

28th February 2023



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 6th March 2023**.

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/O1FIGclHqaU> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

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

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning Committee when making its recommendations, please [click here](#).

Town Clerk

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

Committee Members

Cllr Ancrum
Cllr Bonin
Cllr Busvine OBE
Cllr Camp – **Vice Chairman**
Cllr Dr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter

Cllr Hogarth
Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry – Mayor
Cllr Parry
Cllr Piper
Cllr Raikes – **Chairman**
Cllr Shea

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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



Town Clerk

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).

3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

4 MINUTES (Pages 5 -19)

To receive and agree the Minutes from the Planning Committee Meeting held on 20th February 2023.

5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) To note that the Town Council moved to face-to-face meetings, following the lifting of public health restrictions on 19th January 2022. These are to be held primarily at the Town Council Chambers unless indicated otherwise, and live streamed on Youtube.

b) To note that Councillors can attend meetings via Zoom, however will not be able to vote and will be counted as not legally present.

c) To note that all arrangements are subject to review.

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6 APPEALS (Pages 21-24)

a) To receive notice that the below Appeal was dismissed by the Planning Inspectorate on 27th February 2023:

APP/G2245/W/22/3296483: 21/04244/FUL – 24 and 36 Wildernes Mount

INFORMATIVE:

Sevenoaks Town Council recommended refusal of the original application on 24th January 2022, and then subsequently on revised versions of the application on 21st February 2022 and 7th March 2022, on the following grounds:

The proposed house on plot 3 will be very close and overbearing to 32 and 33 Lansdowne Road, affecting residential amenity.

The proposed houses on plots 1 and 2 will enclose and overlook the front gardens of houses in Wildernes Mount

The new houses will be much closer to the road, and not in keeping with the Residential Character Area Assessment F03, in which houses are set back from Wildernes Mount.

7 KENT COUNTY COUNCIL CONSULTATION ON HOME TO SCHOOL TRANSPORT POLICY

a) To receive reminder that Kent County Council have launched a consultation on their new draft Home to School Transport Policy for children and young people ages 4-16 and their Post 16 Transport Policy Statements for the next two financial years. This will close on 21st March 2023.

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

b) To note that copy of the consultation documents and the questionnaire are available via the following link, and printed copies of the questions are available upon request.

<https://letstalk.kent.gov.uk/school-transport-policy>

c) To discuss and agree whether STC provide comment on the consultation.

8 INTRODUCTION TO THREE NEW TYPES OF PLANNING APPLICATIONS

a) To receive notice that Sevenoaks District Council is beginning to consider the following new types of planning applications:

- PIP: Permission in Principle
- PAE: Prior approval for a residential extension
- PAH: Prior approval for additional floors on a house

b) To receive copy of the presentation slides provided by Sevenoaks District Council Officers which provide detail as to what kinds of issues these applications encompass,

as well as in what circumstances they will be applicable. This is available via the following link:

<https://www.sevenoakstown.gov.uk/UserFiles/Files/Other/158299-DM Unusual application type training Feb 23.pdf>

c) To note that Cllr training in this subject will be arranged to take place during one of the next Kent Association of Local Councils meetings with more details to follow.

9 ADDITIONAL SITES WITHIN SEVENOAKS DISTRICT APPROVED FOR DESIGNATED RURAL AREA STATUS (Pages 25-31)

a) To receive notice that Sevenoaks District Council received permission from the Secretary of State for Levelling Up, Housing and Communities to designate additional rural areas within the Sevenoaks District.

b) To receive a list of the areas affected by this decision, as well as a copy of a report made to the Cabinet on 9th February 2023 where the additional Designated Rural Area (DRA) status was approved. The Report provides further background to the decision, as well as an explanation of what the implications of the change will be.

c) To note that Sevenoaks Town will not be affected by the addition, as the partial DRA coverage of Sevenoaks Town only applies to areas located within an Area of Outstanding Natural Beauty. These locations already have the 6-9 homes trigger for affordable home provision which was approved by Cabinet in 2015.

10 PLANNING APPLICATIONS (Pages 33-39)

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

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 27th February 2023.

11 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE meeting held on Monday 20th 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:

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 6TH 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 19th 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 2nd 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 9th 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 4th 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 15th 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 16th 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 21st 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 13th 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

1	<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.

2	<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

3	<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
Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.				

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.

4	<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.

5	<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 & Grap 01637 476330
<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

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03441/HOUSE	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
22/03441/HOUSE - Amended plan				
Erection of fence.				
A summary of the main changes are set out below:				
The scale of the fence/gate drawing was corrected.				

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03496/ADV	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
22/03496/ADV - Amended plan				
1 no. new freestanding totem sign.				
A summary of the main changes are set out below:				
Amended parish location: Otford is the correct Parish, with Sevenoaks Northern as an adjoining Parish.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 20-2-23

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03511/HOUSE	Christopher Park 02/03/2023	Cllr Dr Canet 02/03/2023	Samuel Moss 077964547
<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.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03549/FUL	Anna Horn 23/02/2023	Cllr Michaelides	Oa-Residential 07801667
<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

10	<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.

11	<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

12	<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
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.				

Comment

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

13	<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
Installation of BT street hub and associated display of advertisement to both sides of the unit.				

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.

14	<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
Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.				

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

15	Plan Number	Planning officer	Town Councillor	Agent
	23/00183/MMA	Louise Cane 23/02/2023	Cllr Parry	Open Architecture 017327 30500
Applicant	House Name	Road	Locality	
Fletcher	Chenies	84 Oakhill Road	Kippington	
Town	County	Post Code	Application date	
			02/02/23	
Amendment to 22/01205/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

16	Plan Number	Planning officer	Town Councillor	Agent
	23/00191/HOUSE	Christopher Park 23/02/2023	Cllr Ancrum	Coleman Anderson 01892 68440
Applicant	House Name	Road	Locality	
Mr T Stonehill	Moongate, 1 Vine Lodge Court	Holly Bush Lane	Eastern	
Town	County	Post Code	Application date	
			02/02/23	
Single-storey extension and two-storey extension.				
//Plan Invalidated 09/02/2023//				

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.

17	Plan Number	Planning officer	Town Councillor	Agent
	23/00235/FUL	Sean Mitchell 01/03/2023	Cllr Parry	Offset Architects 0173275 8888
Applicant	House Name	Road	Locality	
Mr B de Pascalis	Silverley	88 Oakhill Road	Kippington	
Town	County	Post Code	Application date	
			08/02/23	
Demolition of existing dwelling and construction of 2 new detached dwellings with detached garages and garden outbuildings.				

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

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

Comment

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

19	Plan Number	Planning officer	Town Councillor	Agent
	23/00251/MMA	Samantha Simmons 28/02/202	Cllr Shea	Robinson Escott Planning 01200006004
Applicant	House Name	Road	Locality	
Mr D Dennis		6 Crawshay Close	Northern	
Town	County	Post Code	Application date	
			07/02/23	
Amendment to 22/02332/CONVAR.				

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.

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

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

21	<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
Erection of timber and wire fencing and installing security signage to North-West of the site.				

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.

22	<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
Two storey rear extension with rooflights. Alterations to fenestration.				

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

For any queries please contact Georgie Elliston, Planning Committee Clerk via planning@sevenoakstown.gov.uk

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Appeal Decision

Site visit made on 25th January 2023

by P J Staddon BSc, Dip, MBA (Distinction), MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th February 2023

Appeal Ref: APP/G2245/W/22/3296483

34 and 36 Wildernesse Mount, SEVENOAKS TN13 3QS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr S Blake of Portman Homes (WM) Ltd against the decision of Sevenoaks District Council.
 - The application Ref 21/04244/FUL, dated 23 December 2021, was refused by notice dated 25 March 2022.
 - The development proposed is 'demolition of 34 and 36 Wildernesse Mount and erection of four dwellings, together with access and parking'.
-

Decision

1. The appeal is dismissed.

Main issues

2. The main issues are:
 - The effect of the proposal on the character and appearance of the area.
 - The effect of the proposal on the living conditions of No 32 Lansdowne Road with regard to its physical impact.

Reasons

Character and appearance

3. Wildernesse Mount is a private residential road within the north-eastern part of the Sevenoaks built-up area. The road is about 250 metres in length and runs roughly southwards along its main length from Hillingdon Avenue, and then turns west for a shorter length where the cul-de-sac terminates at its highest point. The appeal site is located in this higher part, adjacent to the south-west of the head of the cul-de-sac.
4. The site is roughly rectangular and the application form states that its area is 0.32 hectares. It comprises the combined plots of an existing pair of semi-detached chalet style bungalows. The dwellings are sited well back from the road and within the rear half of their respective plots. As a result, there is a substantial swathe of front garden area containing trees and vegetation to the front (east) of the dwellings. To the north of the appeal properties there is a 1.5 storey dwelling, No 32 (*The Summit*), set a similar distance back from the cul-de-sac head on a deep plot, and beyond that, are 2-storey dwellings Nos

30, 28 and 26 which are all similarly sited well back on their deep plots, and forming a broadly circular arc around the cul-de-sac head.

5. To the east of the appeal site, there is a 2-storey brick-built dwelling (No 38) sited in the front (north-west) part of a large, roughly square shaped, plot. At the time of my inspection, there was a construction site to the north of this property (on the other side of the road) where 2 dwellings are being erected on the site of the former No 24.
6. It is a mature suburban location characterised by low density housing, most of the properties being detached and set within generous plots with trees, hedges and planting giving an attractive and verdant character.
7. The appeal proposal would redevelop the site by demolishing the pair of semi-detached chalet bungalows and erecting 4 detached dwellings. The proposed houses would be arranged such that 2 of the units (plots 3 and 4) would occupy roughly similar positions to the existing bungalows, and the other 2 (plots 1 and 2) would occupy the front garden area, with all 4 plots gaining vehicular access via driveways connecting to the cul-de-sac head. The proposed dwellings would be of traditional 2-storey designs, faced in brickwork with clay roof tiles covering pitched and hipped roofs; 3 of the houses would be 5-bedroom units and would include accommodation in the roofspace, whilst the fourth would be a 4-bedroom unit with no accommodation in the roofspace.
8. The existing dwellings on the appeal site are of no particular architectural merit and I see no objection, in principle, to their demolition and redevelopment of the site for a greater number of new homes. Indeed, it is apparent that there have been a number of other infill, replacement dwelling and redevelopment schemes in the locality.
9. Sevenoaks District Council (the Council) has the Sevenoaks Residential Character Area Assessment as a Supplementary Planning Document (SPD). Most of Wildernesse Mount falls within character area F03, which is noted to comprise development laid out from the 1930s onwards, with detached and semi-detached building types being mainly 2 storeys. The SPD identifies the area characteristics as 'individually designed detached houses are set back from Wildernesse Mount on a slightly irregular building line. Groups of buildings are visible above walled, hedged and treed front boundaries. The formal layout is created by the wide road with footway on the western side and a relatively regular building line and spacing between buildings.'
10. On my site inspection, I noted that this formality is most apparent along the main straight stretch of Wildernesse Mount running south from Hillingdon Avenue, although the eastern side layout is a little more informal and varied than the west side of the road. However, there is a subtle but distinct change in character as the road turns westwards and terminates in the cul-de-sac head adjacent to the appeal site. Here, the variety of plot sizes and shapes increases and the layout is less formal and more spacious, but a common characteristic is that most dwellings are set further back on their plots in a broad curvature. This means that the front gardens, notably of Nos 26 – 36 (evens), are important features, as they combine to create an open spacious, and verdant swathe at this highest part of Wildernesse Mount. This contributes positively to the character and appearance of the area and the streetscene.

11. The layout, siting and scale of the 4 proposed dwellings would be uncharacteristic with its immediate context, which is quite distinctive. In particular, the forward siting of the dwellings on the relatively smaller plots 1 and 2 would jar and appear incongruent, disrupting the spacious and verdant character, and would be at odds with the established curvature of dwelling sitings in the immediate vicinity.
12. The small front gardens to all 4 dwellings and the extent of hard surfaced driveways and front parking areas would also be uncharacteristic features, given that most of the existing properties have deeper and larger gardens, the openness of which, and planting and trees within, make an important contribution to the attractive character of the area.
13. These harmful effects would be exacerbated by the size, spacing and height of the proposed dwellings. All 4 units would be of a quite substantial size, relatively close to each other, and having proposed roof ridge heights notably higher than their neighbours at No 32 and No 38, such that the development would appear strident and imposing.
14. I have noted and considered the appellant's submissions concerning a 2012 appeal decision¹ relating to the redevelopment of *Finchcocks* for 2 new houses, including the comparison of building heights to those proposed on the appeal site. However, this was some distance from the appeal site, and on the main stretch of the road where the site context is different, including an original house siting being close to the road, whereas the appeal site is within the higher part of the road, where neighbouring dwellings are set much further back on their plots. The circumstances are therefore not the same.
15. I have also taken into account the dismissed appeal decision², and the subsequently approved 2 house development permitted on the site of No 24, but, again, the circumstances are different, including that each of the dwellings, currently under construction, would have wide road frontages and be set back on their plots a similar distance to the siting of the original house.
16. I have further considered the 2 dwelling 2015 permission granted at *Jade Cottage*³ and the 2017 appeal decision⁴ for a single dwelling on a subdivided part of the adjacent *Cleve* site. Whilst nearby, these cases are not directly comparable, as the site context is different, and these sites fall within a different SPD character area. I have also noted and considered a number of other developments cited by interested parties. In any event, each case must be assessed on its individual merits.
17. On this main issue, I conclude that the proposal would have a harmful effect on the character and appearance of the area. This would conflict with policy SP1 of the Sevenoaks Core Strategy (adopted February 2011), policy EN1 of the Sevenoaks Allocations and Development Management Plan (adopted February 2015) (SADMP) and the SPD which, amongst other matters, requires new development to be of a high quality design that responds to distinctive local character and context. It would also conflict with paragraph 130 of the National Planning Policy Framework, which, similarly, requires new developments to add to the overall quality of the area and be sympathetic to local character.

¹ APP/G2245/A/11/2166676

² APP/G2245/W/19/3220248

³ Sevenoaks District Council planning reference 15/02759/FUL

⁴ APP/G2245/W/16/3166016

Living conditions – No 32 Lansdowne Road

18. The Council's second reason for refusal relates to its concern that the positioning of the proposed house on plot 3 would lead to an 'oppressive, overbearing, intrusive and unacceptable relationship' with regard to No 32 Lansdowne Road.
19. Lansdowne Road is a relatively modern residential development which includes a row of detached 2-storey houses on its north side, which have modest rear gardens. No 32 is in the middle of that row and the proposed plot 3 house would be just beyond its rear garden boundary. The appeal proposal would undoubtedly alter the outlook from the rear windows of No 32 and views from its garden, as the flank wall of the plot 3 house would be closer, higher and more bulky than the existing chalet bungalow.
20. However, in my assessment, the effect would not be unusual or unacceptable in this suburban context for a number of reasons. First, the plot 3 house would not be built on the boundary and would be set back by a short distance, such that its closest point is shown as being 11.5 metres from the rear wall of No 32. Second, the nearest part of the dwelling would essentially be single storey, and, whilst there would be a dormer window in the roof plane above, this would serve a shower room and would be obscure glazed and such glazing could be secured by a planning condition to ensure that privacy was protected. Third, there is a substantial screen of Lawson cypress trees along this boundary which will soften any impact; these trees are to be retained and this could be secured by a planning condition.
21. On this main issue, I conclude that the appeal proposal would not cause unacceptable harm to the living conditions of No 32 Lansdowne Road. I find no conflict with policy EN2 of the SADMP which requires new development to provide adequate residential amenities for existing and future occupants of nearby properties.

Other matters

22. I have noted the appellant's submissions concerning the Council's absence of a 5-year housing land supply. However, I assess that the adverse impacts I have identified above in terms of harm to the local character and appearance of the area would be significant and demonstrable, and would outweigh the limited benefits of the proposal.
23. I have also noted and taken into account a wide range of matters raised by interested parties.

Conclusion

24. Whilst I have found that the appeal proposal would not cause unacceptable harm to the living conditions of occupants of No 32 Lansdowne Road, I assess that it would cause serious and demonstrable harm to the character and appearance of the area. Accordingly, for the reasons set out above, the appeal is dismissed.

P. Staddon

INSPECTOR

APPLICATION OF ADDITIONAL DESIGNATED RURAL AREA STATUS IN RELATION TO CORE STRATEGY POLICY SP3

Cabinet - 9 February 2023

Report of: Deputy Chief Executive and Chief Officer - People & Places

Status: For Approval

Also considered by:

Housing & Health Advisory Committee -7 February 2023

Key Decision: No

Executive Summary: Additional designations under Section 157 of the Housing Act 1985 (“Designated Rural Areas”) have been conferred within the District via the [Housing \(Right to Buy\) \(Designated Rural Areas and Designated Regions\) \(England\) Order 2022](#) (“the Order”).

Approval is sought to apply the additional Designated Rural Area status conferred by the Order, in relation to Core Strategy Policy SP3 (Provision of Affordable Housing).

This report supports the Key Aim of: The Housing Strategy 2022-2027, the Core Strategy 2011 and the emerging Local Plan 2040.

Portfolio Holder: Cllr. Kevin Maskell

Contact Officer: Sharon Donald, Ext. 7131

Recommendation to Housing & Health Advisory Committee:

That comments on recommendation (a) are passed to Cabinet.

Recommendation to Cabinet:

To approve the additional Designated Rural Area status conferred by the [Housing \(Right to Buy\) \(Designated Rural Areas and Designated Regions\) \(England\) Order 2022](#), and as set out in Appendix A, be applied in relation to Core Strategy Policy SP3 (Provision of Affordable Housing).

Reason for recommendation: To ensure our ability to secure affordable housing contributions from smaller sites is maximised, whilst not impacting our rural exceptions housing programme.

Introduction and Background

- 1 Paragraph 64 of the National Planning Policy Framework (NPPF) allows local authorities to seek an affordable housing contribution on small development sites (9 units and under) located within Designated Rural Areas (designated under Section 157 of the Housing Act 1985). For sites located outside of Designated Rural Areas, the NPPF states that affordable housing contributions can only be sought on major developments. Major development is defined as 10 or more units or where the site area is larger than 0.5 hectares. Core Strategy Policy SP3 (Provision of Affordable Housing) originally set a requirement for all new housing developments to provide affordable housing on a sliding scale (either on site provision or a financial contribution), however as the NPPF postdates the adoption of the Core Strategy we are much more limited in what contributions we can seek and can only seek contributions in line with the NPPF.
- 2 With regards applying a lower threshold for affordable housing contributions on sites located within Designated Rural Areas, in March 2015 Cabinet resolved to apply a lower threshold of 6 to 9 units to sites located in those Designated Rural Areas in force at that time. This related to locations within Areas of Outstanding Natural Beauty and contributions have been sought on this basis ever since. The lower threshold does not apply to sites located within Designated Rural Areas that come forward for Rural Exceptions Housing under Core Strategy Policy SP4).
- 3 In December 2021, Cabinet approved an application being made to the Secretary of State for Levelling Up, Housing and Communities, seeking the designation of additional areas.
- 4 The application has been successful and on 12 December 2022, the [Housing \(Right to Buy\) \(Designated Rural Areas and Designated Regions\) \(England\) Order 2022](#) (“the Order”), comes into force. The status of each of the District’s 31 Parishes is shown in Appendix A.
- 5 Approval is sought to update the March 2015 Cabinet resolution, whereby the lower site threshold of 6 to 9 units is applied in all Designated Rural Areas, set out in Appendix A. This will ensure our ability to secure affordable housing contributions from smaller sites is maximised, whilst not impacting our rural exceptions housing programme.
- 6 The primary purpose of Designated Rural Area status is to restrict the consequences of the Right to Buy. It allows restrictive covenants to be put in place so that social housing can only be sold on to someone who has been living or working in the parish for 3 years. Alternatively the landlord may require the tenant to offer the home back to them if the tenant wishes to sell within 10 years of buying.
- 7 Designated Rural Area status assists the Council’s rural exceptions housing programme, because sites within these Areas are not permitted to be developed as First Homes Exceptions Sites. This exclusion helps to ensure

sites will continue to only come forward for rural exceptions housing under Core Strategy Policy SP4. This will ensure the delivery of genuinely affordable housing to meet identified local housing needs.

Other options Considered and/or rejected

Leave as current and do not apply the additional areas conferred within the Order in relation to Core Strategy Policy SP3. This would prevent the District Council from maximising S106 contributions from smaller sites in the additional areas. Rejected.

Key Implications

Financial

The District Council will be able to seek Section 106 affordable housing contributions from a wider pool of application sites. Section 106 commuted sum payments will be used as set out in the Affordable Housing SPD 2011.

Legal Implications and Risk Assessment Statement.

None.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Net Zero Implications

The decisions recommended through this paper have a remote or low relevance to the council's ambition to be Net Zero by 2030. There is no perceived impact regarding either an increase or decrease in carbon emissions in the district, or supporting the resilience of the natural environment.

Conclusions

Application of the additional Designated Rural Area status conferred by the Order, in relation to Core Strategy Policy SP3 (Provision of Affordable Housing), will ensure our ability to secure affordable housing contributions from smaller sites is maximised, whilst not impacting our rural exceptions housing programme.

Appendices

Appendix A - Table showing Designated Rural Area status, by Parish.

Background Papers

[Housing \(Right to Buy\) \(Designated Rural Areas and Designated Regions\) \(England\) Order 2022](#)

Sarah Robson

Deputy Chief Executive and Chief Officer - People & Places

Designated Rural Area (DRA)

Whole parish within a DRA

Badgers Mount

Brasted

Chiddingstone

Cowden

Crockenhill

Eynsford

Farningham

Fawkham

Halstead

Hever

Knockholt

Leigh

Penshurst

Seal

Sevenoaks Weald

Shoreham

Sundridge with Ide Hill

Implication – subject to Cabinet approval, any planning application within a listed parish for a site comprising 6-9 homes, would trigger an affordable housing contribution under Core Strategy policy SP3. This would be in the form of a commuted sum payment.

Whole parish outside a DRA:

Ash Cum Ridley

Hartley

Hextable

Horton Kirby and South Darent

Implication – only planning applications for sites comprising 10 homes or more, trigger an affordable housing contribution under Core Strategy policy SP3.

Parish with partial DRA coverage (the DRA only applies to areas located within an AONB – see map below):

Chevening

Dunton Green

Edenbridge

Kemsing

Otford

Riverhead

Sevenoaks

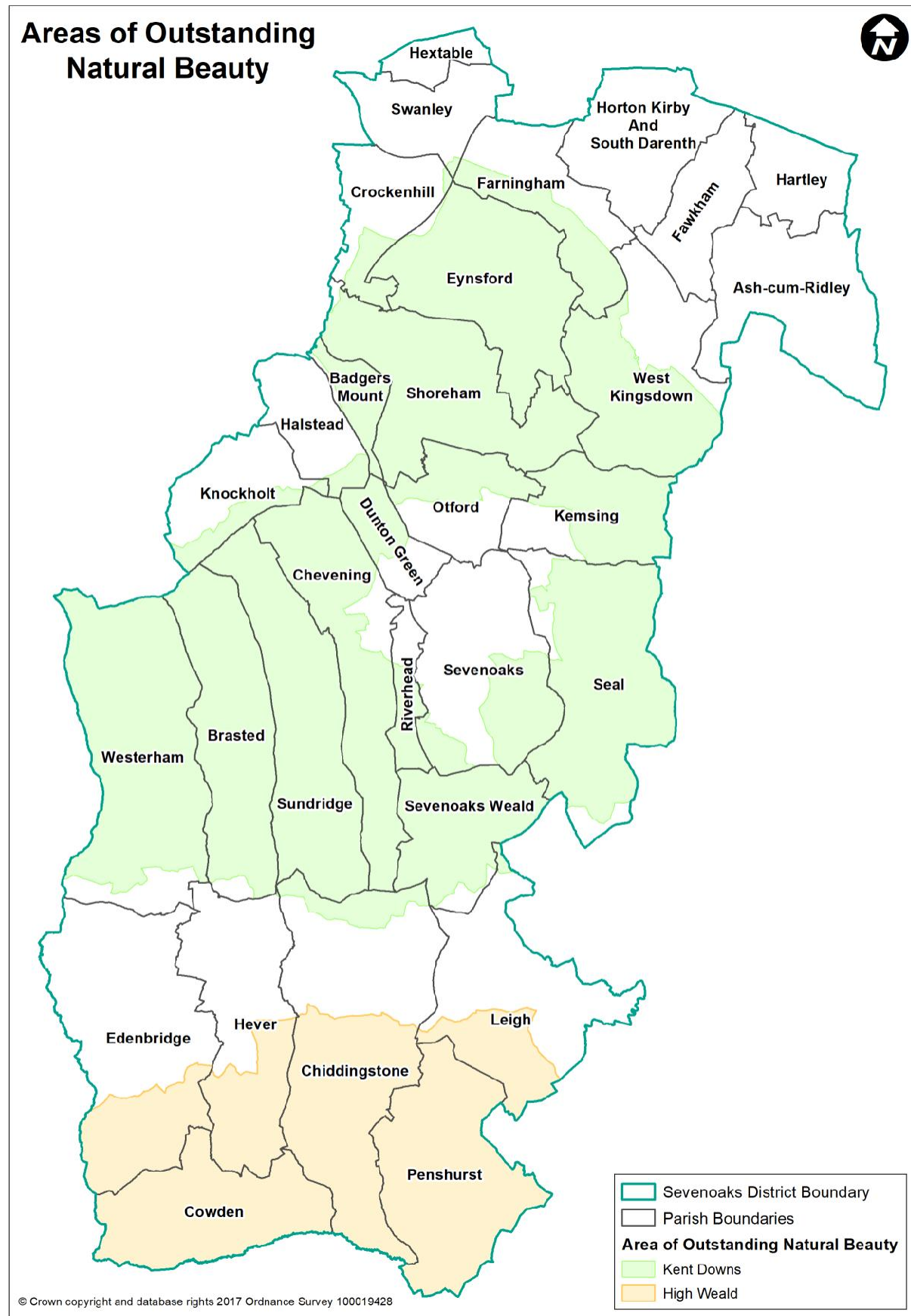
Swanley

West Kingsdown

Westerham

Implication – for those areas of a parish outside of the AONB, only planning applications for sites comprising 10 homes or more, trigger an affordable housing contribution under Core Strategy policy SP3.

For those areas of a parish within an AONB, the 6-9 homes trigger was previously approved by Cabinet in 2015.



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Planning Applications to be Considered

Planning Applications received to be considered on 06 March 2023

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00512/OUT	Nicolar Furlonger 10/03/2023	Cllr Granville Baxter	David Lock Associates 01908666276
<i>Case Officer</i>				
<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.				
<i>Web link</i>		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7THZFBK0LO00		

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02645/OUT	Anna Horn 07/03/2023	Cllr Parry	Vail Williams 01293612600
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		Land South of Larches	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/23
22/02645/OUT - Amended plan				
Outline application for the development of 50 dwellings with all matters reserved except access. A summary of the main changes are set out below: The applicant has submitted a Biodiversity Net Gain Metric document.				
<i>Web link</i>		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RITQZ0BKMZ700		

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02834/FUL	Samantha Simmons 16/03/2023	Cllr Mrs Parry	Whaleback Planning & Design

Planning Applications to be Considered

Planning Applications received to be considered on 06 March 2023

<i>Case Officer</i>			
<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>
			23/02/23
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:			
Aboriginal Method Statement and Site Land Levels			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJP8A6BKFQF00		

4	Plan Number	Planning officer	Town Councillor	Agent
	22/03473/HOUSE	Christopher Park 16/03/2023	Cllr Busvine	Parkers Design 07776008822
Case Officer				
Applicant		House Name	Road	Locality
T Harrison			15 Argyle Road	Town
Town		County	Post Code	Application date
				23/02/23
22/03473/HOUSE - Amended plan				
Erection of new timber slated fence panels. New front door and replacement back door.				
A summary of the main changes are set out below:				
The design of the proposed front door has been altered and additional details of the finishing have been provided.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RMW4E6BKHFC00		

5	Plan Number	Planning officer	Town Councillor	Agent
	22/03519/MMA	Anna Horn 16/03/2023	Cllr Michaelides	Avison Young 07778098651
Case Officer				
Applicant		House Name	Road	Locality
Purelake Homes Limited			136 High Street	Town
Town		County	Post Code	Application date
				23/02/23
22/03519/MMA - Amended plan				
Amendment to 20/03476/FUL.				
A summary of the main changes are set out below:				
New plans have been submitted showing the layout and proposed landscaping to the entrances for flats C01 and C02. Additionally, amended plans have been submitted confirming the retention of the following features:				
- Horizontal brick bands on block C				
- Continuation of curved roof edge on block C				
- Integrated planters on blocks A and C				

Planning Applications to be Considered

Planning Applications received to be considered on 06 March 2023

- Changes to the brick specification on block B incorporating a darker tone

The amended plans confirm the above listed design features are to be retained.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN5DPZBKHC00>

6	Plan Number	Planning officer	Town Councillor	Agent
	23/00030/HOUSE	Christopher Park 14/03/2023	Cllr Clayton	Coleman Anderson 0189253712
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Jackson			85 Bayham Road	Eastern
Town		County	Post Code	Application date
				21/02/23

23/00030/HOUSE - Amended plan

Two storey side extension with single storey rear extension with rooflights. Proposed amendments to fenestration and alterations to façade materials. Partial demolition of garage.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RO2PP6BKHT900>

7	Plan Number	Planning officer	Town Councillor	Agent
	23/00191/HOUSE	Christopher Park 10/03/2023	Cllr Ancrum	Coleman Anderson 0189253712
Case Officer				
Applicant		House Name	Road	Locality
Mr T Stonehill		Moongate, 1 Vine Lodge Court	Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				17/02/23

23/00191/HOUSE - Revalidated plan

Single-storey extension and two-storey extension.

A summary of the main changes are set out below:

Amended block plan has now been received.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP033ABKICE00>

8	Plan Number	Planning officer	Town Councillor	Agent
	23/00209/HOUSE	Louise Cane 14/03/2023	Cllr Camp	Mr S Hardwick
Case Officer				
Applicant		House Name	Road	Locality
C/O Agent			5 Egdean Walk	St Johns
Town		County	Post Code	Application date
				21/02/23

Demolition of existing rear conservatory. Erection of a single storey rear extension.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RP3B57BK0LO00>

Planning Applications to be Considered

Planning Applications received to be considered on 06 March 2023

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00251/CONVAR	Samantha Simmons 15/03/202	Cllr Shea	Robinson Escott 01689836334
<i>Case Officer</i>				
<i>Applicant</i>				
Mr D Dennis				
<i>House Name</i>				
<i>Road</i>				
6 Crawshay Close				
<i>Locality</i>				
Northern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
23/02/23				
23/00251/MMA - Amended plan				
Removal of condition 4 (acoustic fencing) and variation of condition 5 (drawings) of 22/02332/CONVAR related to 17/01356/FUL for Demolition of existing garage, shed and rear extension to existing property and the erection of a detached dwelling to the land rear of the existing house, with garage and parking area and erection of a new rear extension with lantern rooflight to existing house, new porch and parking area with alterations to Solar Panels on rear elevation and installation of Air Source Heat Pump on flank of building. A summary of the main changes are set out below: If you have previously been sent correspondence relating to application reference 23/00251/MMA, please note the planning reference has been changed to 23/00251/CONVAR. Please quote this reference if you would like to view the application file online or send any comments through to us about the proposal.				
<i>Web link</i>				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPB5PGBKIGS00				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00290/HOUSE	Samantha Simmons 16/03/202	Cllr Michaelides	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
Ms A Smith				
<i>House Name</i>				
<i>Road</i>				
45 St Botolphs Road				
<i>Locality</i>				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
23/02/23				
Erection of a summerhouse.				
<i>Web link</i>				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPEV29BKIK700				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00292/HOUSE	Christopher Park 07/03/2023	Cllr Ancrum	Sevenoaks Plans 01732240140
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Luhnow-Wygart				
<i>House Name</i>				
<i>Road</i>				
36 Dartford Road				
<i>Locality</i>				
Eastern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
14/02/23				
Proposed electric double swing gate at front with inward opening, new wall, and gate.				
16/02/2023 Correct block plan has been received on 16.02.2023 and Certificate B has now been issued and served.				
<i>Web link</i>				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPEV2WBKIKB00				

Planning Applications to be Considered

Planning Applications received to be considered on 06 March 2023

12	Plan Number	Planning officer	Town Councillor	Agent
	23/00309/LDCEX	Christopher Park 13/03/2023	Cllr Bonin	N/A
Case Officer				
Applicant				
Mrs R Vitorino Hiitamm		3 Dartford Road		Town
Town		County	Post Code	Application date
				20/02/23
Continued use of access point as existing parking drive and vehicular access.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPGPRLBKILR00			

13	Plan Number	Planning officer	Town Councillor	Agent
	23/00323/HOUSE	Christopher Park 13/03/2023	Cllr Dr Canet	Crofton Design Services
Case Officer				
Applicant				
Mr F Le Sbirel		7 Filmer Lane		Northern
Town		County	Post Code	Application date
				20/02/23
Extension to existing front porch.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPIKFIBKIMZ00			

14	Plan Number	Planning officer	Town Councillor	Agent
	23/00324/HOUSE	Sean Mitchell 13/03/2023	Cllr Clayton	Reuther Architecture 078879540
Case Officer				
Applicant				
Mr S Millensted		1C Wickenden Road		Eastern
Town		County	Post Code	Application date
				20/02/23
Two storey side extension, new front entrance with alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPIKFQBKIN100			

15	Plan Number	Planning officer	Town Councillor	Agent
	23/00360/MMA	Louise Cane 14/03/2023	Cllr Eyre	Offset Architects 01732753333
Case Officer				
Applicant				
Ms A White		114 Kippington Road		Kippington
Town		County	Post Code	Application date
				21/02/23
Minor amendment to 22/02265/HOUSE.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPPZ3IBKIQI00			

16	Plan Number	Planning officer	Town Councillor	Agent
	23/00389/MMA	Samantha Simmons 17/03/202	Cllr Eyre	Carmen Austin 01866962268

Planning Applications to be Considered

Planning Applications received to be considered on 06 March 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs De Widt		28 The Rise	Kippington
Town	County	Post Code	Application date
			24/02/23
Amendment to 21/01806/HOUSE.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPTP00BKIT800		

17	Plan Number	Planning officer	Town Councillor	Agent
	23/00393/FUL	Louise Cane 20/03/2023	Cllr Hogarth	Carmen Austin 07866962268
Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Lavelle		5 Woodside Road	St Johns	
Town	County	Post Code	Application date	
			27/02/23	
Demolition of existing residence. New build residence.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RPTP17BKITG00			

18	Plan Number	Planning officer	Town Councillor	Agent
	23/00409/HOUSE	Sean Mitchell 20/03/2023	Cllr Parry	Offset Architects 01732753333
Case Officer				
Applicant	House Name	Road	Locality	
Mr & Mrs Maitland Hudson		1 Soleoak Drive	Kippington	
Town	County	Post Code	Application date	
			27/02/23	
Construction of single storey rear extension and new porch. Internal alterations. New rooflights to the rear along with the installation of solar panels and replacement windows. Construction of pitched garage roof. Associated landscaping alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ132TBKIVI00			

19	Plan Number	Planning officer	Town Councillor	Agent
	23/00426/HOUSE	Christopher Park 20/03/2023	Cllr Raikes	BMAC STUDIO Architecture
Case Officer				
Applicant	House Name	Road	Locality	
K Golunov		12 Thicketts	St Johns	
Town	County	Post Code	Application date	
			27/02/23	
Convert existing garage into habitable space. Erection of a single storey rear extension with rooflight and new glass canopy.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2XR4BKIIY200			

20	Plan Number	Planning officer	Town Councillor	Agent
	23/00436/HOUSE	Christopher Park 20/03/2023	Cllr Busvine	N/A

Planning Applications to be Considered

Planning Applications received to be considered on 06 March 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Harrison		15 Argyle Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			27/02/23
Re-render exterior on the rear elevation and right-side elevation of the property and right side garden wall.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ2XT2BKIYM00		