

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 17th July 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/d3zozihCA84>

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
KCC Cllr Richard Streatfeild
1 Member of the Public

219 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

220 DECLARATIONS OF INTEREST

Cllr Willis declared a pecuniary interest in [Plan no. 12] Amberley House, Oak Avenue, in his links to the nearby school. He took part in discussions but did not vote on its resolution.

221 DECLARATIONS OF LOBBYING

None.

222 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 3rd July 2023.

It was RESOLVED that the minutes be approved.

223 HIGHWAY IMPROVEMENT PLAN – DEFERRED FROM 19TH JUNE 2023

a) The meeting was adjourned to allow Kent County Council (KCC) Councillor Richard Streatfeild to address the Committee regarding KCC's Highway Improvement Plan (HIP) initiative, with advice on how STC can reinvigorate its HIP to achieve results for the Town. His report included the following:

- When asked by Cllr Streatfeild about the status of one of the HIP priorities, the Highways and Transport Cabinet Member David Brazier, was reportedly unaware of any proposed projects, which he found concerning.
- This appears to be a trend, with Members being unaware of projects being proposed by the Town and Parish Councils, and minimal progress being made on other HIPs.
- Cllr Streatfeild recommended that the HIP's priorities be retained and the Plan reinvigorated for resubmission to KCC. He would lend his support to aid STC in gaining KCC Officers' attention to the Plan, as this had historically been mostly unsuccessful.
- He recommended that the reinvigoration also include clearer numbering of the priority projects, as well as indication of financing available from STC to deliver these.
- He reported that KCC will not be able to provide any funding for projects unless provided to them by a specific grant. He could, however provide a small contribution from his KCC Members fund for initial steps such as feasibility studies or consultation exercises.
- He identified an opportunity for STC to strengthen a number of its priorities by linking it to aspirations for 20mph speed reductions in Sevenoaks Town, as they could be considered in tandem with these – for instance, STC's proposals for increased pedestrian safety at various locations.
- Finally, he proposed that, should STC wish to pick up the 20mph proposals which had recently been temporarily suspended by the Joint Transportation Board, he could provide support as to an enhanced further public consultation.

b) Following a Q & A from Councillors regarding the above report, the meeting was reconvened to consider the Agenda item.

c) The Planning Committee received and noted the Highway Improvement Plan, and agreed with Cllr Streatfeild's recommendation that it be reinvigorated to make clearer the prioritisation of the proposed projects, as well as which financial avenues are available.

d) It was **RESOLVED** that a Working Group be formed to amend the existing plan and present the updated plan to the next Planning Committee on 31st July 2023 for approval of resubmission to KCC. Cllr Shea, Cllr Ancrum and Cllr Varley volunteered to do this.

e) It was also **RESOLVED** that STC would request a KCC Officer to attend a future meeting of the Planning Committee to discuss the HIP, with aid from Cllr Streatfeild in facilitating this and encouraging KCC Officer attendance.

224 APPEALS

a) The Committee received notice that the following Appeal was DISMISSED by the Planning Inspectorate on 7th July 2023:

- **APP/G2245/W/22/3308246: 21/04236/OUT – Land South of Little Brittain's, Brittain's Lane**

b) The Committee also noted the Inspector's report, which stated that she had included the Sevenoaks Town Neighbourhood Plan in her material considerations, due to it having been approved for Referendum by the District Council at the time of her appraisal. This despite the fact that it had not yet gone to Referendum or been adopted by the District Council. Its inclusion was therefore considered a significant achievement very early in the now-adopted policy document's life.

225 APPEALS

a) The Committee received notice that the following Appeal was ALLOWED by the Planning Inspectorate on 3rd July 2023:

- **APP/G2245/W/22/3294524: 21/02502/PAC – 160 London Road**

b) Cllr Shea noted that Sevenoaks Town Council had been strongly opposed to this application due to the loss of office space in the Town Centre and the precedent that it would set. She therefore recommended that Cllrs monitor the progress of this development site.

226 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the following application is due to be discussed by the District Council's Development Management Committee on 20th July 2023:

- **23/01182/HOUSE – Humbugs, 31 Hartslands Road**

b) It was **RESOLVED** that Cllr Ancrum be registered to speak on behalf of Sevenoaks Town Council.

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

a) The Committee received reminder that Kent County Council had recently held a consultation on its proposals to amend waiting restrictions on parts of the following roads:

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

b) Copy of STC's submitted comments, as well as further correspondence received from Kent County Council in response to the Town Council's these were noted by the Committee. This included additional information provided by KCC regarding the

proposed amendments, and subsequent query as to whether it affects STC's stance on the sections in which it had expressed concerns.

c) Cllrs did not have any additional comments to make on the consultation, and it was **RESOLVED** that STC stand by its original comments, which include part-support and part-objection.

228 GATWICK AIRPORT REDESIGN OF ARRIVAL AND DEPARTURE PROCEDURES – INFORMATION SESSION

The Committee received notice that Gatwick Airport will be holding information sessions for its stakeholders, concerning the outcomes of its Initial Options Appraisal to support Gatwick Airport's Redesign of Arrival and Departure Procedures. Invitation to the following sessions via Microsoft Teams were noted:

- 10am – 12pm Friday 28th July 2023
- 2pm – 4pm Monday 31st July 2023
- 5:40pm – 7:30pm Wednesday 2nd August 2023

229 KENT BUS SERVICE CHANGES BULLETIN COVERING JUNE, JULY, AUGUST AND SEPTEMBER 2023

The Committee received and noted a summary provided by KCC, identifying bus service changes registered by an operator to take place between June and September 2023.

230 NATIONAL HIGHWAYS & TRANSPORT NETWORK PUBLIC SATISFACTION SURVEY

a) The Committee received notice that KCC is holding six web-based surveys on the following specific issues as part of its yearly National Highway & Transport Network Public Satisfaction Survey:

- Highway Maintenance
- Accessibility
- Walking and cycling
- Public transport
- Road safety
- Tackling congestion

b) Cllr Skinner noted the importance of making the public aware of these surveys, as they will inform KCC's decisions on how to improve its services. He requested that STC aid in advertising them, and it was **RESOLVED** that notification of and link to the surveys be featured on STC's website.

231 EAST-WEST WALKING, WHEELING AND CYCLING ROUTE – SEVENOAKS TOWN COUNCIL'S SUBMITTED RESPONSE

The Committee received and noted STC's submissions to the District Council and Kent County Council's joint consultation on their proposed East-West active travel route.

232 OTFORD PARISH COUNCIL AND SEVENOAKS TOWN COUNCIL ACTIVE TRAVEL COLLABORATION

a) The Committee received reminder that Otford Parish Council (OPC) had reached out to STC in 2022, proposing a joint collaboration on broadening travel options and managing traffic growth following large development proposals which would impact both communities.

b) Cllr Shea, who was part of a Working Group formed by the Planning Committee to pursue this, provided a further summary:

- That OPC and STC had been investigating potential for an Otford to Sevenoaks active travel route using an earlier feasibility study funded by OPC
- This was paused when it was learned that SDC was pursuing its own feasibility study for the route
- Regardless of whether the route is delivered by SDC or the collaboration group between STC and OPC, Cllr Shea believed that any subsequent route could be greatly enhanced by the combined views of the two local councils
- Cllr Shea recommended that the Working Group be continued with new membership of Cllr Clayton, Cllr Shea, Cllr Willis and Cllr Dixon.

c) It was **RESOLVED** that STC continue to work with OPC via a joint collaboration group investigating active travel options between Otford and Sevenoaks.

233 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC's Planning Committee since April 2023.

b) Members commented that they found the information very useful and thanked the Planning Committee Clerk for producing the report.

c) It was **RESOLVED** that applications which had received a decision contrary to STC advice be highlighted in future reports.

234 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council in order to comply with comment deadlines.

(b) The meeting was adjourned to allow a member of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 20] 23/01880/MMA – Site of Summerhill, Seal Hollow Road (**FOR**)

- (c) The Committee considered planning applications received during the two weeks ending 10th July 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

235 PRESS RELEASES

RESOLVED: To issue a Press Release on the following matters:

- a) STC's response to SDC and KCC's joint consultation on a proposed East-West Walking, Wheeling and Cycling route
- b) Announcing that the STNP was used as a "material consideration" by the Planning Inspector for the Appeal on Land South of Little Brittain's, Brittain's Lane.

There being no further business the Chair closed the meeting at 20:50pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 17-7-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01048/HOUSE	Abbey Aslett 24/07/2023	Cllr Daniell	Raynor Davies Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr R Emms		19 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/07/23	

23/01048/HOUSE - Amended plan

Demolition of existing rear extension and erection of a two-storey extension.

A summary of the main changes are set out below:

Changes to the size and bulk of the extension.

Comment

Proposed from the Chair with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval on the condition the first-floor windows on the west side are conditioned to be permanently obscured to protect the privacy of the neighbouring property adjacent to the west elevation.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01172/HOUSE	Christopher Park 24/07/2023	Cllr Wightman	Offset Architects 0173275 9999
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mt & Mrs R Silva	Silverley	Woodland Rise	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/07/23	

23/01172/HOUSE - Amended plan

Construction of rear single storey extension, infill ground floor extension, first floor side extension, loft conversion including dormer windows, with internal alterations. Alterations to roof and fenestration. Rooflights.

A summary of the main changes are set out below:

Drawing provided to show the garage rooflights on the roof plan.

Comment

Sevenoaks Town Council recommended approval while noting that the Conservation Officer's comments on roof lights will apply to the Officer's decision, and in addition to previous comments by Sevenoaks Town Council on this application.

Planning Applications Considered

Applications considered on 17-7-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01220/HOUSE	Christopher Park 19/07/2023	Cllr Gustard	Sevenoaks Plans 079499 20170
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hix			2 Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/23

23/01220/HOUSE - Amended plan

Proposed front, side and rear extensions to existing garage.

A summary of the main changes are set out below:

The proposed development was incorrectly shown on the front elevation. The proposed elevations showed a structure to the side of the garage. The agent has already submitted the amended plan so this has been revalidated from 23 June 2023.

Comment

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

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01438/HOUSE	Louise Cane 25/07/2023	Cllr Michaelides	Carmen Austin Architectu noted
<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>
				04/07/23

23/01438/HOUSE - Amended plan

Alterations to fenestration and roof over existing side gym and study block.

Additional information has been submitted in regard to the windows, based on the comments received by the Conservation Officer.

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is fully satisfied that this application enhances and preserves a well known, important locally listed building.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01595/LBCALT	Louise Cane 19/07/2023	Cllr Willis	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Jaynes			29 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/06/23

Replacement of existing windows.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the works will not undermine the historic integrity of the property.

Informative:

Sevenoaks Town Council requested that measures be undertaken to reduce the likely impact on traffic during the works.

Planning Applications Considered

Applications considered on 17-7-23

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01611/HOUSE	Stephanie Payne 27/07/2023	Cllr Ancrum	Offset Architects 0173275 2222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ferguson			18 Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/23

23/01611/HOUSE - Amended plan

Demolition of the existing garage and construction of a single storey rear extension and attached replacement garage, internal alterations and reinstatement of the original chimney stacks.

A summary of the main changes are set out below:

Details relating to replacement chimneys have been provided in response to conservation comments.

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01657/HOUSE	Christopher Park 25/07/2023	Cllr Shea	AK-Studios 07882112427
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R J Miles			70 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/23

Demolition of existing garage to replace with a single storey rear and two storey side extension. Alterations to roof. Rooflights.

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01696/LBCALT	Abbey Aslett 28/07/2023	Cllr Michaelides	TRS Surveying
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Nos.	7, 9 and 11 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/23

23/01696/LBCALT - Amended plan

Repair failing clay roof tiles to match existing covering and external redecoration of timber sliding sash windows and shiplap cladding. Replace concrete tiles to the rear three box gable end pitches with hand-made clay tiles to match main roof.

A summary of the main changes are set out below:

A section drawing of the roof build up has been submitted.

Comment

Sevenoaks Town Council recommended approval, provided that both the Conservation Officer and the Planning Officer are satisfied that this application enhances and preserves a listed building.

Planning Applications Considered

Applications considered on 17-7-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01706/HOUSE	Stephanie Payne 25/07/2023	Cllr Varley	info@ak-studios.co.uk
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Johnson			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/23
First floor balcony to the front elevation and additional pavement crossover to form a carriage drive.				

Comment

Sevenoaks Town Council recommended approval, provided that:

- The Planning Officer is satisfied there is no loss of privacy to the house opposite from the new front balcony, and
- That the new driveway is either permeable, or adequate measures are put in place for the additional surface water runoff from the new driveway.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01714/HOUSE	Abbey Aslett 18/07/2023	Cllr Varley	TBD Design Solutions
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G & Mrs S Lewis-Davies			9 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/23
Rear single storey extension.				

Comment

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

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01717/HOUSE	Christopher Park 20/07/2023	Cllr Camp	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wilson		Montpelier House	4 Hitchen Hatch Place	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/06/23
Alterations to fenestration at the rear.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-7-23

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01767/HOUSE	Samantha Simmons 06/07/2023	Cllr Gustard	Pod Space Ltd 01422369478
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Lopardi	Amberley House	Oak Avenue	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/07/23	
Installation of a residential eco pod.				

Comment

Sevenoaks Town Council recommended approval on the following conditions:

- That the eco pod be made ancillary to the house with restriction to it not being used as a separate residential unit,
- That the Arboricultural Officer is satisfied with the location in relation to TPO'd trees and with the measures to mitigate any damage to shallow roots.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01785/HOUSE	Samuel Odell 25/07/2023	Cllr Layne	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Ross		27 Swaffield Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/07/23	
New canopy roof to front elevation, replace existing garage door with a window and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01807/FUL	Louise Cane 27/07/2023	Cllr Willis	Miss Sophie Bisby
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O Agent	Private Car Park, Alexander Ho	95 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/07/23	
Redevelopment of the site including erection of a three storey building to accommodate apartments (Class C3), associated parking, waste and recycling facilities and landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Conservation Officer being satisfied that there will be no detrimental impact on the setting of the neighbouring listed buildings,
- The Arboricultural Officer being satisfied as to the protection measures for the TPO'd trees and the tree root systems.

Informative:

Sevenoaks Town Council would encourage applications which require landscaping plans to also include green and soft landscaping, as providing green spaces in developments is important both to the environment and to residents' health and wellbeing.

Planning Applications Considered

Applications considered on 17-7-23

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01810/HOUSE	Abbey Aslett 25/07/2023	Cllr Dr Canet	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kennedy			10 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/23
Loft conversion with rear projecting dormer.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the dormer is not over-dominant and that proposed roof amendments do not alter the roof profile, thereby contributing to the negative features of the character area and contrary to the Residential Character Area Assessment advice.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01814/HOUSE	Stephanie Payne 31/07/2023	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Prior		South Ways	3 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/23
Replacement first floor extension to existing detached outbuilding. Installation of solar panels to the roof.				

Comment

Sevenoaks Town Council recommended approval on the condition that the new building be made ancillary to the main house.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01824/CONVAR	Samantha Simmons 27/07/2023	Cllr Wightman	Offset Architects 0173275 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Little Hollow	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/23
Variation of condition 9 of 22/01174/FUL for Demolition of existing dwelling, garage, car port and pavilion and construction of new detached replacement dwelling. Creation of new driveway cross over, gates and front boundary wall. Associated landscaping with amendment to use slate roof tiles rather than plain clay tiles.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the material and colour of the roof tiles will not detract from the street scene.

Planning Applications Considered

Applications considered on 17-7-23

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01827/HOUSE	Abbey Aslett 26/07/2023	Cllr Granville	Canopy Planning Service Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hickey			28 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/07/23
Part hip to gable loft conversion including rear dormer and front, side and rear rooflights.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the three street-facing velux windows are not detrimental to the street scene.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01864/HOUSE	Abbey Aslett 27/07/2023	Cllr Skinner	Atelier73 Architects Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Milner-Pearce		The Old Barracks	95 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/23
Proposed infill of existing balcony to create en-suite, alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer confirming that the change would not be detrimental to the property's locally listed status.

Planning Applications Considered

Applications considered on 17-7-23

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01880/MMA	Ashley Bidwell 31/07/2023	Cllr Clayton	Howard Sharp and Partne
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Brentfield Homes Limited	Site of Summerhill	Seal Hollow Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/07/23	
Amendment to 20/01075/FUL.				

Comment

Sevenoaks Town Council noted that it had no objection to the houses as specified in this plan, which are mostly built. However, it recommended refusal of the landscaping plan including the gates, walls and fences on the grounds that they do not take into account the requirement to keep the space in front of the houses open in order to turn a fire engine. This requirement was demanded by Kent Highways/Kent Fire & Rescue to meet standard conditions on fire safety, and which the Town Council would therefore expect the District Council's Planning and Building Control to enforce.

In addition, it was not considered clear from the plans that the gates in front of both houses are located so that vehicles unable to gain entry to either of them would not block the entrance to Salterns next door. This had been required in earlier plans and the Town Council therefore considered that it should be required in any future plans as well.

Informative:

Sevenoaks Town Council recommended that, where a condition has been placed on a specific drawing, plan or document on a previously approved application, and which has since been updated via a new planning application, this condition should be carried over to apply to the new plans. For instance, condition 6 of planning permission for 20/01075/FUL concerning the hard and soft landscaping plan should be placed on the new hard and soft landscaping plan proposed in this planning application.

Added Informative:

Sevenoaks Town Council requested that this response be forwarded to Kent Highways/Kent Fire & Rescue so that they are aware of the issues regarding emergency vehicle access, and with reference to the landscaping plan.