

Minutes of the PLANNING COMMITTEE meeting held on Monday 6th March 2023 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://www.youtube.com/watch?v=O1FIgclHqaU>

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
3 Members of the Public

PUBLIC QUESTION TIME

None.

627 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

628 DECLARATIONS OF INTEREST

a) Cllr Clayton declared that he had a non-pecuniary interest in [Agenda Item 7] – Kent County Council Consultation on Home to School Transport Policy, as the Chairman of the Sevenoaks Rail Travellers Association.

629 DECLARATIONS OF LOBBYING

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

- [Plan no. 6] 23/00030/HOUSE – 85 Bayham Road.

b) Cllr Hogarth declared that he had been lobbied on the following application in his capacity as a Sevenoaks District Councillor. He abstained from voting on its recommendation.

- [Plan no. 3] 22/02834/FUL – Site of Tanglewood, Parkfield

c) Cllr Parry declared that he had been lobbied the following application:

- [Plan no. 2] 22/02645/OUT – Land South of Larches, Ashgrove Road

d) Cllr Clayton declared that he had been lobbied on the following applications:

- [Plan no. 6] 23/00030/HOUSE – 85 Bayham Road
- [Plan no. 14] 23/00324/HOUSE – 1C Wickenden Road

e) Cllr Ancrum declared that she had been lobbied on the following application:

- [Plan no. 7] 23/00191/HOUSE – Moongate, 1 Vine Lodge Court, Holly Bush Lane

630 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 20th February 2023.

It was RESOLVED that the minutes be approved.

631 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.

632 APPEALS

The Committee received 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 Wildernesse Mount

633 KENT COUNTY COUNCIL CONSULTATION ON HOME TO SCHOOL TRANSPORT POLICY

a) The Committee received reminder that Kent County Council is holding a consultation on their new draft Home to School Transport Policy for children and young people ages 4-16, as well as on their Post 18 Transport Policy Statements for the next two financial years.

b) It was noted that the consultation documents including questionnaire are available via the following link, and that the consultation will remain open until 21st March 2023:
<https://letstalk.kent.gov.uk/school-transport-policy>

c) Cllr Clayton, Cllr Raikes and Cllr Dr Canet reported their difficulty in interpreting the document, and it was therefore agreed that it would be helpful for a Working Group to review the document on behalf of the Planning Committee.

d) It was **RESOLVED** that a Working Group be formed consisting of Cllr Clayton, Cllr Shea, Cllr Mrs Parry and Cllr Parry to look at the document in further detail and to produce a response on behalf of Sevenoaks Town Council.

634 INTRODUCTION TO THREE NEW TYPES OF PLANNING APPLICATIONS

a) Councillors received notice that the following new types of planning applications have been introduced by the government and are starting to be considered by Sevenoaks District Council

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

b) Presentation slides that had previously been provided to Sevenoaks District Councillors on this topic were also received, and it was noted that further Cllr training would be arranged for a Kent Association of Local Councils meeting at a later date.

c) Cllr Parry recommended that any future Cllr training be arranged after the local and district elections on 4th May 2023 and it was **RESOLVED** that this request be forwarded.

635 ADDITIONAL SITES WITHIN SEVENOAKS DISTRICT APPROVED FOR DESIGNATED RURAL AREA STATUS

The Committee received notice that Sevenoaks District Council had received permission from the Secretary of State for Levelling Up, Housing and Communities to designate additional rural areas within the Sevenoaks District.

b) A list of areas affected by this decision as well as a copy of the report made to the District Council's Cabinet on 9th February 2023 were also received. It was noted that Sevenoaks Town would not be affected by the change.

636 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. 6] 23/00030/HOUSE – 85 Bayham Road (**AGAINST**)

(b) The meeting was adjourned to allow the Chairman to read aloud representation received from the Ashgrove Area Residents Association, by prior arrangement.

[Plan no. 2] 22/02645/OUT – Land South of Larches, Ashgrove Road (**AGAINST**)

- (c) The Committee considered planning applications received during the two weeks ending 27th February 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

637 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 8:07pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 6-3-23

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 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

Proposed from the Chair with Cllr Granville-Baxter's apologies:

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

It is recognised and understood that further detail will come with subsequent Reserved Matters and that this amended application includes some improvements and further information as previously requested, which the various expert consultees would be best equipped to accurately interpret.

The Sevenoaks Town Council therefore recommends refusal until such times as the Planning Officer is satisfied that the following strategic matters have been satisfactorily addressed:

1 Quantum of development

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

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

2 Land use Parameters

The amended Parameter Plan (Figure 4.1 of the amended Design and Access Statement (DAS)) indicates the locations for built development and of the Primary School and Lakeside Centre. The extent of the built development indicated in the amended parameter plan remains the same as in the February 2022 version. This extends further to the east than the

Planning Applications Considered

Applications considered on 6-3-23

areas of development in the Northern Sevenoaks Masterplan and removes the Green area within the Sevenoaks Town boundaries which is not acceptable.

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

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

3 Health care provision

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

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

4 Development height parameters

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

The heights of 2 and 3 storey buildings are amended to 9 and 12m which is more realistic given the pitched roofs.

5 Setting of Oast House

The Oast House is identified for community uses in the DAS; this is supported and aligns with the Neighbourhood Plan aspiration. It is believed that the provision of the community use of the Oast House should be one of the 'exceptional circumstances'. There is no clarity or reassurance how this will happen. Development should be carefully planned and structured so that this building, and in particular its distinctive roof form, is prominent within the townscape, helps to provide additional identity and aids legibility. It should remain the highest building in its area.

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

6 Transport and movement strategy

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

Sevenoaks Town Council notes the provision of a transport impact document in this

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amended plan, and reiterates its previous concerns until such time as the appropriate expert consultees have approved the transport information submitted and confirmed that it adequately addresses the following:

- That there needs to be adequate road analysis on how congestion on roads beyond the Bat & Ball junction will be affected by the development.
- There needs to be independent analysis of Sevenoaks road infrastructure and neighbouring parishes and the impact on congestion throughout the Sevenoaks Town road network.
- And that this should include vehicles, bicycles and pedestrians and also consider wider Riverhead and neighbouring parishes.

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

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

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

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

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

7 Access and phasing

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

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

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

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

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

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

(page 15 para 5.4)

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

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

8 Bat and Ball junction

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

The application includes a proposal to replace the signalised crossing at Bat and Ball junction with a roundabout. The Neighbourhood Plan recognises that this junction is difficult to use for pedestrians and cyclists and supports proposals for improved pedestrian and cycle crossing facilities through high quality design. The proposal presented within the application does not achieve this. It appears focused on keeping traffic moving rather than providing safe and

convenient crossing for pedestrians and cyclists. Pedestrian crossings are provided on only two arms of the junction (Otford Road and Bradbourne Vale Road) and are not direct being located well away from the junction itself (20m and 40m) which will lead to extended walking distances to get from the Bat and Ball area to shops and services on St John's Road. No provision for cyclists is indicated. This does not prioritise pedestrians and cyclists (as recommended in para 112 of the National Planning Policy Framework (NPPF) and cited on page 46 of the DAS – February 2022) and whilst it may keep traffic moving it will deter rather than encourage sustainable modes and is therefore in conflict with the policies in the Neighbourhood Plan.

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

9 Development phasing and open space

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

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

These issues do not appear to have been addressed in the amended application and remain

Planning Applications Considered

Applications considered on 6-3-23

one of the most important in relation to 'exceptional circumstances' in the Green Belt for this development.

10 Design Review

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

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

In the case of the Sevenoaks Quarry (Tarmac) development, the size and importance of this project absolutely warrants the need for a number of design reviews and ideally would have already been undertaken for a project of this magnitude and its potential impact on the local area.

We would therefore request that this is organised as soon as possible and before determination of this OUTLINE application, in order to inform and have a material impact on the proposals. Findings should also be made public, and changes implemented into the next stage of the design.

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

11 Affordable Housing

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

12 Exceptional Circumstances

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

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

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

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Applications considered on 6-3-23

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 0129361260
<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.

Comment

Sevenoaks Town Council did not consider the newly submitted documents to materially affect the application and therefore reiterated its previous recommended refusal on the following grounds:

The proposals would be harmful to the Green Belt and Area of Outstanding Natural Beauty, contrary to SDC Policies LO8, SP1, as well as the NPPF Paragraph 89 which sets out exceptions for when development would be appropriate in the Green Belt - none of which, nor any other exceptional circumstances, this development meets. The plans would also result in a loss of Open Space and Green Infrastructure with an unacceptable impact on the character of the area, contrary to SDC Policy EN2, as well as being against SDC Policy EN5 as it would not preserve the landscape character in an AONB.

In addition, the following policies also appear to have relevance to this application and support the Town Council's recommendation for refusal: SDC Policy LO1 and LO8, EN1, EN4, EN6, GB10 and T1, as well as NPPF paragraphs 111, 138, 167, 176 and 177.

Informative:

Sevenoaks Town Council requested that the District Council reach a decision on this application as soon as possible, and preferably via the Development Control Committee.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02834/FUL	Samantha Simmons 16/03/202	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>	
			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

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-3-23

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03473/HOUSE	Christopher Park 16/03/2023	Cllr Busvine	Parkers Design 07776008
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
T Harrison			15 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the new door design will be in keeping with the Conservation area and the Planning Officer is satisfied that the proposed wooden fencing to the rear will not adversely impact the amenity of neighbouring properties.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03519/MMA	Anna Horn 16/03/2023	Cllr Busvine - Reallocated from Cllr Michaelides	Avison Young 077780986
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Purelake Homes Limited			136 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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
- 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.

Comment

Sevenoaks Town Council recommended approval, subject to the following:

- The Planning Officer being satisfied with the materials and designs.
- That a revised viability study is undertaken to accompany the addition of the extra units, in order to assess the scope for additional affordable housing.
- The Planning Officer being satisfied that the addition of the extra units will not have an unacceptable or adverse impact on neighbouring amenity, and that the sizes of the proposed units will provide an acceptable amount of living space to the occupants.

Planning Applications Considered

Applications considered on 6-3-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00030/HOUSE	Christopher Park 14/03/2023	Cllr Clayton	Coleman Anderson 01892 507101
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jackson			85 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Loss of light to main ground floor living room window and direct sun to garden patio to the neighbour to the north
- The materials proposed are inconsistent with the other half of the building and should match those at least on the original part of the house
- The proposals are not consistent with the Residential Character Area Assessment.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00191/HOUSE	Christopher Park 10/03/2023	Cllr Ancrum	Coleman Anderson 01892 507101
<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>
				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.

Comment

Sevenoaks Town Council recommended refusal due to the impact of the proposals on the neighbouring property's amenity.

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

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

Comment

Proposed from the Chair with Cllr Camp's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-3-23

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 0168983
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis			6 Crawshay Close	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.

Comment

Sevenoaks Town Council reiterated its previous recommendation of refusal unless the Planning Officer is satisfied that the air source heat pump will not have an adverse effect on neighbours.

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 Bonin - Reallocated from Cl	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms A Smith			45 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/02/23

Erection of a summerhouse.

Comment

Sevenoaks Town Council recommended approval.

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 017322
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Luhnnow-Wygart			36 Dartford Road	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.

Comment

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

Planning Applications Considered

Applications considered on 6-3-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00309/LDCEX	Christopher Park 13/03/2023	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs R Vitorino Hietamm			3 Dartford Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/23
Continued use of access point as existing parking drive and vehicular access.				

Comment

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00323/HOUSE	Christopher Park 13/03/2023	Cllr Dr Canet	Crofton Design Services
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr F Le Sbirel			7 Filmer Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/23
Extension to existing front porch.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00324/HOUSE	Sean Mitchell 13/03/2023	Cllr Clayton	Reuther Architecture 0788 785 1001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Millensted			1C Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/23
Two storey side extension, new front entrance with alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal on the grounds accepted by the inspector for the previous application that there will be loss of light into the side windows of 1 Nursery Close, in particular that "the new dwelling would fail the 25 degree BRE light test and adversely affect the daylight into ... the south east facing window which provides the majority of light into ... the dining space"

Informative:

The Town Council's attention has been drawn to errors in the block plan which overstate the size of the porch structure on the east of 1 Nursery Close, and overstate also the difference in alignment of the two houses, so the plans cannot be used to assess spacing and light impact accurately.

Planning Applications Considered

Applications considered on 6-3-23

15	Plan Number	Planning officer	Town Councillor	Agent
	23/00360/MMA	Louise Cane 14/03/2023	Cllr Eyre	Offset Architects 0173275 2222
Applicant		House Name	Road	Locality
Ms A White		Westra Lodge	114 Kippington Road	Kippington
Town		County	Post Code	Application date
				21/02/23
Minor amendment to 22/02265/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

16	Plan Number	Planning officer	Town Councillor	Agent
	23/00389/MMA	Samantha Simmons 17/03/202	Cllr Eyre	Carmen Austin 01866962 222
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.				

Comment

Sevenoaks Town Council recommended approval.

17	Plan Number	Planning officer	Town Councillor	Agent
	23/00393/FUL	Louise Cane 20/03/2023	Cllr Hogarth	Carmen Austin 07866962 222
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.				

Comment

Sevenoaks Town Council recommended approval, subject to the removal of future Permitted Development rights.

18	Plan Number	Planning officer	Town Councillor	Agent
	23/00409/HOUSE	Sean Mitchell 20/03/2023	Cllr Parry	Offset Architects 0173275 2222
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.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 6-3-23

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/00426/HOUSE	Christopher Park 20/03/2023	Cllr Raikes	BMAC STUDIO Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K Golunov			12 Thicketts	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/23
Convert existing garage into habitable space. Erection of a single storey rear extension with rooflight and new glass canopy.				

Comment

Sevenoaks Town Council recommended approval.

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

Comment

Sevenoaks Town Council recommended approval.