

Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 9th October 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/xOV6-NrzflI>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present, left at 8:40pm
Cllr Layne	Present	Cllr Michaelides	Apologies
Cllr Camp – Chair	Present	Cllr O’Hara	Present
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	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

4 Members of the Public

PUBLIC QUESTION TIME

None.

395 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

396 DECLARATIONS OF INTEREST

None.

397 DECLARATIONS OF LOBBYING

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

- [Plan no. 11] 23/02649/FUL – 9 Crownfields

b) Representation was received and forwarded to Cllrs, objecting to the following planning application:

- [Plan no. 5] 23/02299/FUL (AMENDED) – Tor Na Coille, 1 Ashley Road

c) Representation was received and forwarded to Cllrs, requesting that conditions regarding use be attached to any recommendations for approval of the following planning application:

- [Plan no. 22] 23/02782/HOUSE – 13 Wickenden Road

d) Cllr Daniell and Cllr Varley declared that they had been contacted by local residents about the following planning application:

- [Plan no. 8] 23/02539/HOUSE (AMENDED) – Homefield, 93 Oakhill Road

e) Cllr Granville declared that she had been lobbied against the following planning application:

- [Plan no. 5] 23/02299/FUL (AMENDED) – Tor Na Coille, 1 Ashley Road

f) Cllr Clayton declared that he had been lobbied against the following planning application:

- [Plan no. 22] 23/02782/HOUSE – 13 Wickenden Road

g) Cllr Willis, Cllr Granville, Cllr Clayton, Cllr Ancrum and Cllr Skinner all declared that they had been contacted by local residents about the following planning application:

- [Plan no. 11] 23/02649/FUL – 9 Crownfields

398 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 25th September 2023.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the Minutes of the Otford Parish Council (OPC) and STC Active Travel Collaboration (ATC) Group, held on 7th September 2023.

399 APPEALS

The Committee received 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**

400 APPEALS

The Committee received notice that the following appeal was DISMISSED and planning permission Refused by the Planning Inspector on 26th September 2023:

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

401 APPEALS

The Committee received 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**

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

a) The Committee noted 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.

403 PUBLIC ENGAGEMENT SESSION FOR LCWIP ACTIVE TRAVEL ROUTE: SEVENOAKS TOWN CENTRE TO OTFORD

a) The Committee received 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.

b) It was noted that the OPC & STC ATC Group had been successfully registered as a separate Stakeholder, independent of either Town or Parish Council.

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

a) The Committee received notice that KCC were inviting Town Councillor membership to a Working Group comprising KCC Officers, Town Councillors and local landowners, with the objective to agree the most appropriate East-West active travel route.

b) The following Cllrs were nominated and it was **RESOLVED** that they be registered via KCC to join the Working Group:

- Cllr Shea, Cllr Skinner, Cllr Clayton and Cllr Willis.

405 COMMUNITY RIGHT TO BID NOMINATIONS – ASSETS OF COMMUNITY VALUE

a) The Committee received 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

b) The following locations were considered and approved by the Committee for nomination:

- Water Works, Cramptons Road site
- St Johns Hill Car Park Public Toilets

c) Cllr Shea proposed the following sites, pending further research into their eligibility:

- The play space at the end of Watercress Drive
- The Allotments at the end of Heathfield Road
- The depo building on Otford Road, owned by Sevenoaks District Council
- The field on Bradbourne Vale Road, currently used to field horses
- The scout huts located left of the above horse field

d) It was **RESOLVED** that the above sites be submitted as Assets of Community Value under the Community Right to Bid scheme, pending eligibility confirmation.

e) Cllr Clayton proposed that the green amenity and play spaces at Hillington Avenue be nominated. It was **RESOLVED** that this suggestion, with opportunity for Cllrs to propose additional sites, be put on a future Planning Committee Agenda once the above applications have been submitted.

406 SWANLEY URBAN AREA LCWIP – DRAFT NETWORK

a) The Committee received notice that a draft network of walking and cycling routes had been created for Swanley Urban Area, available to view via the following link:

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

b) The Committee noted that SDC is consulting on the proposed networks, and congratulated Swanley on this positive project and the future active travel opportunities it will create.

407 KENT COUNTY COUNCIL’S RESPONSE TO SEVENOAKS TOWN COUNCIL’S PROPOSAL FOR TRAFFIC MIRRORS

a) The Committee received with disappointment, KCC’s refusal to reconsider STC’s proposals for traffic mirrors at various locations in Sevenoaks, and to do so in line with KCC’s Vision Zero Strategy of preventing accidents.

b) Councillors noted with gratitude that KCC had offered to re-run the data in March/April 2024 when it was updated, however agreed that the Committee should remain vigilant of whether KCC adhere to their Vision Zero Strategy, or revert back to requiring crash evidence before taking action.

c) It was **RESOLVED** that the Town Council revisit its request again in April 2024, when KCC receives its latest update on crash data.

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

a) The Committee received notice that SDC is consulting on proposed amendments to the current Hackney Carriage and Private Hire Licensing Policy.

b) It was noted that the amended policy and list of main changes are available via the following link:

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

c) It was noted that comments can be forwarded to licensing.officers@sevenoaks.gov.uk, with the deadline for comment being 12th November 2023.

409 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 2nd October 2023.

410 PLANNING APPLICATIONS

(a) Minute Items 410.b.i – 410.b.iii were moved further up the Agenda and considered after Minutes. 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 applications by prior agreement:

i. [Plan no. 5] Tor Na Coille, 1 Ashley Road **(Against)**

ii. [Plan no. 11] 23/02649/FUL – 9 Crownfields **(Against)**

iii. [Plan no. 11] 23/02649/FUL – 9 Crownfields **(For)** *Statement read aloud by the Chair on behalf of the agent*

iv. [Plan no. 8] 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 2nd October 2023. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

411 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 9:05pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 9-10-23

1	Plan Number	Planning officer	Town Councillor	Agent
	23/02000/HOUSE	Abbey Aslett 17/10/2023	Cllr Camp	Coleman Anderson Archit
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.

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the amended roof and pitch.

2	Plan Number	Planning officer	Town Councillor	Agent
	23/02156/HOUSE	Hannah Donnellan	Cllr Wightman	DHA Planning
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

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being content that the new plans have fully met her requests, as set out in her note of 07/09/2023.

Planning Applications Considered

Applications considered on 9-10-23

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02174/HOUSE	Samuell Odell 18/10/2023	Cllr Shea	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Deslandes & Ms M Japita			22 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/09/23

23/02174/HOUSE - Amended plan

Erection of a garden office.

A summary of the main changes are set out below:

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

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that:

- There is no loss of amenity to neighbours, taking into consideration the height of the building, topography of the location and loss of privacy,
- The height of the building is acceptable.

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 Archit
<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.

Comment

Sevenaks Town Council recommended approval, subject to the Planning Officer being satisfied with the items of concerns listed previously by the Town Council on 29th August 2023.

Planning Applications Considered

Applications considered on 9-10-23

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>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

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- By virtue of the impact on the street scene both to Ashley Road and St Botolphs Road, and the bulk and massing of the proposals in comparison to surrounding sites, this application is contrary to the development guidance of the Sevenoaks Residential Character Area Assessment
- The scale and site coverage of the development is out of keeping with the surrounding area contrary to Allocations and Development Management Plan Policy EN1.
- The applicant has not satisfactorily demonstrated in drawings provided how the construction solves the changes in level between the proposed access points and the site.
- The proposals seek to remove one mature tree, c380m2 of amenity grassland and ornamental shrubs, contrary to Sevenoaks Town Neighbourhood Plan Policy L4 which requires justification for tree and hedgerow removal and replacement within or in close proximity of the site, and contrary to Sevenoaks Town Council's Planning Committee policy and Sevenoaks District Council's Tree Strategy which both require planting of 2 replacement trees for every 1 tree which is removed.

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
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr T Thompson-Nurse	Second Floor	116A High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/09/23	

Replacement of two existing windows.

Comment

Proposed from the Chair with Cllr Michaelides' apologies:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the materials and designs and that the Conservation Officer continues to be satisfied that there is no adverse impact on the Conservation Area.

Planning Applications Considered

Applications considered on 9-10-23

7	Plan Number	Planning officer	Town Councillor	Agent
	23/02510/FUL	Anna Horn 10/10/2023	Cllr Layne	Martin Potts Associates
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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer's approval, and on the condition that adequate drainage measures are used, including porous materials for surface run-off.

8	Plan Number	Planning officer	Town Councillor	Agent
	23/02539/HOUSE	Christopher Park 16/10/2023	Cllr Daniell	Harringtons 2006
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.

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- That 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
- That this application will have an unacceptable impact on a locally listed Edwardian building.

Planning Applications Considered

Applications considered on 9-10-23

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02553/FUL	Christopher Park 11/10/2023	Cllr Dixon	Wyatt Glass Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Alawiye	Ground Floor Flat	62 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.				

Comment

Sevenoaks Town Council recommended approval, provided that:

- All conditions as per the 22/00891/FUL grant for planning permission are repeated for this application
- The Planning Officer is satisfied that the increase from four to five flats in the same envelope does not constitute overdevelopment and
- The Planning Officer is satisfied that the off-street parking provision is compatible with Sevenoaks District Council policy T2 bearing in mind whether these spaces can be independently accessed by separate residents.
- The Planning Officer is satisfied that there are no highway safety implications of the tandem parking spaces

Informative:

Sevenoaks Town Council requested that the materials of the parking surfaces be made permeable, with attention drawn to the Sevenoaks Town Neighbourhood Plan.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02565/HOUSE	Samuell Odell 12/10/2023	Cllr Varley	Mr Paul Trigg
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Wenham	Casanove	Clenches Farm Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/09/23	
Proposed garage conversion, internal alterations and rear extension with a swim spa. ramp access, patio, rooflights and alteration to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials, and that there will be no impact on the Kippington Road Residential Character Area.

Planning Applications Considered

Applications considered on 9-10-23

11	Plan Number	Planning officer	Town Councillor	Agent
	23/02649/FUL	Stephanie Payne 13/10/2023	Cllr Willis	Blackburn Architects Limit
Applicant		House Name	Road	Locality
Mr & Mrs Light			9 Crownfields	Town
Town		County	Post Code	Application date
				22/09/23
Sub-division of land. Erection of detached dwelling with associated parking.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site, with the unusual topography meaning that neighbours will be unreasonably impacted.
- That the proposed new building is substantially bigger and not in keeping with the other surrounding properties.
- Concern about the impact on hydrology, as the area is prone to flooding and it seems likely that this building will exacerbate the issue
- Potential impact on the environment and eco-system
- Lack of clear evidence that the development will deliver the 10% Biodiversity Net Gain required by the Sevenoaks Town Neighbourhood Plan Policy L1.

12	Plan Number	Planning officer	Town Councillor	Agent
	23/02670/HOUSE	Abbey Aslett 10/10/2023	Cllr Camp	Lovell Design Architects
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.

Comment

Sevenoaks Town Council recommended approval.

13	Plan Number	Planning officer	Town Councillor	Agent
	23/02672/FUL	Abbey Aslett 12/10/2023	Cllr Clayton	Level Architecture
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.**

Comment

Sevenoaks Town Council recommended approval, on the condition that the details remain in conformity with the Hartslands Conservation Area Management Plan; namely,

- The front garden is retained as a planted area and not used for parking
- The Victorian looped ridge tiles, finials and shaped barge boards are retained or replaced by similar materials.

Planning Applications Considered

Applications considered on 9-10-23

14	Plan Number	Planning officer	Town Councillor	Agent
	23/02678/HOUSE	Abbey Aslett 10/10/2023	Cllr Willis	M R Garland Limited
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.				

Comment

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

15	Plan Number	Planning officer	Town Councillor	Agent
	23/02679/LBCALT	Abbey Aslett 10/10/2023	Cllr Willis	M R Garland Limited
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.				

Comment

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

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

Comment

Sevenoaks Town Council recommended approval.

Informative: Sevenoaks Town Council recommended the inclusion of porous surfaces for the additional parking area to alleviate surface water run-off.

Planning Applications Considered

Applications considered on 9-10-23

17	Plan Number	Planning officer	Town Councillor	Agent
	23/02732/MMA	Anna Horn 17/10/2023	Cllr Willis	N/A
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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and design, and that adequate protection is given to the internally listed features.

18	Plan Number	Planning officer	Town Councillor	Agent
	23/02741/ADV	Abbey Aslett 18/10/2023	Cllr Michaelides	Lewis & Hickey
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.				

Comment

Proposed from the Chair with Cllr Michaelides' apologies:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied with the designs and materials.

19	Plan Number	Planning officer	Town Councillor	Agent
	23/02756/HOUSE	Christopher Park 17/10/2023	Cllr Gustard	Carmen Austin Architectu
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.				

Comment

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

Planning Applications Considered

Applications considered on 9-10-23

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02770/HOUSE	Christopher Park 17/10/2023	Cllr Granville	CooperHBC
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Voss			10 Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials and finishes proposed.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02771/LBCALT	Christopher Park 17/10/2023	Cllr Granville	CooperHBC
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Voss			10 Six Bells Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials and finishes proposed.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02782/HOUSE	Stephanie Payne 18/10/2023	Cllr Clayton	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms T Cerullo			13 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.				

Comment

Sevenoaks Town Council recommended approval, on the condition that the side extension should remain as part of the main dwelling, used for residential purposes, and that the Environmental Health officer is satisfied that relocation of the air-conditioning unit will not affect neighbours.

Planning Applications Considered

Applications considered on 9-10-23

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

Comment

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02802/HOUSE	Abbey Aslett 20/10/2023	Cllr Gustard	Westbury Garden Rooms
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cunningham		Melrose House	101 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				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.				

Comment

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