

Minutes of the PLANNING COMMITTEE meeting held on Monday 20<sup>th</sup> February 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://youtube.com/live/8uS515ohKWM>

**Present:**

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**Committee Members**

|                           |                         |                        |                         |
|---------------------------|-------------------------|------------------------|-------------------------|
| Cllr Ancrum               | Apologies               | Cllr Hogarth           | Apologies               |
| Cllr Bonin                | Apologies               | Cllr Michaelides       | Present                 |
| Cllr Busvine OBE          | Present, arrived 7:41pm | Cllr Morris Brown      | Apologies               |
| Cllr Camp – Vice Chairman | Apologies               | Cllr Mrs Parry – Mayor | Present                 |
| Cllr Dr Canet             | Present                 | Cllr Parry             | Present                 |
| Cllr Clayton              | Apologies               | Cllr Piper             | Apologies               |
| Cllr Eyre                 | Present                 | Cllr Raikes - Chairman | Present                 |
| Cllr Granville-Baxter     | Present                 | Cllr Shea              | Present, left at 8:06pm |

**Also in attendance:**

Town Clerk  
Planning Committee Clerk  
3 Members of the Public

**PUBLIC QUESTION TIME**

None.

**590 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**591 DECLARATIONS OF INTEREST**

a) Cllr Eyre declared that he had a non-pecuniary interest in the following planning applications. He took part in discussions but abstained from voting:

- [Plan no. 13] 23/00178/FUL – Outside Sevenoaks Post Office, South Park
- [Plan no. 14] 23/00179/ADV – Outside Sevenoaks Post Office, South Park

**592 DECLARATIONS OF LOBBYING**

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

- [Plan no. 17] 23/00235/FUL – Silverley, 88 Oakhill Road

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

- [Plan no. 18] 23/00237/FUL – Site Formerly known as Sevenoaks Open Air School, Oakhill Road

593 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 6<sup>TH</sup> February 2023.

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

594 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19<sup>th</sup> January 2022, to be held primarily at the Town Council Chambers unless indicated otherwise. These would also be live streamed on Youtube.

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

595 NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION ON PROPOSED CHANGES

a) The Committee received notice that the Department for Levelling Up, Housing and Communities is running a consultation on its proposed revision to the NPPF, as well as its proposed approach to preparing National Development Management Policies:

b) It was noted that the consultation, available via the below link, would remain open until 2<sup>nd</sup> March 2023, after which it would be examined in detail by the Levelling up, Housing and Communities Committee in March 2023:

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

c) The Committee received a guide provided by SLCC which summarised 26 helpful key point about the consultation, as well as copy of the consultation questions.

d) It was **RESOLVED** that a Working Party comprised of Cllr Raikes, Cllr Parry, Cllr Shea and Cllr Dr Canet be formed to look over the consultation in further detail and provide comment on behalf of STC prior to the deadline.

596 SEVENOAKS TOWN NEIGHBOURHOOD PLAN (STNP) REFERENDUM

a) The Committee noted that the STNP had been approved by SDC's Cabinet on 9<sup>th</sup> February 2023. This including the 17 modifications and 13 minor modifications adopted as part of the Examination process.

b) It was noted that the Referendum would be held on 4<sup>th</sup> May 2023 in tandem with the District and local elections.

c) It was also noted that STC could only publicise factual information about the Referendum and that it is not allowed to encourage a yes or no vote.

d) Councillors thanked Officers from both Sevenoaks Town Council and Sevenoaks District Council for their work towards progressing the STNP to this stage.

597 SPEED INDICATOR DEVICE LOCATION DATES

a) The Committee received notice that portable STC's Speed Indicator Device (SID) had been installed at its first location at Bradbourne Vale Road on 15<sup>th</sup> February 2023, and that it would be moved between its locations by STC staff.

b) The Planning Committee Clerk provided update that the Bradbourne Vale Road location had been found as only viable in one direction (facing West and affecting East-bound traffic going towards the school). This was noted, and revised timetable taking this into account is attached.

c) It was also noted that the SID could be moved sooner than at 8 week intervals, and agreed that this would be considered in January 2024 after the device had been circulated between all three locations.

598 DEVELOPMENT CONTROL COMMITTEE

a) The Committee received notice that the below application was GRANTED by the Development Control Committee on 16<sup>th</sup> February 2023.

- **22/02747/FUL – Land Behind De Winter House, Granville Road**

b) It was noted that this was not attended by a representative of STC, as no Town Ward Councillor was available.

599 KENT COUNTY COUNCIL CONSULTATION ON HOME TO SCHOOL TRANSPORT POLICY

a) The Committee received notice that Kent County Council had launched a consultation on their new draft Home to School Transport Policy for children and young people aged 4-16 and their Post 16 Transport Policy Statements for the next two financial years.

b) It was noted that the consultation, available via the below link would remain open until 21<sup>st</sup> March 2023:

<https://news.kent.gov.uk/articles/consultation-opens-on-kccs-home-to-school-transport-policy>

c) The importance of this consultation was noted, and it was therefore **RESOLVED** that the item be deferred to the next Planning Committee meeting to allow Councillors time to review and provide their responses.

600 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. 18] Site formerly known as Sevenoaks Open Air School, Oak Hill Road  
**(AGAINST)**

[Plan no. 18] Site formerly known as Sevenoaks Open Air School, Oak Hill Road  
**(FOR)**

[Plan no. 17] Silverley, 88 Oakhill Road **(AGAINST)**

[Plan no. 17] Silverley, 88 Oakhill Road **(FOR)**

- (b) The Committee considered planning applications received during the two weeks ending 13<sup>th</sup> February 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

601 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 8:28pm.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 20-2-23

|                  |                    |                             |                         |                                   |
|------------------|--------------------|-----------------------------|-------------------------|-----------------------------------|
| <b>1</b>         | <i>Plan Number</i> | <i>Planning officer</i>     | <i>Town Councillor</i>  | <i>Agent</i>                      |
|                  | 22/00512/OUT       | Nicola Furlonger 10/03/2023 | 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> |                                   |
|                  |                    |                             | 08/02/23                |                                   |

## 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:  
Additional information relating to the assessment of transport impacts, impacts on the Area of Outstanding Natural Beauty and the strategy for biodiversity mitigation and enhancements. No change to development.

### Comment

It was **RESOLVED** that consideration of this application be deferred to the 6th March 2023 Planning Committee to allow members time to review the additional documents submitted.

|                  |                    |                            |                         |                         |
|------------------|--------------------|----------------------------|-------------------------|-------------------------|
| <b>2</b>         | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i>  | <i>Agent</i>            |
|                  | 22/02834/FUL       | Samantha Simmons 02/03/202 | Cllr Mrs Parry          | Whaleback Planning & De |
| <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> |                         |
|                  |                    |                            | 09/02/23                |                         |

## 22/02834/FUL - Amended plan

Erection of a new dwelling and double bay garage. Associated landscaping.

A summary of the main changes are set out below:

Amendment to proposed materials (red brick elevations and plain tile roof now proposed).

### Comment

Sevenoaks Town Council recommended approval.

# Planning Applications Considered

Applications considered on 20-2-23

|                                                                                                                                    |                    |                            |                        |                         |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|------------------------|-------------------------|
| <b>3</b>                                                                                                                           | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                    | 22/03151/HOUSE     | Stephanie Payne 02/03/2023 | Cllr Ancrum            | N/A                     |
| <i>Applicant</i>                                                                                                                   |                    | <i>House Name</i>          | <i>Road</i>            | <i>Locality</i>         |
| Mr S Tomkins                                                                                                                       |                    |                            | 1 Pinewood Avenue      | Eastern                 |
| <i>Town</i>                                                                                                                        |                    | <i>County</i>              | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                    |                    |                            |                        | 09/02/23                |
| <b>Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.</b> |                    |                            |                        |                         |

*Comment*

**Proposed from the Chair with Cllr Ancrum's apologies:**

**Sevenoaks Town Council recommended refusal due to the unacceptable impact on the street scene and neighbouring properties.**

|                  |                    |                            |                        |                         |
|------------------|--------------------|----------------------------|------------------------|-------------------------|
| <b>4</b>         | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i> | <i>Agent</i>            |
|                  | 22/03357/FUL       | Stephanie Payne 01/03/2023 | Cllr Busvine           | N/A                     |
| <i>Applicant</i> |                    | <i>House Name</i>          | <i>Road</i>            | <i>Locality</i>         |
| Mr C Corner      |                    | The Lodge                  | Tonbridge Road         | Town                    |
| <i>Town</i>      |                    | <i>County</i>              | <i>Post Code</i>       | <i>Application date</i> |
|                  |                    |                            |                        | 08/02/23                |

**22/03357/FUL - Revalidated plan**

**Replacement of existing windows and external doors. Enclosure of porch area for installation of air source heat pumps. Alterations to roof for PV collector panels. Creation of separate bin and cycle store enclosure.**

**A summary of the main changes are set out below:**

**Red line does change to extend up to the public highway on Site location and site plan.**

**Proposed site plan provided.**

**Red line to include access, new plans attached now do this.**

*Comment*

**Sevenoaks Town Council recommended approval.**

|                   |                    |                            |                        |                         |
|-------------------|--------------------|----------------------------|------------------------|-------------------------|
| <b>5</b>          | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i> | <i>Agent</i>            |
|                   | 22/03381/ADV       | Stephanie Payne 23/02/2023 | Cllr Busvine           | New Vision Signs & Gra  |
| <i>Applicant</i>  |                    | <i>House Name</i>          | <i>Road</i>            | <i>Locality</i>         |
| Mrs S Vesey-Hague |                    | Neo Orthodontics           | 49 London Road         | Town                    |
| <i>Town</i>       |                    | <i>County</i>              | <i>Post Code</i>       | <i>Application date</i> |
|                   |                    |                            |                        | 02/02/23                |

**22/03381/ADV - Amended plan**

**Replacement external signage.**

**A summary of the main changes are set out below:**

**The site address has been changed as it was incorrectly listed as 49A London Road. The correct address of the proposed works is 49 London Road.**

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 20-2-23

|                                                           |                       |                             |                        |                         |
|-----------------------------------------------------------|-----------------------|-----------------------------|------------------------|-------------------------|
| <b>6</b>                                                  | <i>Plan Number</i>    | <i>Planning officer</i>     | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                           | <b>22/03441/HOUSE</b> | Christopher Park 02/03/2023 | Cllr Parry             | N/A                     |
| <i>Applicant</i>                                          |                       | <i>House Name</i>           | <i>Road</i>            | <i>Locality</i>         |
| Mr G Cunningham                                           |                       |                             | 1 Fiennes Way          | Kippington              |
| <i>Town</i>                                               |                       | <i>County</i>               | <i>Post Code</i>       | <i>Application date</i> |
|                                                           |                       |                             |                        | 13/02/23                |
| <b>22/03441/HOUSE - Amended plan</b>                      |                       |                             |                        |                         |
| <b>Erection of fence.</b>                                 |                       |                             |                        |                         |
| <b>A summary of the main changes are set out below:</b>   |                       |                             |                        |                         |
| <b>The scale of the fence/gate drawing was corrected.</b> |                       |                             |                        |                         |

## Comment

**Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied that the fence will not be injurious to the street scene.**

|                                                                                                               |                     |                          |                        |                          |
|---------------------------------------------------------------------------------------------------------------|---------------------|--------------------------|------------------------|--------------------------|
| <b>7</b>                                                                                                      | <i>Plan Number</i>  | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>             |
|                                                                                                               | <b>22/03496/ADV</b> | Sean Mitchell 03/03/2023 | Cllr Dr Canet          | Alder King Planning Cons |
| <i>Applicant</i>                                                                                              |                     | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>          |
| Sainsbury's Ltd                                                                                               |                     | Sainsburys               | Otford Road            | Northern                 |
| <i>Town</i>                                                                                                   |                     | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i>  |
|                                                                                                               |                     |                          |                        | 10/02/23                 |
| <b>22/03496/ADV - Amended plan</b>                                                                            |                     |                          |                        |                          |
| <b>1 no. new freestanding totem sign.</b>                                                                     |                     |                          |                        |                          |
| <b>A summary of the main changes are set out below:</b>                                                       |                     |                          |                        |                          |
| <b>Amended parish location: Otford is the correct Parish, with Sevenoaks Northern as an adjoining Parish.</b> |                     |                          |                        |                          |
| <b>Comment</b>                                                                                                |                     |                          |                        |                          |
| <b>Sevenoaks Town Council recommended approval.</b>                                                           |                     |                          |                        |                          |

# Planning Applications Considered

Applications considered on 20-2-23

|                  |                       |                             |                          |                         |
|------------------|-----------------------|-----------------------------|--------------------------|-------------------------|
| <b>8</b>         | <i>Plan Number</i>    | <i>Planning officer</i>     | <i>Town Councillor</i>   | <i>Agent</i>            |
|                  | <b>22/03511/HOUSE</b> | Christopher Park 02/03/2023 | Cllr Dr Canet 02/03/2023 | Samuel Moss 07796454747 |
| <i>Applicant</i> |                       | <i>House Name</i>           | <i>Road</i>              | <i>Locality</i>         |
| Mr & Mrs Taylor  |                       |                             | 32 Pontoise Close        | Northern                |
| <i>Town</i>      |                       | <i>County</i>               | <i>Post Code</i>         | <i>Application date</i> |
|                  |                       |                             |                          | 09/02/23                |

## 22/03511/HOUSE - Amended plan

**First floor side extension with cladding and rooflight.**

**A summary of the main changes are set out below:**

**A proposed bathroom has been substituted for a study. Additionally, a window is now proposed to the rear elevation of the extension.**

### Comment

**Sevenoaks Town Council recommended approval, with the condition that the obscure glaze is of the highest level.**

|                  |                     |                             |                        |                            |
|------------------|---------------------|-----------------------------|------------------------|----------------------------|
| <b>9</b>         | <i>Plan Number</i>  | <i>Planning officer</i>     | <i>Town Councillor</i> | <i>Agent</i>               |
|                  | <b>22/03549/FUL</b> | Anna Horn 23/02/2023        | Cllr Michaelides       | Oa-Residential 07801667004 |
| <i>Applicant</i> |                     | <i>House Name</i>           | <i>Road</i>            | <i>Locality</i>            |
| C/O Agent        |                     | The Bungalow, Knole Paddock | Seal Hollow Road       | Town                       |
| <i>Town</i>      |                     | <i>County</i>               | <i>Post Code</i>       | <i>Application date</i>    |
|                  |                     |                             |                        | 02/02/23                   |

## 22/03549/FUL - Amended plan

**Demolition of the existing detached dwelling and erection of replacement dwelling.**

**A summary of the main changes are set out below:**

**The applicant has submitted a Tree Report.**

### Comment

**Sevenoaks Town Council recommended refusal, unless the Arboricultural Officer is satisfied that the loss of these three trees will not have a detrimental impact on the wooded aspect of the site.**



# Planning Applications Considered

Applications considered on 20-2-23

|                  |                    |                            |                         |                        |
|------------------|--------------------|----------------------------|-------------------------|------------------------|
| <b>10</b>        | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i>  | <i>Agent</i>           |
|                  | 23/00006/FUL       | Samantha Simmons 24/02/202 | Cllr Busvine            | Willow Town and County |
| <i>Applicant</i> | <i>House Name</i>  | <i>Road</i>                | <i>Locality</i>         |                        |
| Mr D Carpenter   |                    | 33 High Street             | Town                    |                        |
| <i>Town</i>      | <i>County</i>      | <i>Post Code</i>           | <i>Application date</i> |                        |
|                  |                    |                            | 03/02/23                |                        |

## 23/00006/FUL - Amended plan

**Change of use of existing Office (Class E) to 1 x 2 bed residential unit, inclusive of internal and external alterations.**

**A summary of the main changes are set out below:**

**Removal of window shutters.**

### *Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the requested additional information on materials and plans have been supplied - and that the proposed works are subject to the conditions set out in her letter of 23rd January 2023.**

### **Informative:**

**Sevenoaks Town Council requested that adequate measures to mitigate air pollution for that area also be taken.**

|                  |                    |                            |                         |                         |
|------------------|--------------------|----------------------------|-------------------------|-------------------------|
| <b>11</b>        | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i>  | <i>Agent</i>            |
|                  | 23/00007/LBCALT    | Samantha Simmons 24/02/202 | Cllr Busvine            | Willow Town and Country |
| <i>Applicant</i> | <i>House Name</i>  | <i>Road</i>                | <i>Locality</i>         |                         |
| Mr D Carpenter   |                    | 33 High Street             | Town                    |                         |
| <i>Town</i>      | <i>County</i>      | <i>Post Code</i>           | <i>Application date</i> |                         |
|                  |                    |                            | 03/02/23                |                         |

## 23/00007/LBCALT - Amended plan

**Change of use of existing Office (Class E) to 1 x 2 residential unit, inclusive of internal and external alterations.**

### *Comment*

**Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the requested additional information on materials and plans have been supplied - and that the proposed works are subject to the conditions set out in her letter of 23rd January 2023.**

### **Informative:**

**Sevenoaks Town Council requested that adequate measures to mitigate air pollution for that area also be taken.**

# Planning Applications Considered

Applications considered on 20-2-23

|                                                                                                                                                                                         |                    |                            |                        |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|------------------------|-------------------------|
| <b>12</b>                                                                                                                                                                               | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                         | 23/00149/FUL       | Stephanie Payne 22/02/2023 | Cllr Michaelides       | StudioCBD 07817776603   |
| <i>Applicant</i>                                                                                                                                                                        |                    | <i>House Name</i>          | <i>Road</i>            | <i>Locality</i>         |
| Mr D Brown                                                                                                                                                                              |                    |                            | 72A Granville Road     | Town                    |
| <i>Town</i>                                                                                                                                                                             |                    | <i>County</i>              | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                         |                    |                            |                        | 01/02/23                |
| <b>Demolition of the existing rear extension and the construction of a single storey rear extension with installation of new window in flank elevation. New fenestration and patio.</b> |                    |                            |                        |                         |

## Comment

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

|                                                                                                         |                    |                               |                        |                         |
|---------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|------------------------|-------------------------|
| <b>13</b>                                                                                               | <i>Plan Number</i> | <i>Planning officer</i>       | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                         | 23/00178/FUL       | Christopher Park 24/02/2023   | Cllr Bonin             |                         |
| <i>Applicant</i>                                                                                        |                    | <i>House Name</i>             | <i>Road</i>            | <i>Locality</i>         |
| Mr J Browne                                                                                             |                    | Outside Sevenoaks Post Office | South Park             | Town                    |
| <i>Town</i>                                                                                             |                    | <i>County</i>                 | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                         |                    |                               |                        | 03/02/23                |
| <b>Installation of BT street hub and associated display of advertisement to both sides of the unit.</b> |                    |                               |                        |                         |

## Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended refusal on the grounds that:

- The proposed site is too close to the Conservation Area and listed buildings, detracting from their historic significance.
- The signs could be a potential distraction to traffic.

## Informative:

Sevenoaks Town Council recommended that a more suitable site would be further down South Park, nearer to the Post Office entrance, or where the existing phone box is located.

|                                                                                         |                    |                               |                        |                         |
|-----------------------------------------------------------------------------------------|--------------------|-------------------------------|------------------------|-------------------------|
| <b>14</b>                                                                               | <i>Plan Number</i> | <i>Planning officer</i>       | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                         | 23/00179/ADV       | Christopher Park 24/02/2023   | Cllr Bonin             | Harleguin Group 0777193 |
| <i>Applicant</i>                                                                        |                    | <i>House Name</i>             | <i>Road</i>            | <i>Locality</i>         |
| M Brown                                                                                 |                    | Outside Sevenoaks Post Office | South Park             | Town                    |
| <i>Town</i>                                                                             |                    | <i>County</i>                 | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                         |                    |                               |                        | 03/02/23                |
| <b>Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.</b> |                    |                               |                        |                         |

## Comment

Proposed from the Chair with Cllr Bonin's apologies:

Sevenoaks Town Council recommended refusal on the grounds that:

- The proposed site is too close to the Conservation Area and listed buildings, detracting from their historic significance.
- The signs could be a potential distraction to traffic.

## Informative:

Sevenoaks Town Council recommended that a more suitable site would be further down South Park, nearer to the Post Office entrance, or where the existing phone box is located.

# Planning Applications Considered

Applications considered on 20-2-23

|                                     |                    |                         |                         |                               |
|-------------------------------------|--------------------|-------------------------|-------------------------|-------------------------------|
| <b>15</b>                           | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i>  | <i>Agent</i>                  |
|                                     | 23/00183/MMA       | Louise Cane 23/02/2023  | Cllr Parry              | Open Architecture 01732720500 |
| <i>Applicant</i>                    | <i>House Name</i>  | <i>Road</i>             | <i>Locality</i>         |                               |
| Fletcher                            | Chenies            | 84 Oakhill Road         | Kippington              |                               |
| <i>Town</i>                         | <i>County</i>      | <i>Post Code</i>        | <i>Application date</i> |                               |
|                                     |                    |                         | 02/02/23                |                               |
| <b>Amendment to 22/01205/HOUSE.</b> |                    |                         |                         |                               |

*Comment*

**Sevenoaks Town Council recommended approval.**

|                                                          |                              |                             |                         |                              |
|----------------------------------------------------------|------------------------------|-----------------------------|-------------------------|------------------------------|
| <b>16</b>                                                | <i>Plan Number</i>           | <i>Planning officer</i>     | <i>Town Councillor</i>  | <i>Agent</i>                 |
|                                                          | 23/00191/HOUSE               | Christopher Park 23/02/2023 | Cllr Ancrum             | Coleman Anderson 01892687400 |
| <i>Applicant</i>                                         | <i>House Name</i>            | <i>Road</i>                 | <i>Locality</i>         |                              |
| Mr T Stonehill                                           | Moongate, 1 Vine Lodge Court | Holly Bush Lane             | Eastern                 |                              |
| <i>Town</i>                                              | <i>County</i>                | <i>Post Code</i>            | <i>Application date</i> |                              |
|                                                          |                              |                             | 02/02/23                |                              |
| <b>Single-storey extension and two-storey extension.</b> |                              |                             |                         |                              |
| <b>//Plan Invalidated 09/02/2023//</b>                   |                              |                             |                         |                              |

*Comment*

**Sevenoaks Town Council noted that this plan was INVALID at the time that the Agenda for 20-02-2023 was published.  
The revalidated application for which consultation letter was received on 17-02-2023 would therefore be on the Planning Committee Agenda for 06-03-2023 as per usual Planning Committee timelines.**

|                                                                                                                                    |                    |                          |                         |                               |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|-------------------------|-------------------------------|
| <b>17</b>                                                                                                                          | <i>Plan Number</i> | <i>Planning officer</i>  | <i>Town Councillor</i>  | <i>Agent</i>                  |
|                                                                                                                                    | 23/00235/FUL       | Sean Mitchell 01/03/2023 | Cllr Parry              | Offset Architects 01732750000 |
| <i>Applicant</i>                                                                                                                   | <i>House Name</i>  | <i>Road</i>              | <i>Locality</i>         |                               |
| Mr B de Pascalis                                                                                                                   | Silverley          | 88 Oakhill Road          | Kippington              |                               |
| <i>Town</i>                                                                                                                        | <i>County</i>      | <i>Post Code</i>         | <i>Application date</i> |                               |
|                                                                                                                                    |                    |                          | 08/02/23                |                               |
| <b>Demolition of existing dwelling and construction of 2 new detached dwellings with detached garages and garden outbuildings.</b> |                    |                          |                         |                               |

*Comment*

**Sevenoaks Town Council recommended refusal on the following grounds:**

- Overdevelopment
- The development would be injurious to the street scene and contrary to the Residential Character Area Assessment
- Loss of amenity to neighbours

**Informative:**

**Sevenoaks Town Council requested that, if the Planning Officer is minded to approve the application, they also consult the Arboricultural Officer's approval of the information provided on the trees.**

# Planning Applications Considered

Applications considered on 20-2-23

|                                                                                                 |                               |                         |                         |                                |
|-------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-------------------------|--------------------------------|
| <b>18</b>                                                                                       | <b>Plan Number</b>            | <b>Planning officer</b> | <b>Town Councillor</b>  | <b>Agent</b>                   |
|                                                                                                 | 23/00237/FUL                  | Louise Cane 28/02/2023  | Cllr Eyre               | Offset Architects 0173275 2222 |
| <b>Applicant</b>                                                                                | <b>House Name</b>             | <b>Road</b>             | <b>Locality</b>         |                                |
| Mr L De Pascalis                                                                                | Site Formerly known as Seveno | Oakhill Road            | Kippington              |                                |
| <b>Town</b>                                                                                     | <b>County</b>                 | <b>Post Code</b>        | <b>Application date</b> |                                |
|                                                                                                 |                               |                         | 07/02/23                |                                |
| <b>Demolition of school building and garage and construction of one single storey dwelling.</b> |                               |                         |                         |                                |

*Comment*

**Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied that there will be no loss of amenity to neighbours.**

|                                      |                    |                            |                         |                                      |
|--------------------------------------|--------------------|----------------------------|-------------------------|--------------------------------------|
| <b>19</b>                            | <b>Plan Number</b> | <b>Planning officer</b>    | <b>Town Councillor</b>  | <b>Agent</b>                         |
|                                      | 23/00251/MMA       | Samantha Simmons 28/02/202 | Cllr Shea               | Robinson Escott Planning 01622006004 |
| <b>Applicant</b>                     | <b>House Name</b>  | <b>Road</b>                | <b>Locality</b>         |                                      |
| Mr D Dennis                          |                    | 6 Crawshay Close           | Northern                |                                      |
| <b>Town</b>                          | <b>County</b>      | <b>Post Code</b>           | <b>Application date</b> |                                      |
|                                      |                    |                            | 07/02/23                |                                      |
| <b>Amendment to 22/02332/CONVAR.</b> |                    |                            |                         |                                      |

*Comment*

**Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the air source heat pump will not have an adverse effect on neighbours.**

|                                                                        |                    |                                |                         |                                   |
|------------------------------------------------------------------------|--------------------|--------------------------------|-------------------------|-----------------------------------|
| <b>20</b>                                                              | <b>Plan Number</b> | <b>Planning officer</b>        | <b>Town Councillor</b>  | <b>Agent</b>                      |
|                                                                        | 23/00260/FUL       | Louise Cane 01/03/2023         | Cllr Hogarth            | Beacon Hill Planning 073 22225244 |
| <b>Applicant</b>                                                       | <b>House Name</b>  | <b>Road</b>                    | <b>Locality</b>         |                                   |
| Mr Lambourne                                                           | Gardens Rear of    | 83 and 91 Bradbourne Park Road | St Johns                |                                   |
| <b>Town</b>                                                            | <b>County</b>      | <b>Post Code</b>               | <b>Application date</b> |                                   |
|                                                                        |                    |                                | 08/02/23                |                                   |
| <b>Erection of a dwelling with associated parking and garden area.</b> |                    |                                |                         |                                   |

*Comment*

**Proposed from the Chair with Cllr Hogarth's apologies:**

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

- The access is viable according to current planning standards,
- And that the previous concerns which this application seeks to respond to have been suitably addressed.

# Planning Applications Considered

Applications considered on 20-2-23

|                                                                                                       |                    |                             |                        |                         |
|-------------------------------------------------------------------------------------------------------|--------------------|-----------------------------|------------------------|-------------------------|
| <b>21</b>                                                                                             | <i>Plan Number</i> | <i>Planning officer</i>     | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                       | 23/00276/FUL       | Ashley Bidwell 06/03/2023   | Cllr Eyre              | DMP 01892534455         |
| <i>Applicant</i>                                                                                      |                    | <i>House Name</i>           | <i>Road</i>            | <i>Locality</i>         |
| Mr Ingram                                                                                             |                    | Land NW of West Heath Schoo | Ashgrove Road          | Kippington              |
| <i>Town</i>                                                                                           |                    | <i>County</i>               | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                       |                    |                             |                        | 13/02/23                |
| <b>Erection of timber and wire fencing and installing security signage to North-West of the site.</b> |                    |                             |                        |                         |

## Comment

Sevenoaks Town Council recommended refusal on the grounds that the proposed development does not protect nor enhance the Green Belt or Area of Outstanding Natural Beauty.

## Informative:

Sevenoaks Town Council requested that the Green Belt site be restored immediately, and the fence for which this retrospective application concerns be removed.

|                                                                                |                    |                            |                        |                         |
|--------------------------------------------------------------------------------|--------------------|----------------------------|------------------------|-------------------------|
| <b>22</b>                                                                      | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                | 23/00289/HOUSE     | Stephanie Payne 06/03/2023 | Cllr Shea              | Harringtons 2006 017327 |
| <i>Applicant</i>                                                               |                    | <i>House Name</i>          | <i>Road</i>            | <i>Locality</i>         |
| Mr & Mrs Bennett                                                               |                    |                            | 20 Bosville Road       | Northern                |
| <i>Town</i>                                                                    |                    | <i>County</i>              | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                |                    |                            |                        | 13/02/23                |
| <b>Two storey rear extension with rooflights. Alterations to fenestration.</b> |                    |                            |                        |                         |

## Comment

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

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### **Appendix: Revised Speed Indicator Device Timetable**

**The following schedule for when and where Sevenoaks Town Council's portable Speed Indicator Device will be located is outlined below, and will be reviewed again in January 2024:**

|                                                                             |                                                                  |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| Bradbourne Vale Road facing WEST (affecting East-bound traffic)             | 15 <sup>th</sup> February 2023 – 12 <sup>th</sup> April 2023     |
| St Johns Hill near Holly Bush Lane NORTH (affecting South-bound traffic)    | 12 <sup>th</sup> April 2023 – 7 <sup>th</sup> June 2023          |
| St Johns Hill near Holly Bush Lane SOUTH (affecting North-bound traffic)    | 7 <sup>th</sup> June 2023 – 2 <sup>nd</sup> August 2023          |
| Brittains Lane by Beaconfields facing NORTH (affecting South-bound traffic) | 2 <sup>nd</sup> August 2023 – 27 <sup>th</sup> September 2023    |
| Brittains Lane by Beaconfields facing SOUTH (affecting North-bound traffic) | 27 <sup>th</sup> September 2023 – 22 <sup>nd</sup> November 2023 |
| Bradbourne Vale Road facing WEST (affecting East-bound traffic)             | 22 <sup>nd</sup> November 2023 – 17 <sup>th</sup> January 2024   |

For any queries please contact Georgie Elliston, Planning Committee Clerk via [planning@sevenoakstown.gov.uk](mailto:planning@sevenoakstown.gov.uk)