

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 5th June 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=kgiZ3cfk7pI>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Present
Cllr Camp – Chairman	Present	Cllr Shea – Mayor	Present
Cllr Dr Canet	Apologies	Cllr Skinner OBE	Present
Cllr Clayton	Present	Cllr Varley	Present
Cllr Daniell	Present	Cllr Willis	Apologies
Cllr Dixon	Apologies	Cllr Wightman	Present
Cllr Granville	Present		

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

104 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

105 DECLARATIONS OF INTEREST

Cllr Ancrum and Cllr Skinner declared that they had a non-pecuniary interest in [Plan no. 5], as they are both applicants of a similar application to install solar panels on a Listed Building. They therefore did not take part in discussions and did not vote on its outcome.

106 DECLARATIONS OF LOBBYING

None.

107 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 22nd May 2023.

It was RESOLVED that the minutes be approved.

108 FORMAL ADOPTION OF THE SEVENOAKS TOWN NEIGHBOURHOOD PLAN

The Committee received and noted a copy of Sevenoaks District Council's Adoption Statement for the Sevenoaks Town Neighbourhood Plan (STNP). It was noted that the STNP now has legal effect as part of the District Council's Statutory Development Plan.

109 DEVELOPMENT CONTROL COMMITTEE

a) The Committee noted that the below application was discussed by Sevenoaks District Council's Development Management Committee (DMC) (formerly known as the Development Control Committee) on 1st June 2023:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road

b) It was noted that Cllr Shea attended the meeting and made representation on behalf of Sevenoaks Town Council with regards to the planning application. This was approved via Chairman's Action, due to nomination of a Town Councillor being required before the next Planning Committee meeting.

c) Cllr Shea reported that most of STC's concerns had been addressed in the Case Officer's recommended draft planning conditions, which were approved by the DMC. She reported that the Outline planning application had therefore been Granted, and that the Planning Committee could therefore anticipate being consulted on further planning applications which would contain various reserved matters as excluded from the Outline application and as required by the conditions of its planning permission.

110 APPEAL – DEFERRED AGENDA ITEM FROM 22-05-2023

a) The Committee noted that the following Appeal will be taking place via Public Inquiry at the District Council Offices on 27th June 2023 at 10am:

- **APP/G2245/W/23/3316398: 22/00863/FUL – Berkeley House, 7 Oakhill Road**

b) It was noted that Cllr Daniell had been registered to attend and speak against the Appeal on behalf of Sevenoaks Town Council, with her nomination having been processed under Chairman's Action due to the decision being required before the next Planning Committee meeting.

111 PROPOSED DEPOSIT DOCUMENTS FOR AMENDMENT 47 A WAITING RESTRICTIONS ORDER ON VARIOUS ROADS

a) Councillors received and noted documents on public deposit from Kent County Council, giving notice of its intention to amend waiting restrictions affecting specific sections of the following roads:

- Bayham Road
- St Georges Road
- St Johns Road
- St James Road
- Serpentine Road

b) Cllr Clayton expressed his support in particular of the additional set of lines at the busy junction of Bayham Road and Serpentine Road, which he noted were also supported by local residents and the Residents Association. He also noted that the other

proposed changes in the Eastern Ward would help to address the limited supply of on street parking in and around the Hartslands area.

c) Cllr Shea also expressed her support of the proposals, especially at St Johns Road and St James Road, which she welcomed with the Committee's unanimous agreement.

d) It was **RESOLVED** that the Town Council's support of the amendments be forwarded to Kent County Council alongside Cllr Clayton and Cllr Shea's comments.

112 PROPOSED DEPOSIT DOCUMENTS FOR AMENDMENT 49 A WAITING RESTRICTIONS ORDER ON VARIOUS ROADS

a) Councillors received and noted documents on public deposit from Kent County Council, giving notice of its intention to amend waiting restrictions affecting specific sections of the following roads:

- Hitchen Hatch Lane
- Quakers Hall Lane
- Vine Court Road

b) Cllr Clayton provided an overview of the proposals affecting the Eastern Ward area and made the following observations:

- That he considered the existing double yellow lines on the west side on Vine Court Road to be essential to pedestrian safety, especially to school children who walk up Hollybush Lane to the school. He recommended that KCC's proposals to remove them be opposed, and the 30m stretch of lines be retained
- That the yellow lines on the east side of Vine Court Road could be shortened to create a couple of extra parking spaces, as he believed the sight lines to be less essential to ensuring pedestrian safety
- That he believed there could be scope to reduce the double yellow lines at the junction of Hartslands Road and Quakers Hall Lane, however recommended that a more effective solution would be to introduce a parking prohibition between 8.00am to 9.00 am on the last few metres of the road, so that it would be used by residents to park overnight and at weekends.
- He expressed his support for the reduction of double yellow lines to the west of the junction at Quakers Hall Lane and Allotment Lane, however considered that those to the east should be retained in order to protect the dropped kerb exit, as he considered those lines to be essential for ensuring safe exit of vehicles. He agreed however that the lines could be shortened by 4 or 5 metres.
- Finally, Cllr Clayton agreed that the lines in Allotment Lane could be reduced to the vision splay indicated by the boundary walls on the properties on each side, as he did not consider that this would impact safety.

c) The Councillors expressed agreement with Cllr Clayton's comments and recommendations, and it was **RESOLVED** that they be forwarded to Kent County Council.

113 HAS MADE DOCUMENTS FOR AMENDMENT 45 A WAITING RESTRICTIONS ORDER ON HITCHEN HATCH LANE

The Committee received and noted documents on deposit from Kent County Council, announcing that it has officially amended waiting restrictions on a section of Hitchen Hatch Lane.

114 SEVENOAKS TOWN EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE CONSULTATION

a) The Committee received notification that Sevenoaks District Council, in partnership with Kent County Council, had launched a public consultation on its proposed Sevenoaks Town East to West Walking, Wheeling and Cycling route on 1st June 2023.

b) It was noted that full details of the public consultation, including a map of the route, background documents and detailed drawings, as well as the opportunity to comment on it would remain available until 14th July 2023:

<http://www.sevenoaks.gov.uk/walkwheelcycle>

c) It was noted that the following public drop-in sessions would be held, with District Council and Kent County Council Officers available to answer questions relating to the proposals:

- Tuesday 6th June 2023 from 1pm to 4pm (Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG)
- Wednesday 12th July 2023 from 5pm to 8pm (Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG)

d) Cllr Shea suggested that the proposals required detailed analysis before the Town Council could form a sufficient and informed opinion on the consultation, and therefore recommended that a Working Group be formed to look at the proposals in greater detail and feedback to the Committee at a later date.

e) It was **RESOLVED** that a Working Group comprised of Cllr Clayton, Cllr Shea, Cllr Skinner and Cllr Layne be formed to do as above, and to report the Planning Committee on 19th June 2023.

115 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

(b) The Committee considered planning applications received during the two weeks ending 29th May 2023. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

116 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued informing the public that the Sevenoaks Quarry (Tarmac) outline planning application had been Granted with conditions which address the majority of the Planning Committee's concerns with the proposals. To also note Cllr Shea's representing of STC at the Development Management Committee, and that the planning application will now be followed by more detailed applications regarding previously reserved matters.

There being no further business the Chairman closed the meeting at 8:26pm.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 5-6-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/03572/HOUSE	Christopher Park 10/06/2023	Cllr Daniell	Pump House Designs 014 84974420
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Parfitt		72 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/05/23	

22/03572/HOUSE - Amended plan

Demolition of existing rear wall and removal of chimney. Demolition of 1.5 storey structure with dormers. Two storey side and front extension with alterations to roofline. New covered porch with steps. Ground floor rear extension with rooflights. New garage. Extension to existing driveway. Extension to existing vehicular access. Landscaping. Alterations to fenestration and external materials.

A summary of the main changes are set out below:

The applicant has reduced the scale of the front extension.

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01015/HOUSE	Stephanie Payne 20/06/2023	Cllr Wightman	Claire Lutzow Architect
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
K & H Schnoes	Balmedie	Wilderness Avenue	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/05/23	

23/01015/HOUSE - Amended plan

External alterations to cladding, dormers, balconies, chimney, windows and doors. Removal of rear extension to be replaced by a new extension with smaller footprint. New rear dormer. Solar panels. Alterations to fenestration. Rooflights. Fencing.

A summary of the main changes are set out below:

Plans have been updated in response to conservation comments received on the scheme. An accompanying statement has also been provided.

Comment

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

Planning Applications Considered

Applications considered on 5-6-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01024/HOUSE	Christopher Park 09/06/2023	Cllr Gustard	Mr Eren Munir 079853921
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Cummins			79 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/23
Proposed outbuilding to land at rear of house.				

Comment

Sevenoaks Town Council recommended approval, subject to:
 The Arboricultural Officer being satisfied with the measures in place to protect the wooded area covered by a blanket Tree Protection Order,
 The Environment Officer being satisfied with the measures in place to protect wildlife and their habitats
 That the outbuilding be enured to the existing property and a condition that it may not be used as a residential unit

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01182/HOUSE	Christopher Park 17/06/2023	Cllr Ancrum	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pullin		Humbugs	31 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/23
Erection of single storey rear extension and associated works.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
 That the proposals represent over-development of the property given its location in the conservation area
 Overshadowing and subsequent loss of amenity to neighbours
 The depth of the extension is contrary to the Conservation Area Management Plan and is out of keeping and out of scale with the surrounding dwellings
 It would set an unwelcome precedent

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01194/HOUSE	Stephanie Payne 09/06/2023	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wright			36 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/23
Installation of solar panels.				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied that the visual amenity of the Conservation Area is not compromised.

Planning Applications Considered

Applications considered on 5-6-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01282/HOUSE	Stephanie Payne 08/06/2023	Cllr Wightman	Clair Lutzcow Architect 07 876450000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K & H Schnoes		Balmedie	Wilderness Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/05/23
Replacement chain link fence.				

Comment

Sevenoaks Town Council recommended approval, subject to following:
That the fence be made permeable to local wildlife as per Sevenoaks Town Neighbourhood Plan Policy L1,
That the Arboricultural Officer is satisfied that the tree systems on the verge won't be adversely impacted by the metal posts, should they be sunk in concrete
That the Conservation Officer is satisfied as to the materials of the fence being chain-link.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01300/MMA	Christopher Park 16/06/2023	Cllr Dixon	David Blanco Associates
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms V Britton		Site of	80 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/05/23
Amendments to 03/02900/FUL.				

Comment

Proposed from the Chair with Cllr Dixon's apologies:

Recommend refusal unless the Planning Officer is satisfied that there is:
No material loss of privacy to #82 due to the proposed ground floor windows and
That the proposed incorporation of the conservatories into enlarged dining rooms with solid walls does not contribute unduly to the bulk of the building and constitute overdevelopment of the site.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01330/HOUSE	Stephanie Payne 07/05/2023	Cllr Gustard	WA Architects 019595650
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Aspinall		Timbers	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/05/23
New double garage.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-6-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01341/HOUSE	Christopher Park 13/06/2023	Cllr Shea	Kent Building Control 013 22656001
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Alexander		65 Betenson Avenue	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/05/23	
New first floor. Garage conversion. Front porch extension. Alterations to roof. Removal of existing chimneys. Alterations to fenestration. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, subject to inclusion of opaque glass in the upper storey windows on the western side, and subject to Planning Officer being satisfied that there is no overlooking or otherwise loss of amenity to neighbours, including 63 Betenson Avenue and 17 Robyns Way.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01346/LBCALT	Louise Cane 10/06/2023	Cllr Granville	Claire Lutzow Architect 07 236450000
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M Stevens	Lynch House	21 Clarendon Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/23	
Proposed remedial, repair and renovation work; remove and replace roof membrane. Brickwork and tiling to be cleaned, repaired or replaced. Exterior door and window to be repaired and redecorated. Leadwork to be repaired or replaced. Plastic rainwater goods to be replaced with cast iron. 2 attic windows to be replaced. 1 flat-headed window to be replaced with an arched-head window. External works to increase drainage around side porch. Repairs to flaunching at the top of chimneys.				

Comment

Sevenoaks Town Council recommended approval, subject to approval of the Conservation Officer.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01353/MMA	Christopher Park 09/06/2023	Cllr Daniell	Coleman Anderson Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Smith	Treetops	71 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/05/23	
Amendment to 21/02694/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-6-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01359/FUL	Louise Cane 10/06/2023	Cllr Willis	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Smale		5 St Botolphs Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/23	
Existing window to be changed to a door.				

Comment

Proposed from the Chair with Cllr Willis' apologies:

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>
	23/01364/HOUSE	Louise Cane 16/06/2023	Cllr Gustard	Carmen Austin Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D & Mrs K James		49 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/05/23	

Rear single storey extension. Front single garage and hobby room extension with basement gym below. New porch. New swimming pool. Internal alterations. Alterations to roof. Alterations to ground level. Alterations to fenestration. Windows. New retaining wall. New gate and fence. Landscaping. Rooflights

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and finish used and that there are adequate drainage measures in place for surface water runoff. In addition, that the Arboricultural officer is satisfied with the landscaping plan.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01366/HOUSE	Abbey Aslett 10/06/2023	Cllr Shea	Keith Chandler 07764578
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Stroud		9 The Meadway	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/05/23	

Single storey side & front extension. Front canopy.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-6-23

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01379/FUL	Sean Mitchell 13/06/2023	Cllr Skinner	Open Architecture 017327 70500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Jenn			93 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/23
Extension and renovation (including fenestration updates) of existing building to allow for 3 additional flats. Demolition of existing garage to facilitate the erection of new build block containing 4 flats and under croft parking area. Landscape alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to:

The Planning Officer being happy with design and material used,
 The Arboricultural Officer being satisfied with the proposed arrangements for the management of the trees that will be maintained and for the replacement of trees that will be lost,
 The boundary being permeable to local wildlife, following the Sevenoaks Town Neighbourhood Plan Policy L1, which states that new development should retain natural features that support wildlife, and should establish ecological networks that allow wildlife to pass between habitats.
 That affordable housing provisions being met as per the District Council's Affordable Housing policy

Informative

It would be desirable to provide two additional car parking spaces for visitors.
 Sevenoaks Town Council noted that the proposals adhered to the Sevenoaks Town Neighbourhood Plan in the following aspects:
 The sustainable retaining of a locally listed asset, in line with Objective 1 which pertains to respecting the town's heritage
 The retention of trees and the improved landscaping is in line with Objective 5 which recognises the significant contribution of trees and hedgerows
 The proposed environmental approach is in line with Objective 17 which pertains to minimising environmental impact by providing energy efficient homes
 The development of this site to provide a range of new homes is line with Objectives 15 and 16 which pertain to consolidating vacant or under-utilised land and providing a range of new homes to meet local needs.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01382/HOUSE	Anna Horn 13/06/2023	Cllr Willis	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Arnott			1 Bouchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/05/23
Single storey front extension and roof canopy.				

Comment

Proposed from the Chair with Cllr Willis' apologies:

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

Planning Applications Considered

Applications considered on 5-6-23

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01392/HOUSE	Louise Cane 14/06/2023	Cllr Michaelides	Offset Architects 0173275 2222
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Marshall		56 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/05/23	
Demolition of the existing outbuilding, conversion of the garage. Reconstruction of the conservatory with a solid roof, construction of a garden studio with covered patio/link and addition of new rooflights and windows to the second floor. Landscaping works to include a new garage to the front of the plot and alterations to the parking areas.				

Comment

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

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01412/FUL	Louise Cane 16/06/2023	Cllr Daniell	DMP 01892534455
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Ingram	West Heath School	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/05/23	
Widening and re-surfacing of the existing and temporary access roads within the site with the relocation of entry/exit barriers, associated intercoms & ANPR controls with associated landscaping and improvements, installation of timber bollards and low level lighting to the perimeter of the driveway, 18 no. new parking spaces to be provided, including 5 no. EV charging points.				

Comment

Sevenoaks Town Council recommended approval, subject to:
The Arboricultural Officer being satisfied with the tree removal and advising on a suitable replacement
Kent County Council being satisfied with the proposals
The recommendations of the PEA being followed.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01438/HOUSE	Louise Cane 17/06/2023	Cllr Michaelides	Carmen Austin Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Plowman	Belmont	The Vine	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/05/23	
Alterations to fenestration and roof over existing side gym and study block.				

Comment

Sevenoaks Town Council recommended approval, subject to both the Planning and Conservation Officer being satisfied with the materials and designs, and subject to the Planning Officer being satisfied that there will be no unacceptable adverse impact on neighbours or on the street scene.

Informative:

Sevenoaks Town Council noted the absence of a Design and Access Statement, which hindered the Town Councillors in their assessment of the proposals. The Town Council therefore requested that similar applications be required to submit a Design and Access Statement in the future in order to address this.