

3rd October 2023



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 9th October 2023**.

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

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/xOV6-Nrzfll> may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) for full details as to when CIL is charged on a development, and [click here](#) to view applications from which Sevenoaks Town Council has received CIL contributions.

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

Town Clerk

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

Committee Members

Cllr Ancrum
Cllr Layne
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell
Cllr Dr Dixon
Cllr Granville

Cllr Gustard
Cllr Michaelides
Cllr O'Hara
Cllr Shea - Mayor
Cllr Skinner OBE
Cllr Varley – **Vice Chair**
Cllr Willis
Cllr Wightman

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Town Clerk

PUBLIC QUESTION TIME

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

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 7-17)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 25th September 2023. (Pages 7-16)

b) To receive and note the Minutes of the Otford Parish Council (OPC) and STC Active Travel Collaboration (ATC) Group, held on 7th September 2023. (Page 17)

5 APPEALS (Pages 19-22)

To receive notice that the following appeal was DISMISSED and planning permission Refused by the Planning Inspector on 18th September 2023.

- **APP/G2245/W/23/3316684: 22/01849/FUL – 150 High Street**

6 APPEALS (Pages 23-26)

To receive notice that the following appeal was ALLOWED and planning permission Granted by the Planning Inspector on 26th September 2023.

- **APP/G2245/W/22/3309358: 22/00613/FUL – 73 Bradbourne Vale Road**

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7 APPEALS (Pages 27-29)

To receive notice that the following appeal was DISMISSED and planning permission Refused by the Planning Inspector on 2nd October 2023.

- **APP/G2245/W/23/3314396: 22/01946/FUL – 114 High Street**

8 PUBLIC ENGAGEMENT SESSION FOR LCWIP ACTIVE TRAVEL ROUTE: SEVENOAKS TOWN CENTRE TO SEAL

To receive notice that Sevenoaks District Council held a public engagement session on its proposals for a Sevenoaks to Seal active travel route on 27th September 2023. This in order to inform the design and scope of a feasibility study for the route.

9 PUBLIC ENGAGEMENT SESSION FOR LCWIP ACTIVE TRAVEL ROUTE: SEVENOAKS TOWN CENTRE TO OTFORD (Page 31)

a) To receive notice that Sevenoaks District Council will hold a public engagement session on its proposals for a Sevenoaks to Otford active travel route on 13th October 2023. This in order to inform the design and scope of a feasibility study for the route, and to be held between 1pm-7pm at the Bat & Ball Station Luggage Room.

b) To note that the OPC & STC ATC Group has been successfully registered as a separate Stakeholder, independent of either Town or Parish Council. This as per the Minutes of the ATC Group meeting held on 7th September 2023.

10 WORKING GROUP MEMBERSHIP – SEVENOAKS DISTRICT COUNCIL AND KENT COUNTY COUNCIL'S PROPOSED EAST-WEST WALKING, WHEELING AND CYCLING ROUTE

To nominate STC Councillors to represent the Town Council in a Working Group comprising KCC Officers, Town Councillors and local landowners, with the objective to agree the most appropriate East-West active travel route.

This as agreed by Sevenoaks District Council's Joint Transportation Board on 18th September 2023, which included stipulation that the scheme be agreed in consultation with Sevenoaks Town Council, including agreement of a preferred option at Lakeview Road, Bradbourne Park Road, and St James's Road.

11 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE (Pages 33-34)

a) To receive notification of the District Council's decisions regarding STC's recent nominations for Longspring Woods and Longspring Field to be considered Assets of Community Value.

- Longspring Field: Unsuccessful, due to community use not being considered ancillary to its current use as a school sports field
- Longspring Woods: Successful, excluding smaller sections which have been sold off to nearby residential owners

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b) To consider nominating the following locations:

- Water Works, Cramptons Road site – identified in the Sevenoaks Town Neighbourhood Plan as potential residential development or co-housing project
- St Johns Hill Car Park Public Toilets

c) To consider and agree any additional sites to be nominated.

12 SWANLEY URBAN AREA LCWIP – DRAFT NETWORK

a) To receive notice that a draft network of walking and cycling routes has been created for Swanley Urban Area, following stakeholder engagement, available to view via the following link:

<https://engagement.sevenoaks.gov.uk/strategic-planning/swanley-lcwipdraftnetwork/>

b) To note that SDC is consulting on the proposed networks, with the survey period to close 13th October 2023.

c) To discuss and agree whether the Town Council respond to the consultation.

13 KENT COUNTY COUNCIL'S RESPONSE TO SEVENOAKS TOWN COUNCIL'S PROPOSAL FOR TRAFFIC MIRRORS (Pages 35-37)

a) To receive copy of correspondence between Sevenoaks Town Council and Kent County Council, with regards to STC's request for its proposals to be reconsidered in line with KCC's Vision Zero Strategy of preventing accidents.

b) To note that KCC have rejected the request, however offered to re-run the data in March/April 2024 when it is updated, and have provided advice on mirrors installed on privately owned land in the meantime.

14 SDC LICENCING COMMITTEE – PROPOSED AMENDMENTS TO THE CURRENT HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING POLICY

a) To receive notice that SDC is consulting on proposed amendments to the current Hackney Carriage and Private Hire Licensing Policy, as approved by its Licensing Committee on 20th September 2023.

b) To note that the amended policy and list of main changes are available via the following link:

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

c) To note that the comments can be forwarded to licensing.officers@sevenoaks.gov.uk, and that the deadline for comment is 12th November 2023.

15 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 39-40)

a) To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 2nd October 2023.

16 PLANNING APPLICATIONS (Pages 41-48)

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

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

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 2nd October 2023.

17 PRESS RELEASES

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

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Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 25th September 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/ZdeWD8DC1MA>

Present:

Committee Members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

4 Members of the Public

PUBLIC QUESTION TIME

None.

357 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

358 DECLARATIONS OF INTEREST

Cllr Shea declared that she had a non-pecuniary interest in the following planning application, in her knowing the applicant.

- [Plan no. 7] 23/02547/HOUSE – 31 Lambarde Drive

359 DECLARATIONS OF LOBBYING

a) Five representations were received and forwarded to Cllrs, objecting to the following planning application:

- [Plan no. 1] 23/01024/FUL – 79 Weald Road

b) Cllr Varley declared that he had been lobbied on the following planning applications:

- [Plan no. 1] 23/01024/FUL – 79 Weald Road and
- [Plan no. 6] 23/02539/HOUSE – Homefield, 93 Oakhill Road

c) Cllr Granville, Cllr Camp and Cllr Ancrum declared that they had been lobbied on the following planning application:

- [Plan no. 2] 23/02032/FUL – Knole Park Golf Club, Seal Hollow Road

360 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 11th September 2023.

It was RESOLVED that the minutes be approved.

361 TEMPORARY ROAD CLOSURE – GOLDING ROAD – 26TH OCTOBER UNTIL 12TH NOVEMBER

a) Councillors received notice that Golding Road would be closed for its entire length between 26th October until 12th November 2023, with pedestrian access maintained.

b) It was noted that the alternative route is via St James Road, A225 St Johns Hill, Camden Road, and vice versa.

c) It was noted that up to date information on these works can be found via the following link: <https://one.network/?tm=135157438>

362 KENT COUNTY COUNCIL'S DRAFT EMERGING LOCAL TRANSPORT PLAN

The Committee received and noted a copy of Sevenoaks Town Council's submitted response to the above public consultation by Kent County Council on its emerging Local Transport Plan. This had been approved by the Planning Committee on 11th September 2023.

363 APPEALS

The Committee received notice that the following appeal was ALLOWED and planning permission Granted by the Planning Inspector. It was noted that this superseded the previous Inspectorate decision issues on 2nd December 2022, which was overturned by Order of the High Court:

- **APP/G2245/W/22/3301377: 20/03293/FUL – Pinehurst House Care Home, Pinehurst**

364 APPEALS – DEFERRED FROM 11-09-2023 PLANNING COMMITTEE

a) The Committee received reminder that the following appeal had been submitted:

- **APP/G2245/W/23/3322158: 23/00237/FUL – Site Formerly Known as Sevenoaks Open Air School, Oakhill Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation, with the deadline to do so being 4th October 2023.

c) The Chair summarised the history of the application, providing the following justification for its having been called back to Committee by Cllr Gustard on 11th September 2023 for an updated reconsideration by the new Committee:

- The Planning Committee received consultation on 23/00237/FUL on 20th February and recommended approval, providing that the Planning Officer is satisfied that there will be no loss of amenity to neighbours.
- In May 2023, half of the membership of the Planning Committee changed following local elections. This included all three Kippington Ward Councillors.
- The new Planning Committee received consultation on 23/01585/FUL on 3rd July 2023. This application consisted of similar proposals for the same location. The Planning Committee recommended refusal on the grounds of overdevelopment of the site, and that it would set an unwelcome precedent in an otherwise residential area.
- Given the change of membership, especially in Kippington Ward, it was considered prudent to update the Town Council's representation to reflect the opinions of the current Council.

d) Cllr Gustard's new appraisal of the application was presented from the Chair, and an updated recommendation proposed. It was **RESOLVED** that the following comment, alongside justification for its amendment, be forwarded to the Planning Inspectorate for their consideration:

- Sevenoaks Town Council recommended refusal of the application on the grounds of overdevelopment of the site in a Conservation Area, contrary to policy EN4 of the Allocations and Development Management Plan, and Policy C1 of the Sevenoaks Town Neighbourhood Plan.

365 SEVENOAKS DISTRICT COUNCIL AND KENT COUNTY COUNCIL'S PROPOSED EAST-WEST ACTIVE TRAVEL ROUTE

a) Councillors noted that Sevenoaks District Council's Joint Transportation Board had approved the progression of the East-West walking, wheeling and cycling scheme on 18th September 2023. It was noted that this included stipulation that the scheme be agreed in consultation with Sevenoaks Town Council, including agreement of a preferred option at Lakeview Road, Bradbourne Park Road, and St James' Road.

b) It was noted that full details of the decision would be published in the Minutes of the JTB meeting via the following link:

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=134&MId=3137&Ver=4&J=1>

366 SEVENOAKS TOWN COUNCIL'S DRAFT INFORMAL CONSULTATION ON 20MPH ZONES IN SEVENOAKS TOWN

a) Councillors considered the item of a draft public consultation on 20mph zones in Sevenoaks Town, to be progressed by Sevenoaks Town Council. This had been circulated between STC Officers and Councillors, with no responses to the final draft, circulated by the Town Clerk.

- b) Cllr Clayton requested that the consultation be amended to include the following:
- A statement of the problem, including 10 year crash statistics for Sevenoaks Town.
 - An authoritative and evidenced statement for what 20mph zones achieve, which Cllr Clayton reported had been requested from the KCC Officer designing the scheme

c) The Town Clerk explained that in order for the consultation to be announced in a special edition of the Town Crier in November 2023, the following deadlines would need to be met:

- Town Cllrs to approve the final draft consultation **by 6th October 2023** in order to allow KCC a minimum of one week to review and approve the consultation,
- Final draft to be provided to printers by 13th October 2023 for printing and distribution in November 2023

d) It was **RESOLVED** that Cllr Clayton, Cllr Shea and Cllr Varley would collaborate on a joint response to the draft consultation. This to be presented to the Town Clerk for agreement before the end of the week.

367 KENT COUNTY COUNCIL AMENDMENT 39 ORDER 2022: A WAITING RESTRICTIONS ORDER TO VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS

a) The Committee received notice that Kent County Council had made the above Order to introduce or amend existing double yellow lines in various roads in Sevenoaks District, including at St Johns Hill, Clare Way, Hurst Way and Lea Road.

b) It was noted that the proposed order was consulted on from January 2022, with no comment from the Town Council as per the Minutes of 7th February 2022 when it was considered.

c) It was noted that the order would be on public deposit from 15th September 2023 to October 2023, and available to view via the following link:

<http://www.kent.gov.uk/highwaysconsultations>

368 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, received during the two weeks ending 18th September 2023.

b) Councillors noted that the Case Officer for 23/01980/HOUSE – 3 White Hart Close had rejected the Town Council's recommendation for a condition on permeable fencing, on the grounds that the scale of development and wording of policy L1 (where possible) made the request unreasonable.

c) It was noted that SDC had rejected the application of the policy on other applications where STC had recommended porous fences. It was there therefore **RESOLVED** that STC write to SDC questioning this and requesting that the policy be given more weight.

369 PLANNING APPLICATIONS

(a) Minute Item 369.b.i was moved further up the Agenda and considered after Declarations of Interest. This as per Standing Order 10.a.viii whereby the order of business of the Agenda may be changed without prior written notice.

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

(i) [**Plan no. 2**] 23/02032/FUL – Knole Park Golf Club, Seal Hollow Road (For)

(ii) [**Plan no. 6**] 23/02539/HOUSE – Homefield, 93 Oakhill Road (For) *Statement read aloud by the Chair on behalf of the applicant*

(c) The Committee considered planning applications received during the two weeks ending 18th September 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

370 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 20:52pm.

Signed
Chair

Dated

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Planning Applications Considered

Applications considered on 25-9-23

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/01024/FUL	Christopher Park 03/10/2023	Cllr Gustard	Mr Eren Munir
<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>	
			12/09/23	
23/01024/HOUSE - Amended plan				
Demolition of existing outbuilding. New proposed outbuilding to land at rear of house.				
A summary of the main changes are set out below:				
Application type amended to FUL. New reference number is 23/01024/FUL.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Expected harm to the trees and hedgerows and protected bluebell habitat of the Tree Protection Ordered woodland.
- Failure to preserve woodland and wildlife, contrary to Policy L1 of the Sevenoaks Town Neighbourhood Plan

Informative:

The Town Council requested that the Arboricultural Officer attend the site for further investigation.

If the Planning Officer is minded to approve the application, the Town Council request that:

- The outbuilding be enured to the existing dwelling for its use and enjoyment,
- That any construction that takes place be sympathetic and cause the least amount of damage, in order to protect the woodland.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02032/FUL	Ashley Bidwell 26/09/2023	Cllr Clayton	NTR Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M Allen	Knole Park Golf Club	Seal Hollow Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/09/23	
Proposed new reservoir with pump house and associated pump equipment, fence and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval provided the Conservation Officer is satisfied the plan meets biodiversity objectives of the Sevenoaks Town Neighbourhood Plan, with particular attention to ground-nesting birds, and that fences around the reservoir are positioned behind the bunds to minimise their landscape impact - including impact on the views of Sevenoaks and the Darent Valley.

Sevenoaks Town Council is content these proposals address serious climate change issues and will help to secure the future of an important town sports facility.

Planning Applications Considered

Applications considered on 25-9-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02258/FUL	Samantha Simmons 29/09/202	Cllr Michaelides	T P Bennett
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Bird			16 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/09/23
Raising the roof to facilitate the extension of the office by adding one new storey of floor space and provision of roof top plant. Proposed new additional mezzanine parking level, creating 7 new car parking spaces at lower ground level.				

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the materials and designs and that the concerns of the Environmental Health Officer are fully addressed.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02487/HOUSE	Samuell Odell 26/09/2023	Cllr Dixon	Building Drawings
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wilkinson			55 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/09/23
Ground floor rear extension with rooflight to replace existing conservatory.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of the detrimental impact to amenity to neighbours, both visually and practically with regards to the shared rear passage access.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02534/HOUSE	Stephanie Payne 28/09/2023	Cllr Varley	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Carmen		Romany	100 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/09/23
New garage extension. First floor extension. Loft extension. New gate. New dormers. Ground level changes. Alterations to fenestration. Alterations to roof. Solar panels. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, approval, subject to application of the condition regarding materials recommended by the Historic Environment Officer in her report.

Planning Applications Considered

Applications considered on 25-9-23

6	Plan Number	Planning officer	Town Councillor	Agent
	23/02539/HOUSE	Christopher Park 29/09/2023	Cllr Daniell	Harringtons 2006
Applicant		House Name	Road	Locality
Mr P Niven		Homefield	93 Oakhill Road	Kippington
Town		County	Post Code	Application date
				08/09/23
To demolish the rear canopy behind the garage, replace the garage roof with raised eaves and ridge level and erect a two storey side and rear extension with dormer windows and roof lights and a single storey rear extension with patio area at existing ground level and new steps to existing patio.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The size, scale and massing will appear a prominent form of development that both dominates the side elevation of the main dwellinghouse and results in the loss of spacing between the subject property and its neighbour to the detriment of the street scene
- The unacceptable impact on a locally listed Edwardian building.
- The Sevenoaks District Council Officer has not provided an independent report to assess the potential impact upon the trees.

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02547/HOUSE	Samuell Odell 28/09/2023	Cllr Dr Canet	Richardson Architectural
Applicant		House Name	Road	Locality
Ms V Carr			31 Lambarde Drive	Northern
Town		County	Post Code	Application date
				07/09/23
Loft conversion. Alterations to roof. Rooflights.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposals are consistent with the Residential Character Area Assessment.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/02560/FUL	Abbey Aslett 03/10/2023	Cllr Willis	FNH Property Services
Applicant		House Name	Road	Locality
Mr E Potinci		1 Tubs Hill Parade	London Road	Town
Town		County	Post Code	Application date
				12/09/23
Alteration to external position of cooking extract fan and duct, including relocation of discharge point (from horizontal to vertical) and installation of pre-filters and carbon filter box.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer and the Environmental Health Officer are satisfied with the plans and they they will cause no additional noise or smells.

Planning Applications Considered

Applications considered on 25-9-23

9	<i>Plan Number</i> 23/02575/HOUSE	<i>Planning officer</i> Samuel Odell 09/10/2023	<i>Town Councillor</i> Cllr Varley	<i>Agent</i> M R Garland Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hatcher		Cedar Bank	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/23
Demolition of garage and construction of a two storey front and side extension. Part infill extension. Front extension to incorporate new garage on lower ground level. Dormer to be added to new two storey front extension. Associated hard and soft landscaping. New roof lights.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no undue impact of the two-storey garage on the neighbouring property

10	<i>Plan Number</i> 23/02672/FUL	<i>Planning officer</i> Abbey Aslett 09/10/2023	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lyndhurst Homes Ltd		Flats 1 & 2	43 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/23
Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New former, side staircase removed.				

Comment

Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied that there will be no increase in overlooking compared to the Granted plan 23/00898/FUL, and provided that conditions 3-8 which were attached to that permission are repeated for this one.

**Active Travel Collaboration (ATC Group)
Meeting between OPC & STC
Thursday 7th September 2023 12:30**

**Town Council Chambers, Sevenoaks Town Council Offices,
Bradbourne Vale Road, TN13 3QG**

Attendees:

Cllr Shea, Cllr Clayton, Cllr Dixon: Sevenoaks Town Council
Cllr Featherstone, Cllr Evans: Otford Parish Council
L Larter STC Town Clerk, G Elliston STC Planning Committee Clerk,

Minutes

1. Minutes

The Minutes of the Active Travel Collaboration (ATC) Group meetings, held on the following dates were received and noted.

- 22nd June 2022
- 24th October 2022
- 9th March 2023

2. Feasibility study:

The Group received a written report from the Planning Committee Clerk, noting that SDC has received additional funding

Cllr Featherstone provided a summarised history of this project, whereby STC and OPC had been considering updating the 2017 feasibility study for an Otford to Sevenoaks route.

Agreed:

- To register the OPC & STC Active Travel Group as an official separate stakeholder, independent of STC or OPC.
- To request that this Group be allowed a representative on any group that is to sign off the route, and to oversee the implementation and design.
- To request a meeting with Emma Henshall so the Group can feed into the project and ensure local knowledge is reflected in the designs.
- To write to SDC, notifying of OPC & STC ATC Group's main priority, which is safe active travel routes for children travelling from Otford or Kemsing to Trinity School/Knole/Sevenoaks Town.
- Cllr Shea to ask SDC if she can be on any relevant Committee or Group, as a Northern Ward District Cllr.
- Cllr Clayton to request a copy of the design specification before SDC goes to consultation

Appeal Decision

Site visit made on 12 September 2023

by H Miles BA(hons), MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 September 2023

Appeal Ref: APP/G2245/W/23/3316684

150 High Street, Sevenoaks, Kent TN13 1XE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Jonathan Bateman of Yellow Tree Capital against the decision of Sevenoaks District Council.
 - The application Ref 22/01849/FUL, dated 30 June 2022, was refused by notice dated 7 September 2022.
 - The development proposed is refurbishment of existing building, conversion of first and second floor to residential, demolition of rear extension with replacement new build residential extension with ancillary refuse and cycle store, additional storey for residential use.
-

Decision

1. This appeal is dismissed.

Preliminary Matters

2. A daylight and sunlight assessment has been submitted with the appellant's evidence that was not before the Council at the time that they made their decision. This does not result in any changes to the appeal scheme, but provides further information. The Council has also made comments on this document in its representations. Therefore I am satisfied that it has had the opportunity to respond to the content of these drawings. For the reasons above, the parties would not be prejudiced if I were to consider the daylight and sunlight assessment, and therefore the appeal is decided on this basis.

Main Issues

3. The main issues are the effect of the proposed development on the character and appearance of the Sevenoaks High Street Conservation Area (CA), and on the living conditions of neighbouring occupiers with particular regard to outlook, light and overbearing to 148 High Street.

Reasons

Sevenoaks High Street Conservation Area

4. The CA derives its significance as a whole from being the historic focus of the town and including the central fountain and historic buildings and routes. The appeal site is on the northern edge of the CA within the Commercial Character Area set out in the Sevenoaks High Street Conservation Area Appraisal and Management Plan (CAAMP). In this area ground floor commercial units are common. The CAAMP summarises that the special historic character of the whole [character] area is created by the overall impact of the number and variety of buildings both listed and unlisted. Subtle variations in height, roof

pitch, age and style in a limited palate of colours and narrow range of materials combine to give a harmonious character. Whilst there are a limited number of examples of the use of zinc cladding within the CA¹, this is uncommon. Generally buildings are 2-3 storeys in height, aside from a single example within the CA of a consented 4-6 storey development at 136 High Street. As such buildings of this height are not so prevalent as to form an overriding part of the character and appearance of the area.

5. 150 High Street is a three storey brick building with a low pitched roof with commercial use at ground floor and residential above. It adjoins the large three storey, brick, terrace with low pitched roofs at the north eastern end of the High Street. The CAAMP states that this forms a gateway building where...the overall character of the structure remains. The host property's three storey height and scale, consistent with the adjoining terrace, traditional materials and appearance therefore make a positive contribution to the character and appearance of the CA. The rear of the building is not as detailed as the front, however its secondary nature relative to the more important front elevation makes a positive contribution to the building and the wider CA in this regard.
6. 150 High Street is highly visible due to its position adjacent to the crossroads between High Street, Pembroke Road and Suffolk Way where it is seen in the context of the adjacent three storey terrace and the wider CA along the High Street. Although there are modern buildings along Pembroke Road and Suffolk Way the road forms clear separation between these buildings and the CA, including 150 High Street. As such the positive features of the host building are important in views of the CA.
7. The proposed development would result in a substantial extension to the rear part of the plot, which would be taller than the existing ridge of the roof. The proposed ground-second floors would be mainly in brick, although the proposed third floor would extend above this parapet, partly vertically and partly as a pitched roof and would be clad in zinc.
8. The proposed third floor would be noticeably taller than the existing building and the contrasting material would emphasise this feature. Whilst it would not alter the physical features of the frontage building, it would nevertheless result in the extended rear portion of the site being dominant and disproportionate relative to the original building and its frontage. It would undermine the prominence of the front elevation and would unacceptably erode the secondary nature of the rear elevation. This would therefore harm the appearance and scale of 150 High Street which would result in an unacceptable effect on these important features of the CA, and would therefore not preserve or enhance its character or appearance.
9. Due to the position and visibility of the proposed development, the resultant disproportionate and incongruous building, and the harm to the positive features of the host building and the CA would be readily apparent. This remains the case even though the extension would not be visible from within the CA or in the key views identified in the CAAMP nor from longer views along these roads.
10. There is an extant planning permission for a similar scheme. The main changes proposed as part of the scheme before me now are the inclusion of the third

¹ Old Coffee House Yard, Waitrose, Akehurst Lane and proposed development at 136 High Street

floor. It can be seen above that it is this element that would be harmful. Therefore, the implementation of the extant permission would be less harmful than the scheme before me now and, as such, does not justify the development proposed.

11. The proposed development would therefore be unacceptably harmful to the character and appearance of the CA. This would be contrary to Policies SP1 of the Sevenoaks Core Strategy (2011) (the CS), EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan (2015) (ADMP). Together, these require and set criteria for high quality design, including that development should respond to the scale and height of the area and respect the character of the site and surrounding area, and the protection and enhancement of conservation areas.

Living Conditions

12. There are flats to the first and second floors of the adjoining property. The daylight and sunlight assessment demonstrates that the first floor kitchen window would receive a reduction in light below the BRE standards, although all other windows would pass. The kitchen window would achieve 26.2% Vertical Sky Component (VSC), a 0.79 reduction from its former value, against the standards of 27% VSC, and a 0.8 reduction from its former value. It would also achieve a reduction of 0.78 daylight distribution, against the BRE standard of a 0.8 reduction.
13. These failures against the guidance are marginal, and I am mindful that this guidance must be interpreted flexibly. Furthermore, in this case the effects are limited to a single window. Therefore although the effects would be noticeable to this one window, due to the limited changes, the proposed development would not result in unacceptable harm to living conditions in this regard.
14. The outlook from the residential windows at 148 High Street is mainly to the rear. Whilst the proposed addition would be visible in peripheral views, the existing main outlook to the rear would not alter. As such the development would not result in a harmful effect on the outlook from these rooms. Consequently, and for these reasons, the proposed development would also not be overbearing to these neighbouring occupiers.
15. Therefore the proposed development would have an acceptable effect on neighbouring living conditions. Consequently, it would be in accordance with policy EN2 of the ADMP which requires that proposals should safeguard the amenities of existing occupants of nearby properties, amongst other things.

Other Matters

16. The proposed development would create seven new dwellings along with the social and economic benefits associated with such provision. However, planning permission has been granted at this site for 6 flats². Consequently, it would be possible to achieve the benefits associated with the provision of 6 units without the harm to the CA identified here. Consequently, and taking into account the scale of the development the public benefits of the proposed development would be modest.

² 21/00644/FUL

Heritage Balance

17. The National Planning Policy Framework (2023) (the Framework) advises that heritage assets are irreplaceable and should be conserved in a manner appropriate to their significance and that any harm requires clear and convincing justification. In terms of the Framework the harm to the CA would be less than substantial. Nevertheless, this is a matter of considerable weight and importance. Paragraph 202 of the Framework requires me to weigh this harm against the public benefits of the scheme.
18. For the reasons set out above, the public benefits of the proposed development would be modest. On the other hand, having regard to my statutory duty I am required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. I attribute considerable importance and weight to the harm identified. Accordingly, taking all the above into account, the modest public benefits would not outweigh the unacceptable harm I have found to the CA.

Conclusion

19. The proposal would not accord with the development plan and there are no other considerations, including the provisions of the Framework, to indicate that the appeal should be determined otherwise. Therefore, for the reasons given above, I conclude that this appeal should be dismissed.

H Miles

INSPECTOR



Appeal Decision

Site visit made on 4 September 2023

by J Pearce MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 September 2023

Appeal Ref: APP/G2245/W/22/3309358

73 Bradbourne Vale Road, Sevenoaks, Kent TN13 3DN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Ranjit Mundair against the decision of Sevenoaks District Council.
- The application Ref 22/00613/FUL, dated 3 March 2022, was refused by notice dated 1 July 2022.
- The development proposed is a replacement four bedroom detached dwelling with associated garage and parking.

Decision

1. The appeal is allowed and planning permission is granted for a replacement four bedroom detached dwelling with associated garage and parking at 73 Bradbourne Vale Road, Sevenoaks, Kent TN13 3DN in accordance with the terms of the application, Ref 22/00613/FUL, dated 3 March 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 3266 – 001 Rev F, 3266 – 002 Rev I, 3266 – 003 Rev C, 3266 – 004 Rev B and JB14_04_RM1 Revision A.
 - 3) The materials to be used in the construction of the development hereby permitted shall be those stated in the Application Form and within the Design and Access Statement dated 4 March 2022.
 - 4) The dwelling hereby permitted shall not be occupied until the first floor windows in both side elevations have been fitted with obscured glazing, and no part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing shall be retained thereafter.
 - 5) No development above slab level shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
 - 6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die,

are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 7) The flat roof area to the rear of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
- 8) The driveway gates shall open inwards into the site.
- 9) Prior to completion of the garage hereby permitted, one electric vehicle charge point shall be installed within the garage.

Preliminary Matters

2. A revised National Planning Policy Framework (the Framework) was published on 5 September 2023. The amendments to the Framework do not have any bearing in respect of this appeal and I do not consider that this has prejudiced any party.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the site and the surrounding area.

Reasons

4. The site is located within a row of predominantly detached two-storey dwellings, which are set back within their plots to the rear of well-established and high front boundary hedges, brick walls and timber fences. The front boundaries are further separated from Bradbourne Vale Road by a wide grass verge with several trees giving the area a verdant feel.
5. Although not readily visible given the trees and hedges, glimpsed views of the surrounding development indicates that the housing dates from the 1930s. Some extensions and alterations have taken place in the area, however the overall character has remained largely intact. This is evidenced through the use of traditional materials, including brick and render, and features including dormer windows and forward facing timber gables.
6. The existing development at the site comprises a detached dwelling, which is smaller in scale than the majority of the surrounding development. The dwelling has many elements typical to the character of the surrounding area, although this is only appreciated from the site's access.
7. The proposal would replace the existing dwelling with a two-storey dwelling in the same position, in line with the neighbouring properties. The dwelling would broadly replicate the scale and massing of the adjoining and surrounding development, with the overall ridge height matching that of the neighbouring dwellings. The proposal would incorporate elements of development in the locality, including the forward facing gable and the use of facing brick and render. These features blended with the contemporary and distinctive design would allow the development to respect the style of development surrounding the site, as set out in the Lambarde Road section of the Sevenoaks Residential Character Area Assessment, which is an adopted Supplementary Planning Document.

8. The contemporary architecture of the proposed dwelling would set the proposal apart from the surrounding development. However, the discreet position to the rear of the established hedges and trees to the frontage would ensure that the development would not have a disproportionate visual effect on the wider street scene. The scale, design and use of materials would respect the overall character and appearance of the surrounding area and over time would be a considerate building of interest in the locality.
9. The proposal also includes the provision of single-storey outbuildings in the rear garden and close to the front boundary. The rear outbuilding would be of a modest scale and set within the confines of the rear garden, which is bordered by mature trees and hedges, allowing it to rest comfortably within its setting.
10. The outbuilding to the front would have a large footprint but would be single-storey in scale. Outbuildings to frontages are not uncommon within the locality and are typically positioned to the rear of the established front boundaries, reducing their visual effect on the street scene. The outbuilding would reflect this positioning and its contemporary appearance would be in-keeping with the proposed dwelling.
11. The proposal, including the dwelling and outbuildings, would increase the amount of built form at the site. The site is relatively large and would comfortably accommodate the development without appearing cramped. Furthermore, the retained boundary planting would continue to soften the visual effect of development at the site.
12. I therefore conclude that the proposed development would have an acceptable effect on the character and appearance of the site and the surrounding area. On this basis, the proposal accords with policy EN1 of the Allocations and Development Management Plan (2015), policies SP1, LO1 and LO2 of the Core Strategy and the Sevenoaks Residential Character Area Assessment, which require proposals be of a high quality design and respond to and respect the character of the surrounding area.

Conditions

13. In addition to the standard time limit condition, I have imposed conditions requiring that the development is carried out in accordance with the approved plans using the materials stated. This is in the interests of certainty.
14. I have imposed a condition requiring a detailed landscaping scheme, to include protection measures for existing trees and hedges in order to preserve the character and appearance of the area.
15. I have included conditions requiring the first floor side facing windows to be obscure glazed and fixed shut and that the flat roof area to the rear is not used as a balcony. This is to safeguard the privacy of neighbouring residents.
16. Furthermore, I have included conditions to ensure that the entrance gates do not obstruct the footway, in the interests of highway safety, and the provision of an electric vehicle charging point to mitigate the effects of climate change and poor air quality in accordance with policy T3 of the ADMP.

Conclusion

17. The proposal would accord with the development plan as a whole and there are no other considerations, which would indicate that a decision should be made otherwise. Therefore, for the reasons given, I conclude that the appeal should be allowed.

J Pearce

INSPECTOR

Appeal Decision

Site visit made on 4 September 2023

by J Pearce MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 October 2023

Appeal Ref: APP/G2245/W/23/3314396
114 High Street, Sevenoaks, Kent TN13 1UZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Keith Dann of Shoetec against the decision of Sevenoaks District Council.
 - The application Ref 22/01946/FUL, dated 14 July 2022, was refused by notice dated 15 November 2022.
 - The development proposed is the change of use to make former 1st floor offices into a domestic apartment. Retain Ground Floor as a shop unit.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The physical works to convert the first floor, including the replacement of a bay window on the High Street elevation, have already been carried out. However, the residential use has not yet commenced at the site, and I have proceeded with the appeal on this basis.
3. A revised National Planning Policy Framework (the Framework) was published on 5 September 2023. The amendments to the Framework do not have any bearing on the matters in dispute in this appeal.

Main Issues

4. The main issues are:
 - whether the proposal preserves or enhances the character or appearance of the Sevenoaks High Street Conservation Area; and
 - whether suitable living conditions would be provided for future occupants of the development with regard to outlook and natural light.

Reasons

Conservation Area

5. The appeal site lies within the Sevenoaks High Street Conservation Area (the CA), which covers a large proportion of the town centre. The site comprises part of row of buildings fronting the street with the ground floors primarily in commercial use. The locality has a commercial character with a mixture of modern and historic buildings. The site is in a prominent position almost opposite Bank Street and close to the Old Market House, a notable building within the locality.

6. There is a variety in the style and material finish of windows in the locality of site, including timber, metal and UPVC. The front elevation of the appeal building, facing the High Street, includes a first-floor bay window with a leaded canopy over a cornice. Whilst bay windows are not uncommon, the style of bay with a cornice and canopy above the window is unusual, particularly as the former window had mirrored the bay window at No 116 High Street (No 116).
7. The scheme includes the replacement of the former timber bay window, which was stated to have been in a poor condition and beyond repair, with a UPVC bay window. The loss of the timber window is regrettable as the style and material finish matched that of the neighbouring window. Whilst not a key element of the CA and not within a building identified as a heritage asset in its own right, the former window would have contributed positively to the significance of this part of the CA, particularly in combination with the neighbouring window at No 116.
8. Although the replacement UPVC window has sought to mimic the former timber window's style, the thicker frame, particularly surrounding the opening elements, and the glazing bars set between the panes of glass emphasise the effect of the change in material. Notwithstanding its white coloration, the new window jars with the traditional character of the neighbouring window at No 116, unbalancing the pair. The existence of other UPVC windows in the general locality has eroded the character and quality of the CA but this does not justify further developments of this nature.
9. In such a prominent location close to Old Market House, a notable building of the CA, the replacement window has led to less than substantial harm to the significance of the designated heritage asset. Paragraph 202 of the Framework states that where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the scheme. The development would use vacant floor space within an existing building to deliver a single dwelling and whilst this would assist in boosting the supply of housing, the provision of one dwelling is of only limited public benefit and would not outweigh the harm identified.
10. I conclude that the scheme fails to preserve or enhance the character or appearance of the CA and it therefore conflicts with policy EN4 of the Allocations and Development Management Plan (the ADMP) and the Framework.

Living conditions

11. The two bedrooms for the proposed dwelling are located internally within the building with no windows to provide an external outlook. Although the living room and kitchen have windows, the lack of any outlook from the bedrooms results in a poor standard of accommodation.
12. Sun tunnels have been installed in the bedrooms to provide natural light. At the time of my visit, which was in a bright day, the rooms were lit to a reasonable level, but I am mindful that the light may be reduced in duller conditions. However, the appellant has offered to install additional sun tunnels in both bedrooms and this amendment, which could be secured by planning condition, would provide acceptable lighting conditions for future occupiers.

13. Notwithstanding this finding, I conclude that the appeal scheme would fail to provide suitable outlook for future occupants of the dwelling. Therefore, the proposal conflicts with policies EN1 and EN2 of the ADMP and policy SP1 of the Sevenoaks Core Strategy (2011), which seek to ensure that future occupants are provided with adequate residential amenities.

Other Matters

14. I have taken account of the fact that the appellant sought pre-application advice. However, I note that the advice recommended a like-for-like replacement timber window.
15. I have also been referred to several other developments for changes of use to residential dwellings. I note that the Council does not have an objection to the principle of the change of use to residential. However, I have found the design of the window and the living conditions of future occupants to be unacceptable.

Planning Balance and Conclusion

16. The Council cannot currently demonstrate a five year supply of housing land that the Framework requires. Paragraph 11 of the Framework explains that in these circumstances planning permission should be granted unless the application of policies in the Framework that protect areas of particular importance provides a clear reason for refusing the development proposed. Footnote 7 of the Framework details that this includes policies relating to designated heritage assets.
17. Given that the development has a harmful effect on the Sevenoaks High Street Conservation Area, the application of the policies in the Framework provide a clear reason for refusing planning permission for the development. When considered as a whole, the development does not conform with the presumption in favour of sustainable development outlined in paragraph 11 of the Framework.
18. The replacement window fails to preserve or enhance the character or appearance of the Sevenoaks High Street Conservation Area and furthermore the dwelling would provide poor living conditions for its occupants. This brings the scheme into conflict with the development plan as a whole and there are no other considerations, which would outweigh the harm that I have found.
19. Therefore, for the reasons given, I conclude that the appeal should be dismissed.

J Pearce

INSPECTOR

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From: Planning Policy
Sent: Wednesday, September 20, 2023 10:51 AM
To: Planning Policy
Cc: Carlyn Kan; Emma Henshall
Subject: Sevenoaks Urban Area LCWIP Route 1 Engagement Session

Good Morning,

Sevenoaks District Council is working on the designs for the new, environmentally-friendly travel route and has appointed transport experts Phil Jones Associates (PJA) to carry out a feasibility study and to produce a route plan for Route 1 from the Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan.

The route connects Sevenoaks town centre with Otford village centre. Given the significant constraints and challenges along the southern part of the route from Bat and Ball down to Sevenoaks town centre, this work will be concentrated on the northern section of the route from Otford to Bat and Ball.

To help inform the design of the routes we want to hear residents' views and ideas to understand the opportunities, risks and challenges faced. We would like to invite you to share your local knowledge and ideas at a drop-in session in the Luggage Room at Bat & Ball Station from 1pm to 7pm on Friday 13 October.

We can offer 20-minute slots for a separate discussion with SDC and PJA officers to discuss any specific concerns and ideas you may have. If you would like to book a slot, please let us know when would be convenient between 1pm to 7pm on Friday 13 October.

If you are unable to come on the day, please let us know your thoughts in an email to this email address.

Kind Regards,

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Georgie Elliston
Town Council Offices
Bradbourne Vale Road
Sevenoaks
TN13 3QG

Tel No: 01732 227000
Ask for: Margaret Carr
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB - 087 Longspring Field, Oak
Lane, TN13
Your Ref:
Date: 25 September 2023

Dear Georgie

I am writing to inform you that Sevenoaks District Council has reached its decision on the nomination by Sevenoaks Town Council for Longspring Field/St Thomas RC Primary School Sports Ground to be considered an Asset of Community Value (AoCV).

As you'll be aware, nominations for listing as AoCV are required to meet the criteria around community use: in other words, they need to demonstrate that the actual current use furthers the social wellbeing and interests of the local community, or a use in the recent past has done so, and that use is not an ancillary one. Based on the information provided to us, it has been concluded that the actual current use of the field is as a school sports field, and that community access only occurs when it is not being used for this purpose. The community use is therefore ancillary to this.

On this basis, we are required to conclude that the nomination has been unsuccessful, and Longspring Field/St Thomas RC Primary School Sports Ground will not be listed as an AoCV

Longspring Field/St Thomas RC Primary School Sports Ground will be added to the [list of land nominated by unsuccessful community nominations](#).

The right to request a review of the Council's decision is reserved by section 92(1) of the Localism Act 2011 to the owner of the asset. The request must be made in writing and received by 20 November 2023, eight weeks from the date of this letter. Section 92 of the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012 provides further information on the review process.

If you have any questions, or would like any further information about the Right to Bid please do not hesitate to contact me on the details set out above.

Kind regards,

Margaret Carr
Policy Officer, Sevenoaks District Council

Chief Executive Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk



Georgie Elliston
Town Council Offices
Bradbourne Vale Road
Sevenoaks
TN13 3QG

Tel No: 01732 227000
Ask for: Margaret Carr
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB - 088 Longspring Wood, Oak Lane, Fig Street, TN13
Date: 25 September 2023

Dear Georgie

I am writing to inform you that Sevenoaks District Council has reached its decision on the nomination by Sevenoaks Town Council for Longspring Wood, Oak Lane to be considered an Asset of Community Value.

You may be aware that there are some categories of assets that are excluded from listing. The principal one is residential property. This includes, (as stated in Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012) the "gardens, outbuildings and other associated land, including land that it is reasonable to consider as part of the land with the residence where it is separated from it only by a road, railway line, river or canal where they are in the same ownership as the associated residence". Through our consultation and review of your nomination, it was identified that title numbers K447733; K4529; K449245; K574529, and K575145 are residential property.

We are therefore unable to list these smaller parcels of land.

However, the nomination has been successful in relation to both pieces of land held under the Land Registry title K68734; this will therefore be added to the List of Assets of Community Value.

The right to request a review of the Council's decision is reserved by section 92(1) of the Localism Act 2011 to the owner of the asset. The request must be made in writing and received by 20 November 2023, eight weeks from the date of this letter. Section 92 of the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012 provides further information on the review process. The listing remains in place for a period of five years from the date of this letter.

If you have any questions, or would like any further information about the Right to Bid please do not hesitate to contact me on the details set out above.

Kind regards,

Margaret Carr
Policy Officer, Sevenoaks District Council

Chief Executive Dr. Pav Ramewal

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From: Nigel.Rowe@kent.gov.uk <Nigel.Rowe@kent.gov.uk>
Sent: Monday, October 2, 2023 2:44 PM
To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Subject: RE: request to install convex mirrors Burntwood Rd Jct Ashgrove Road and Oak Lane Crossroads with Brittain's La, Ashgrove Rd

Hello Georgie,

Thank you for your response in relation to the convex mirrors.

I understand that there is a delay in the data so some of these recent ones you mention may not be showing, currently our stats go up to 31/03/23. I can look to re-run the data but this won't be until either the end of this year or towards March/April 24 when the next lot of data is received.

As explained in the initial email Kent County Council need to meet certain criteria before we would look to install a traffic mirror on publicly maintainable land. One of the reasons would be a history of crashes which were down to visibility issues. As mentioned below we currently have no record of any accidents at the locations requested and even the incidents mentioned in your email would need to be deemed by the police as having occurred due to visibility issues.

Another section of criteria is the speed limit must be above 30mph. Which given the locations requested this is not the case. I have also had a look at some additional speed data to ascertain the average speeds and on Burntwood Road we have an average speed of 18mph with an 85%tile of 27mph and Oak lane has an average speed of 26mph with an 85%tile of 32mph. So, this data does not meet this criteria.

Whilst KCC does not support this request as this does not meet any of our criteria, these can be installed onto privately owned land. Mirrors may be sited off the highway on private land and that is a matter for the land owner and the person who places the mirror. It is important to remember that there are still some restrictions to this which are;

- Planning permission may be required, and you should contact the local Planning Authority.
- Should the private mirror overhang a highway maintainable at public expense, then a licence is required from the Highway Authority (KCC).
- Should the County Council ascertain that road safety is being compromised as a result of a private mirror being placed near to the public highway the County Council will use its powers to remove the mirror.
- It is not possible to advise whether placing a mirror on private property would compromise road safety as it would come down to experiencing the mirror in operation.

Many thanks

Many thanks and best wishes

Nigel

Nigel Rowe | Community Engagement Officer (West) | Road Safety & Active Travel Group | Highways, Transportation & Waste | Kent County Council | 03000 41 81 81 | www.kent.gov.uk/highways



From: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Sent: Friday, September 22, 2023 4:18 PM
To: Nigel Rowe - GT TRA <Nigel.Rowe@kent.gov.uk>
Subject: RE: request to install convex mirrors Burntwood Rd Jct Ashgrove Road and Oak Lane Crossroads with Brittain's La, Ashgrove Rd

Dear Nigel,

Thank you for the detailed email and to your team for carrying out the investigations.

The Councillors have asked me to urge the County Council to reconsider this matter. They are aware of at least two accidents, although these occurred after the period that your team looked into, in May 2023 which resulted in a cyclist suffering five broken discs. There was also a minor cycling crash by one of the Town Councillors (Cllr Gustard), although I'm not sure if that would have been reported. I can try and find out more information about both instances for you if this would be of use?

They have also asked that KCC adhere to their Vision Zero strategy of preventing accidents.

Kind regards,
Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG

From: Nigel.Rowe@kent.gov.uk <Nigel.Rowe@kent.gov.uk>
Sent: Thursday, August 31, 2023 11:41 AM
To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Subject: Re: request to install convex mirrors Burntwood Rd Jct Ashgrove Road and Oak Lane Crossroads with Brittain's La, Ashgrove Rd

Hello Georgie,

I hope you are well.

I refer to your recent enquiry to install convex mirrors at the above locations. Whilst the widespread use of mirrors is not encouraged, there are sites when their use may be a benefit to road safety. As the Department for Transport (DfT) allow them in certain circumstances and are themselves proposing new legislation to remove the need for special authorisation, Kent County Council has adopted a new proactive policy that allows their limited use. Each site would need to meet with the DfT criteria and would require an independent safety assessment to ensure that existing hazards are not increased by inducing drivers to rely on a mirror and take less care than they normally would. The assessment process would include a review of the safety record and consultation with the police.

The County Council will only consider traffic mirrors on the public highway where:

- There is a crash history relating to a lack of visibility.
- Visibility for vehicles emerging from the side road is severely restricted.
- A visibility improvement scheme is not feasible.
- Visibility cannot be improved by removing hedges, walls, trees or other obstacles.
- The speed limit on the major road is above 30mph, the introduction thereby being aimed at higher speed roads.
- There are no other reasonable standard highway improvements possible.

Mirrors may be sited off the highway on private land and that is a matter for the land owner and the person who places the mirror. Planning permission may be required and you should contact the local Planning Authority. Should the private mirror overhang a highway maintainable at public expense, then a licence is required from the Highway Authority (KCC). Should the County Council ascertain that road safety is being compromised as a result of a private mirror being placed near to the public highway the County Council will use its powers to remove the mirror. It is not possible to advise whether placing a mirror on private property would compromise road safety as it would come down to experiencing the mirror in operation.

We have carried out investigations at all the locations listed above and for the period 31/03/20 to 01/04/23 there are no recorded damage only or injury accidents. Please remember incidents in the past 6 months may not yet be uploaded by the police.

As there is no crash history relating to lack of visibility at these sites, KCC will not be installing any mirrors. In addition, for the concealed entrance this location would not warrant any signage due to there being no incidents around this junction and there is already a crossroads ahead sign on the approach warning users of this.

I hope that provides sufficient information to your enquiry but please let me know if you require anything further.

Many thanks and best wishes

Nigel

Nigel Rowe | Community Engagement Officer (West) | Road Safety & Active Travel Group | Highways, Transportation & Waste | Kent County Council | 03000 41 81 81 | www.kent.gov.uk/highways

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **19th September 2023 to 2nd October 2023** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027). Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/01987/HOUSE	Great Oaks, Ash Platt Road – Seal / Adjoining Northern	Cllr Dr Canet	14th August 2023: STC recommended approval.	19 th September 2023: SDC Granted, 3 conditions.
23/02025/MMA	Hardres Lodge, 56 Oakhill Road – Kippington	Cllr Camp (on behalf of Kippington) Cllr Gustard	31st July 2023: STC recommended approval. 11th September 2023: STC recommended approval, 1 condition.	29 th September 2023: SDC Granted, 9 conditions.
23/02033/ADV	Lime Tree Work Shop, 11 Lime Tree Walk – Town	Cllr Granville	29th August 2023: STC recommended approval, 2 conditions.	26 th September 2023: SDC Granted, 5 conditions.
23/02090/HOUSE	51 Hillingdon Avenue – Eastern	Cllr Layne	14th August 2023: STC recommended approval, 1 condition.	22 nd September 2023: SDC Granted, 3 conditions.
23/02098/FUL	123B St Johns Hill – St Johns	Cllr Skinner	14th August 2023: STC recommended approval.	26 th September 2023: SDC Granted, 3 conditions.
23/02115/ADV	Hotel Chocolat, 93 High Street – Town	Cllr Willis	29th August 2023: STC recommended approval, 1 condition, 1 informative.	28 th September 2023: SDC Granted, 5 conditions.
23/02131/HOUSE	74 Mount Harry Road – St Johns	Cllr Camp	14th August 2023: STC recommended approval, 2 conditions.	28 th September 2023: SDC Granted, 3 conditions.

23/02187/HOUSE	3 Shenden Way – Kippington	Cllr Gustard	14th August 2023: STC recommended approval, 1 condition.	20 th September 2023: SDC Granted, 3 conditions.
23/02200/HOUSE	72 Brattle Wood – Kippington	Cllr Gustard	29th August 2023: STC recommended approval, 2 conditions.	21 st September 2023: SDC Granted, 7 conditions.
23/02222/HOUSE	12 Hurst Way – Kippington	Cllr Gustard	29th August 2023: STC recommended approval.	26 th September 2023: SDC Granted, 3 conditions.
23/02227/HOUSE	St Botolphs Lodge, The Vine – Town	Cllr Granville	29th August 2023: STC recommended approval, 1 condition.	25 th September 2023: SDC Granted, 3 conditions.
23/02289/HOUSE	5 Redlands Road – Kippington	Cllr Varley	29th August 2023: STC recommended approval, 3 conditions.	29 th September 2023: SDC Granted, 4 conditions.
23/02291/HOUSE	36 Dartford Road – Eastern	Cllr Ancrum	29th August 2023: STC recommended approval, 2 conditions.	29 th September 2023: SDC Granted, 6 conditions.
23/02300/HOUSE	1 Wickenden Road – Eastern	Cllr Clayton	29th August 2023: STC recommended approval.	2 nd October 2023: SDC Granted, 4 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

1	Plan Number	Planning officer	Town Councillor	Agent
	23/02000/HOUSE	Abbey Aslett 17/10/2023	Cllr Camp	Coleman Anderson Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Coleman		The Dragon House	Bradbourne Road	St Johns
Town		County	Post Code	Application date
				02/10/23
23/02000/HOUSE - Amended plan				
Part two storey part single storey rear extension. Alterations to fenestration.				
A summary of the main changes are set out below:				
Change of roof type and pitch for the two-storey extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXOY5FBKFHU00			

2	Plan Number	Planning officer	Town Councillor	Agent
	23/02156/HOUSE	Hannah Donnellan	Cllr Wightman	DHA Planning
Case Officer				
Applicant		House Name	Road	Locality
Mrs A Ikhsan		Donyland Cottage	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				02/10/23
23/02156/HOUSE - Amended plan				
Demolition of existing games room and kitchen/breakfast room. Two storey west extension. Part single storey, part two storey east extension. Part garage conversion into habitable space. New dormers. Landscaping. Rooflights. Alterations to fenestration. Alterations to roof.				
A summary of the main changes are set out below:				
The proposals have been altered with the following amendments:				
- The front and rear dormers have been reduced in size				
- The front roof lights have been omitted				
- The French doors on the west elevation have been replaced with a window				
- A heritage statement has been provided				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYD0R5BKG0B00			

3	Plan Number	Planning officer	Town Councillor	Agent
	23/02174/HOUSE	Samuell Odell 18/10/2023	Cllr Shea	Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr N Deslandes & Ms M Japitan			22 Oakdene Road	Northern
Town		County	Post Code	Application date
				27/09/23
23/02174/HOUSE - Amended plan				
Erection of a garden office.				

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

A summary of the main changes are set out below:

Change in roof pitch of outhouse. New mono slope roof pitch.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYD0XBBKG1900>

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02208/FUL	Abbey Aslett 13/10/2023	Cllr Dixon	Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Mclean			5 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/23

23/02208/FUL - Amended plan

Demolition of existing garage and bay window. Subdivision of land with fencing and construction of new dwelling with solar panels, associated access and landscaping.

A summary of the main changes are set out below:

The scale on the existing plans has been corrected from 1:200 to 1:100.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYIKP2BKG4B00>

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02299/FUL	Anna Horn 17/10/2023	Cllr Granville	Prime Folio
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Bromley		Tor Na Coille	1 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/09/23

23/02299/FUL - Amended plan

Demolition of existing house and erection of 6 semi detached houses with car parking and access drives to existing road. Associated landscaping.

A summary of the main changes are set out below:

The applicant has provided amended plans following comments from KCC Highways, the changes are summarised below:

- Existing access kept as it is
- Pedestrian visibility splays widened to 2m x 2m
- 6m depth allowed for second car parking space
- Sheds altered to allow parking of four cycles
- Confirmation of pay/permit parking on road for visitors

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ15DYBKGKC00>

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02443/FUL	Christopher Park 10/10/2023	Cllr Michaelides	N/A

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr T Thompson-Nurse	Second Floor	116A High Street	Town
Town	County	Post Code	Application date
			19/09/23
Replacement of two existing windows.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZSVDXBKHA900		

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02510/FUL	Anna Horn 10/10/2023	Cllr Layne	Martin Potts Associates
Case Officer				
Applicant	House Name	Road	Locality	
Mr D Hampton		3 & 5 Holmesdale Road	Eastern	
Town	County	Post Code	Application date	
			19/09/23	
Relocation of listed front, cast iron railings/gates to form wider access drive and wider dropped kerb to accommodate two electric vehicles with charge points. Associated landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S07CL1BK0LA00			

8	Plan Number	Planning officer	Town Councillor	Agent
	23/02539/HOUSE	Christopher Park 16/10/2023	Cllr Daniell	Harringtons 2006
Case Officer				
Applicant	House Name	Road	Locality	
Mr P Niven	Homefield	93 Oakhill Road	Kippington	
Town	County	Post Code	Application date	
			25/09/23	
23/02539/HOUSE - Amended plan				
To demolish the rear canopy behind the garage, replace the garage roof with raised eaves and ridge level and erect a two storey side and rear extension with dormer windows and roof lights and a single storey rear extension with patio area at existing ground level and new steps to existing patio.				
A summary of the main amendments are set out below:				
An arboriculturist report has been submitted.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S09JHIBKHJ800			

9	Plan Number	Planning officer	Town Councillor	Agent
	23/02553/FUL	Christopher Park 11/10/2023	Cllr Dixon	Wyatt Glass Architects

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

Case Officer			
Applicant	House Name	Road	Locality
Mr J Alawiye	Ground Floor Flat	62 St Johns Road	St Johns
Town	County	Post Code	Application date
			20/09/23
Demolish garage. Basement kitchen/dining, ground floor rear and side extension, and two storey side extension to provide additional accommodation to existing flats including the conversion of ground floor flat into 1 two bedroom flat and 1 one bedroom flat.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0GEQ4BK0LO00		

10	Plan Number	Planning officer	Town Councillor	Agent
	23/02565/HOUSE	Samuell Odell 12/10/2023	Cllr Varley	Mr Paul Trigg
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Wenham		Casanove	Clenches Farm Road	Kippington
Town		County	Post Code	Application date
				21/09/23
Proposed garage conversion, internal alterations and rear extension with a swim spa. ramp access, patio, rooflights and alteration to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0GY3JBKHOO00			

11	Plan Number	Planning officer	Town Councillor	Agent
	23/02649/FUL	Stephanie Payne 13/10/2023	Cllr Willis	Blackburn Architects Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Light			9 Crownfields	Town
Town		County	Post Code	Application date
				22/10/23
Sub-division of land. Erection of detached dwelling with associated parking.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0VRC7BK11V00			

12	Plan Number	Planning officer	Town Councillor	Agent
	23/02670/HOUSE	Abbey Aslett 10/10/2023	Cllr Camp	Lovell Design Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr M Allen			3 Pineneedle Lane	St Johns
Town		County	Post Code	Application date
				19/09/23
First floor extension over existing Lounge. Garage conversion to study/bedroom and gym area with single storey link building to existing house.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0XM1CBK14200			

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

13	Plan Number	Planning officer	Town Councillor	Agent
	23/02672/FUL	Abbey Aslett 12/10/2023	Cllr Clayton	Level Architecture
Case Officer				
Applicant		House Name	Road	Locality
Lyndhurst Homes Ltd		Flats 1 & 2	43 Bethel Road	Eastern
Town		County	Post Code	Application date
				21/09/23
23/02672/FUL - Amended plan				
Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New dormer, side staircase removed.				
A summary of the main changes are set out below:				
Correction to the drawing regarding dormer height.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0XM1XBKI4600			

14	Plan Number	Planning officer	Town Councillor	Agent
	23/02678/HOUSE	Abbey Aslett 10/10/2023	Cllr Willis	M R Garland Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Lumley			5 Pound Lane	Town
Town		County	Post Code	Application date
				19/09/23
Proposed infill rear extension. Alterations to existing steps. Internal alterations. Alterations to fenestration. Rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0ZGJLBKI5R00			

15	Plan Number	Planning officer	Town Councillor	Agent
	23/02679/LBCALT	Abbey Aslett 10/10/2023	Cllr Willis	M R Garland Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Lumley			5 Pound Lane	Town
Town		County	Post Code	Application date
				19/09/23
Proposed infill rear extension. Alterations to existing steps. Internal alterations. Alterations to fenestration. Rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0ZGJNBKI5S00			

16	Plan Number	Planning officer	Town Councillor	Agent
	23/02701/HOUSE	Samuel Odell 17/10/2023	Cllr Camp	Sevenoaks Plans Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

Case Officer			
Applicant	House Name	Road	Locality
Cahill Karakostas		17 Bradbourne Vale Road	St Johns
Town	County	Post Code	Application date
			26/09/23
Single storey side extension with rooflight. New summerhouse. Porch cover. Retaining wall. Landscaping. Alterations to access. Alterations to fenestration.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S11BCIBKI7000		

17	Plan Number	Planning officer	Town Councillor	Agent
	23/02732/MMA	Anna Horn 17/10/2023	Cllr Willis	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr S Booth			40 High Street	Town
Town		County	Post Code	Application date
				26/09/23
Amendment to 20/03396/LBCALT.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S18W5KBKIAT00			

18	Plan Number	Planning officer	Town Councillor	Agent
	23/02741/ADV	Abbey Aslett 18/10/2023	Cllr Michaelides	Lewis & Hickey
Case Officer				
Applicant		House Name	Road	Locality
Mr R Steel			110 High Street	Town
Town		County	Post Code	Application date
				27/09/23
Installation of new fascia panel with non-illuminated lettering and logo. Installation of new doubled projecting sign with non-illuminated lettering and logo on existing bracket.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1AKUBBKIBS00			

19	Plan Number	Planning officer	Town Councillor	Agent
	23/02756/HOUSE	Christopher Park 17/10/2023	Cllr Gustard	Carmen Austin Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Rudd			6A Yeomans Meadows	Kippington
Town		County	Post Code	Application date
				26/09/23
Ground and first floor extensions. Change to fenestration. Solar panels, rooflights, new porch. Remodelling of roof.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1CF6JBKICM00			

20	Plan Number	Planning officer	Town Councillor	Agent
	23/02770/HOUSE	Christopher Park 17/10/2023	Cllr Granville	CooperHBC

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

Case Officer			
Applicant	House Name	Road	Locality
Mrs G Voss		10 Six Bells Lane	Town
Town	County	Post Code	Application date
			26/09/23
Replacement of front door. Internal alterations. Rooflight.			
NB: The above proposal description was amended per the agent's request and subsequent Amended Parish Consultation Letter received on 26/09/2023. Original description was as follows: Alterations to fenestration. Internal alterations. Rooflights.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1EA1UBKIEE00		

21	Plan Number	Planning officer	Town Councillor	Agent
	23/02771/LBCALT	Christopher Park 17/10/2023	Cllr Granville	CooperHBC
Case Officer				
Applicant		House Name	Road	Locality
Mrs G Voss			10 Six Bells Lane	Kippington
Town		County	Post Code	Application date
				26/09/23
Replacement of front door. Internal alterations. Rooflight.				
NB: The above proposal description was amended per the agent's request and subsequent Amended Parish Consultation Letter received on 26/09/2023. Original description was as follows: Alterations to fenestration. Internal alterations. Rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1EA1VBKIEF00			

22	Plan Number	Planning officer	Town Councillor	Agent
	23/02782/HOUSE	Stephanie Payne 18/10/2023	Cllr Clayton	Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Ms T Cerullo			13 Wickenden Road	Eastern
Town		County	Post Code	Application date
				27/09/23
Demolition of existing garage and erection of one storey extension with rooflights and new fenestrations. New suspended baywindow at front; Ground floor infill at rear. New ramped access at front. New A/C unit at rear.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1JTZRBIKI00			

23	Plan Number	Planning officer	Town Councillor	Agent
	23/02795/HOUSE	Stephanie Payne 19/10/2023	Cllr Daniell	Harringtons 2006

Planning Applications to be Considered

Planning Applications received to be considered on 09 October 2023

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Mogaldea		21 Oak Warren	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			28/09/23
Single storey rear extension with rooflight. New rooflights added to existing roof. Alteration to fenestrations. Erection of a retaining wall to the rear of the garden.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1JUANBKIHC00		

24	Plan Number	Planning officer	Town Councillor	Agent
	23/02802/HOUSE	Abbey Aslett 20/10/2023	Cllr Gustard	Westbury Garden Rooms Limite
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Cunningham		Melrose House	101 Oakhill Road	Kippington
Town		County	Post Code	Application date
				29/09/23
Single-storey rear extension in traditional Orangery style with brick plinth supporting painted timber window framing and French doors with generous glazing and a flat roof with cornice detail and a lantern feature.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1LOOMBKII300			