge Lane.

A pedestrian footway/ cycleway along the entire stretch of Bat & Ball Road is proposed – this appears to be a segregated route on the eastern side of the road, but the drawing submitted as part of the application is not very clear. It is also not clear what the pedestrian / cycle connections on Farm Road constitute – drawings forming part of the Transport Addendum indicate 2m wide footways, but nothing dedicated for cyclists.

Pedestrian routes still seem to be lacking. No indication is given to connecting the site to local facilities and in particular walking routes for shopping including Sainsburys and Aldi on Otford Road and a walking route to Seal Primary School.

There continues to be a lack of active travel connections for cycling and walking to make access possible to other areas of Sevenoaks, not just within the site. An important gap is that the pedestrian link from the site to the major retail and employment sites on Otford Road, at Sainsburys and the Vestry Estate is not shown. This is a public footpath but at present provides an inaccessible route for many people with many steps at the bridge over Bat & Ball Road and the railway line (and no ramped provision), and presenting an unattractive footpath on The Moors Road and Cramptons Road.

In developing the Northern Sevenoaks Masterplan, Kent County Council (KCC) was keen that this link should be improved for easier access, so that there is an alternative access from the new housing to the retail park without having to drive via Otford Road. If the aims for active travel in the developers' plan are to mean anything, this access must be acknowledged and improved. This will require collaboration with Network Rail and other landowners.

7. Access and phasing

The proposed primary access to the site is indicated as being Bat and Ball Road with secondary access from Farm Road and a tertiary access only to a car park off Childsbridge Lane. From Farm Lane access to Seal Road is via Greatness Lane or Mill Lane. Both of these routes are narrow with access constrained by parked cars. Page 52 of the original DAS (February 2022) indicates that changes to on street parking may be required but no further detail is provided; Bat and Ball Road will continue to be used to access the quarry whilst sand extraction continues. This will create a significant and unacceptable issue for existing residents, and

Sevenoaks Town Council reiterates its concern over the loss of parking amenity to residents that park on the three impacted and narrow roads.

The Transport Assessment indicates that only the first phase of development (150 homes) will be delivered whilst the quarry is operational but the DAS is not clear on this point.

Greater clarity is required on how access to the site will work as development phasing progresses and the impact that it may have on both the local transport network and on existing residential neighbourhoods and how this will be mitigated.

Clarity is also required on when improvements to Bat and Ball junction will take place. These are fundamental issues that need to be resolved before support can be given to the proposals.

Sevenoaks Town Council do not agree with the following Transport Addendum:

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'The development is proposed to be built out in phases. An early phase of 150 dwellings is expected in the southeast area of the site, with separate access from Farm Road while mineral extraction continues on the remainder of the site. Access will be available from Farm Road and Bat and Ball Road from the start of the development. Further phases will be progressed from east to west as development platforms are created. Later phases will occur once mineral extraction has ceased, with the main access being from Bat and Ball Road.'
(page 15 para 5.4)

'In specific relation to Bat and Ball Roundabout, it has been agreed that the trigger for the improvements works at A25/ St John's Hill/ A225 Otford Road from the signals to a roundabout is 150 dwellings.'
(page 17 para 7.4)

Sevenoaks Town Council believes that the current road infrastructure in particular Farm Road cannot cope with the additional 150 dwellings traffic and the intended improvements should be brought forward to the beginning of development.

8 .Bat and Ball junction

The improvements to Bat and Ball junction are crucial to the success of the development and therefore must have priority and be included at the beginning of the first phase of the development.

The application includes a proposal to replace the signalised crossing at Bat and Ball junction with a roundabout. The Neighbourhood Plan recognises that this junction is difficult to use for pedestrians and cyclists and supports proposals for improved pedestrian and cycle crossing facilities through high quality design. The proposal presented within the application does not achieve this. It appears focused on keeping traffic moving rather than providing safe and convenient crossing for pedestrians and cyclists. Pedestrian crossings are provided on only two arms of the junction (Otford Road and Bradbourne Vale Road) and are not direct being located well away from the junction itself (20m and 40m) which will lead to extended walking distances to get from the Bat and Ball area to shops and services on St John's Road. No provision for cyclists is indicated. This does not prioritise pedestrians and cyclists (as recommended in para 112 of the National Planning Policy Framework (NPPF) and cited on page 46 of the DAS – February 2022) and whilst it may keep traffic moving it will deter rather than encourage sustainable modes and is therefore in conflict with the policies in the Neighbourhood Plan.

No changes to roundabout design are proposed in the latest amendments and there continues to be concerns about safe pedestrian crossing routes. Sevenoaks Town Council recommends that the developer consult with Kent Highways to resolve this.

9.Development phasing and open space

The Neighbourhood Plan Policy L1 supports new public open space, community use and leisure opportunities at the site but on the principle that space 'must be delivered in advance or in parallel with any residential development on the site'. It is understood that development will need to be phased and the DAS indicates a number of local parks as part of Phase 1 on the former brickworks (page 66 of the original DAS – February 2022) however further clarity is required as to when 'Greatness Lake Park' will be delivered. Delivering this space as the final phase of development will not be acceptable.

The pedestrian link to Greatness Recreation Ground is an essential 'Green corridor' from Greatness Lake. It is within the current approved planning permission and should not be removed but enhanced.

These issues do not appear to have been addressed in the amended application and remain one of the most important in relation to 'exceptional circumstances' in the Green Belt for

Planning Applications Considered

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this development.

10. Design Review

Design review is a well-established way of improving the quality of design outcomes in the built environment and is now recognised in the NPPF. Design review is an impartial and independent evaluation of design proposals and is undertaken to improve the quality of buildings and places for the benefit of the public.

The NPPF stresses the importance that the Government puts on the design of the built environment and Local Planning Authority's (LPA) should have local design review arrangements in place to provide assessment and support to ensure the highest standards of sustainable design.

In the case of the Sevenoaks Quarry (Tarmac) development, the size and importance of this project absolutely warrants the need for a number of design reviews and ideally would have already been undertaken for a project of this magnitude and its potential impact on the local area. We would therefore request that this is organised as soon as possible and before determination of this OUTLINE application, in order to inform and have a material impact on the proposals. Findings should also be made public, and changes implemented into the next stage of the design.

There is still no mention of a design review having taken place. A design review on a development this size is imperative (if they had a good design review it surely would have been mentioned) and the local community should be actively involved.

11. Affordable Housing

Sevenoaks Town Council would want reassurance of previous undertaking and guarantee that there would be 40% Affordable Housing.

12. Exceptional Circumstances

The NPPF states that 'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified.' Paragraph 140.

To summarise Sevenoaks Town Council would expect the development to meet the following criteria for the parish of Sevenoaks to enable the removal of green belt allocation:

- New Leisure Lake/centre for water sports;
- Mixed use lake-side facilities, including access;
- Provision of Oast House for community use;
- Lake-side park and associated open green space for leisure, drainage, and nature;
- New pedestrian and cycle connections within and beyond the site;
- Improved linkages to improved community infrastructure around Bat and Ball station and employment opportunities on the Vestry estate (as part of the Northern Sevenoaks Masterplan);
- Guaranteed 40% minimum Affordable Housing
- Contributions towards education and health facilities; and
- Improvements to Bat & Ball Junction at the commencement of development

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2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02608/MMA	Ashley Bidwell 05/12/2022	Cllr Clayton	Alderton Associates 0124 560000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Martins	Site of	60 Bethel Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/11/22	
22/02608/MMA - Amended plan				
Amendment to 18/00313/FUL				
A summary of the main changes are set out below:				
Amended dormer design and alteration to boundary fence.				

Comment

Sevenoaks Town Council reiterated its recommendation for refusal on the following grounds:

- The proposed increased ridge height - irrespective of whether this is required to facilitate internal head heights and to ensure the front and rear elevations correspond/align - removes the decreasing roof height along Bethel Road. This is considered to diminish the quality of the approved scheme and will impact the character of the area. It is noted that the development has been substantially built, however this is not a material consideration, and harm to the character of the street scene and conservation area is not outweighed by the construction works already commencing.
- Because of the width and mass of the building, adding dormers to the roof will be dominating to neighbours, and those proposed are at ridge height, which goes against the design principles of the Conservation Area
- Development would partially block protected views across the Conservation Area, and the increased height of the building is even more damaging to windows in neighbour's habitable rooms.
- The increased height of the building would increase overlooking and loss of amenity to neighbours.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02673/OUT	Samantha Simmons 30/11/22	Cllr Parry	Carmen Austin 07866962 000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Dowding	Jesters	Oak Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/11/22	
Outline application for new build house at the bottom of the garden of a site with access, appearance, layout and scale and some matters reserved.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the plans do not provide adequate or necessary access information for pedestrians or cars.

Planning Applications Considered

Applications considered on 28-11-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02685/HOUSE	Samantha Simmons 29/11/22	Cllr Ancrum	Ddh Design 07710348416
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Keen			1 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/22
22/02685/HOUSE - Amended plan				
Replacement front windows, reduction in height of front wall, painted and replacement metal railings with gate, removal of front garden finishes and installation of new Yorkstone paving and replacement wall cappings.				
A summary of the main changes are set out below: Amended floor plans to clarify replacement windows are timber-framed, and to clarify site surfacing is permeable.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02734/HOUSE	Louise Cane 05/12/2022	Cllr Eyre	Carmen Austin 07866962
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bellwood		Donnington House	116 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22
Demolition of existing garage. New side double storey extension. Installation of sun tunnels and solar panels. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02834/FUL	Samantha Simmons 02/12/202	Cllr Mrs Parry	Luke Austin 01273234354
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Veloso		Site of Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/22
Erection of a new dwelling and double bay garage. Associated landscaping.				

Comment

Sevenoaks Town Council recommended approval.

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7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02945/HOUSE	Louise Cane 12/12/2022	Cllr Eyre	GD Surveyors Ltd 018925 88788
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Powell		Fir Trees	17 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/11/22
Proposed part two/part single storey rear extension, the replacement and raising of the existing roof and addition of dormers to the rear with rooflights. Garage conversion. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02946/FUL	Samantha Simmons 30/11/22	Cllr Michaelides	Planning By Design 0330 881122
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Y Ly			67 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/22
Proposed change of use to Nail Salon.				

Comment

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

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02951/HOUSE	Christopher Park 30/11/2022	Cllr Busvine	James Dale Architects 07 831008550
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C & J Morley-Smith			10 Valley Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/22
Proposed rear extension, conversion of garage into a habitable room, replacement of windows to front and rear elevation and replacement of existing UPVC cladding. Railings on top of side extension.				

Comment

Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied as to the materials to be used.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02958/MMA	Stephanie Payne 01/12/2022	Cllr Raikes	Open Architecture 017327 78588
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			3 Winchester Grove	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/22
Amendment to 22/00373/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

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11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02986/HOUSE	Stephanie Payne 05/12/2022	Cllr Morris Brown	Resi 02039660750
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Thurlow			2 The Paddocks	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22
Proposed ground floor rear extension, floor plan redesign and all associated works.				

Comment

**Proposed from the Chair with Cllr Morris Brown's apologies:
Sevenoaks Town Council recommended approval subject to the planning officer's being satisfied there is no material loss of light to the neighbouring property.**

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03001/FUL	Samantha Simmons 05/12/2022	Cllr Camp	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Baker		5 Carlton Parade	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22
To remove the bamboo screen and awning and erect a single storey extension to the restaurant with signage and bin store.				

Comment

Sevenoaks Town Council recommended approval provided the planning officer is satisfied that there is no loss to the previous public realm.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03003/HOUSE	Christopher Park 06/12/2022	Cllr Bonin	Bolton Chalklin 01959928
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J & Mrs A Austin-Clarke			15 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/22
Proposed works include a new rear dormer window in the roof, conservation roof light to the front elevation, new arched head window to the front gable, alterations to fenestration, replacement shed, new rear fence and minor landscaping works.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials and the Planning Officer confirms there are no issues with overlooking with the new dormer.

Planning Applications Considered

Applications considered on 28-11-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03014/MMA	Sean Mitchell 08/12/2022	Cllr Shea	MZA Planning 020899578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Wellings			50 The Moor Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/22
Amendment to 18/01972/FUL.				

Comment

Recommended from the Chair with Cllr Shea's remote attendance:
Sevenoaks Town Council recommended refusal on the grounds of insufficient parking for the property and the creation of on street parking in the turning head.

INFORMATIVE:

Sevenoaks Town Council requested that the Planning Officer review the application and support the applicant in finding an appropriate solution for using their parking facilities, as the landscape and parking scheme in its current state does not support this.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03016/HOUSE	Louise Cane 05/12/2022	Cllr Parry	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs I Hunt		Chestnut Cottage	7 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/22

To convert the area above the garage to living accommodation, that will be ancillary to the use of the host building and install a window in the east elevation and two roof lights in the north elevation.

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03018/HOUSE	Stephanie Payne 08/12/2022	Cllr Michaelides	Arthurs Planning 0782437
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/22

Demolition of existing summer house, erection of detached garden room.

Comment

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

Planning Applications Considered

Applications considered on 28-11-22

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03051/HOUSE	Anna Horn 06/12/2022	Cllr Eyre	Open Architecture 017327 30500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
F & C Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/22
Addition of 24 solar panels to the southern and western roofs.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03077/LBCALT	Anna Horn 09/12/2022	Cllr Dr Canet	INVVU Construction 0130 8850000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ross		Bat & Ball Railway Station	Bat & Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Installation of 4no. passenger validators.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03086/HOUSE	Christopher Park 07/12/2022	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss A Healey			24 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/22
Demolition of existing toilet and storage room and erection of a rear single-storey open plan living area with pitched roof.				

Comment

**Recommended from the Chair with Cllr Morris Brown's apologies:
Sevenoaks Town Council recommended approval.**

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03089/HOUSE	Anna Horn 07/12/2022	Cllr Bonin	MR Garland Limited 0189 0704540
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/11/22
New replacement entrance gates and proposed gazebo.				

Comment

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

Planning Applications Considered

Applications considered on 28-11-22

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03090/LBCALT	Anna Horn 09/12/2022	Cllr Bonin	M R Garland 0189272454
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heinrich		Little Oak End	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
New replacement entrance gates and proposed gazebo.				

Comment

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

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03091/LBCALT	Louise Cane 09/12/2022	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Jaynes			29 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
To replace the front elevation first floor sash windows, front elevation second floor Dorma casement, rear elevation all casements and a sash window.				

Comment

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03093/HOUSE	Samantha Simmons 09/12/202	Cllr Hogarth	Harringtons 01732742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Detry		Ground Floor Flat	59 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Two storey rear extension to the lower ground and ground floor areas with a flat roof and roof light, steps and retaining walls.				

Comment

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03096/HOUSE	Louise Cane 09/12/2022	Cllr Michaelides	Arthurs Planning 0782437
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Rear extension with internal and external alterations.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer and Conservation Officer are confident that this application enhances and preserves this grade II listed building in the conservation area.

Planning Applications Considered

Applications considered on 28-11-22

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03097/LBCALT	Louise Cane 09/12/2022	Cllr Michaelides	Arthurs Planning 0782437
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Goddard		The Old Vicarage	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Rear extension with internal and external alterations.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer and Conservation Officer are confident that this application enhances and preserves this grade II listed building in the conservation area.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03103/HOUSE	Charlotte Brooks-Lawrie 09/12/	Cllr Parry	Seam Architects 020363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Graham			41 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Demolition of shed. Erection of a storey side extension, garage conversion with detached double garage and associated landscaping works.				

Comment

Sevenoaks Town Council recommended approval.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03110/HOUSE	Stephanie Payne 09/12/2022	Cllr Ancrum	Studio Hudson 01892673
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hemley		Summerhill, 3 Vine Lodge Court	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/11/22
Proposed single storey rear extension and first floor rear extension, replacement of the existing detached double garage with a new ancillary outbuilding and associated landscaping works, including an external fitness pool and raised decking.				

Comment

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that the application does not represent over-development of the site, that the Aboricultural Officer is satisfied that the TPO'd trees will be fully protected, and that the loss of natural habitat and grass will neither unacceptably and adversely affect the local wildlife nor cause damage to the TPO'd trees.

Planning Applications Considered

Applications considered on 28-11-22

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03118/FUL	Samantha Simmons 12/12/22	Cllr Clayton	N/A
<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>	
			21/11/22	
Construction 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:

- 1) The siting of the proposed new dwelling is contrary to the pattern of development and harms the open character of the local area. It conflicts with the guidance set out in the Sevenoaks Residential Character Area Assessment Supplementary Planning Document. As such the proposal fails to meet the requirements of Policy EN1 of the Sevenoaks Allocations and Development Management Plan.
- 2) Although providing - in theory - an appropriate number of parking spaces, the proposed parking area fails to provide adequate turning space and therefore it will result in vehicles reversing on to the highway very close at a junction, to the detriment of highway safety. On this basis, the proposal fails to meet the requirements of Policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan, as it will result in adverse highway conditions.

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03136/HOUSE	Samantha Simmons 12/12/22	Cllr Ancrum	Ddh Design 07710348416
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr N Keen		1 Bethel Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/11/22	
Replacing roof to incorporate solar panels: raising of side/front parapet walls: raising of existing pitched roof to bathroom.				

Comment

Sevenoaks Town Council recommended approval.