



Sevenoaks
TOWN COUNCIL

15th August 2013

You are summoned to attend a meeting of the **PLANNING COMMITTEE** to be held in the Council Chamber at the address below on Monday 19th August 2013 to be followed by a Council meeting. 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.

Deputy Town Clerk

Committee Members

Cllr S Arnold
Cllr C L L Baker
Cllr N J L Busvine OBE
Cllr Mrs J M Canet
Cllr G R S Clack
Cllr A S Clayton
Cllr Mrs M E Crabtree - **Vice Chairman**
Cllr Mrs A E Dawson

Cllr A Eyre
Cllr R M C Hogarth
Cllr Mrs M A London
Cllr R J Parry
Cllr R L Piper
Chairman - Cllr S G Raikes
Cllr P E Towell
Cllr P C Walshe

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

Apologies for absence

- 1 **REQUESTS FOR DISPENSATIONS**
To consider requests from Members to enable participation in discussion on items on the agenda in which the Member has a Disclosable Pecuniary Interest. [S 31 & 33 Localism Act 2011 refers]
- 2 **DECLARATIONS OF INTEREST**
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

Town Council Offices
Bradbourne Vale Road
Sevenoaks, Kent TN13 3QG
Tel: 01732 459953 Fax: 01732 742577

Email: council@sevenoakstown.gov.uk
Website: www.sevenoakstown.gov.uk

Town Clerk



3 MINUTES

To approve and sign the minutes of the meeting of the Planning Committee meeting held on the 5th August 2013 (copy attached).

4 NEIGHBOURHOOD PLANNING

(a) To receive and consider the recommendations put forward by the Neighbourhood Planning working party.

(b) To receive and consider the notes of the Neighbourhood Planning Working Party meeting held on the 30th July 2013 (copy attached).

(c) To receive and consider the notes of the meeting with the Wildernesse Residents' association held on the 6th August 2013 (copy attached).

5 COMMUNICATIONS

(a) Validation Procedures at Sevenoaks District Council

To receive and consider a response to the Town Council's letter raising concerns over the planning validation procedure at Sevenoaks District Council (copy attached).

(b) Road Closure notices

To receive and note the attached schedule of road closures.

(c) Lady Boswell Church of England Primary School Plymouth drive SE/13/02187/KCCRG3

To receive and note a copy of the Sevenoaks District Council's letter dated 12 August 2013.

6 PERMITTED DEVELOPMENT RIGHTS

To consider the formation of a working party to consider the DCLG Consultation on expansion of permitted development rights. This is a ten week consultation period ending on 15th October 2013:

The consultation seeks views on 5 proposals for permitted development rights to allow:

- shops and financial and professional services to change use to a dwelling house;
- existing buildings used for agricultural purposes of up to 150 square metres to change to residential use;
- retail uses to change to banks and building societies only;
- premises used as offices, hotels, residential and non-residential institutions, and leisure and assembly to be able to change use to nurseries providing childcare;
- a building used for agricultural purposes of up to 500 square metres to be used as a new state funded school or a nursery providing childcare.

7 TREE WORK

(a) To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 15th August 2013:

- i. 13/02215/WTPO - Bracken, Ashgrove Road TN13 1ST [Cllr Eyre]
Thin overall canopy of 1 No Oak tree by 20%, prune back on the house side by approx three metres. (TPO) (01-08-13)
- ii. 13/02237/WTPO – Sevenoaks Magistrates Court Morewood Close TN13 2HU [Cllr Eyre]
T1 - Silver birch cut back to clear building by 1.5 metres, raise crown by 3m. T2 - Willow cut back to clear building by 1.5m raise crown to 3m. T3 Cherry - cut back to clear building by 1.5m raise crown by 3m. T4 Cherry - cut back to clear building by 1.5 m raise crown to 3 m. T5 - Silver birch - reduce branches over the roof by 25% cut back to clear building by 15m, raise crown to 3m T6 - Conifer cut back to clear building and roof by 2m. (TPO) [02-08-13]
- iii. 13/02311/WTPO – 23 Redlands Road, TN13 2JZ [Cllr Eyre]
Crown lift 1 Oak tree by up to 6 metres (TPO) [07-08-13]
- iv. 13/02303/WTPO – Wagtails Hillborough Avenue TN13 3SG [Cllr Clack]
Various works to trees (TPO) [08-08-13]
- v. 13/02320/WTPO – Ormiston 2 Britains Lane TN13 2NF [Cllr Eyre]
Various works to trees [12-08-13]
- vi. 13/02316/WTPO – Church Field 2 Oak Lane TN13 1NF [Cllr Mrs London]
Lime T3 - Remove basal growth, clear stem to 5m, crown thin x 30%, remove deadwood [13-08-13]

8 LICENSING APPLICATIONS

To receive and consider the following licensing applications:

- (a) 13/02319/LAPRE - Sevenoaks Indoor Bowls Club, Hollybush Close [Cllr Clayton]

9 PLANNING APPEALS

(a) To receive and note the following householder appeals have been submitted:

- i. 13/2201993 - Lansdowne, 19 Woodside Road

- ii. 13/2201908 - 70 Mount Harry

NB: The Town Council are not permitted to make further representation on Householder appeals, however comments made during the initial consultation process will be forwarded to the inspector.

(b) To receive and consider supporting the District Council on the following appeal:

- i. 11/02977/CONVA – Oakend Cottage, 1 Oakfields, TN13 1NJ
Removal of condition 5 (obscured glazing) of planning permission SE/10/01833/FUL. Erection of two storey side extension.
The Town Council recommended refusal.

(c) To receive and note that the inspector has allowed the following appeals:

- i. 13/2200417 - Rozelle, Hillborough Avenue

(d) To receive and note that the following appeals have been withdrawn:

- i. 13/2199517 - Land r/o High Trees, Wildernes Avenue

10 PLANNING APPLICATIONS

(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.

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 15th August 2013 (copy attached).

11 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 5th August 2013 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Apologies
Cllr C L L Baker	Present	Cllr R M C Hogarth	Apologies
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Apologies
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Arrived 7:02pm
Cllr A S Clayton	Arrived 7:03pm	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Present	Cllr P E Towell	Present
Cllr Mrs A E Dawson	Present	Cllr Mrs P C Walshe	Present

Deputy Town Clerk
Committee Clerk

PUBLIC QUESTION TIME

None

112 REQUESTS FOR DISPENSATIONS

No requests were received.

113 DECLARATIONS OF INTEREST

Cllr Mrs Crabtree declared an interest in any items pertaining to Kent County Council.

Cllr Mrs Crabtree declared a non-pecuniary Interest in the following planning application:

[1] KCC/SE/0221/2013 - Lady Boswell's CofE Primary School, Plymouth Drive

And abstained from discussion and voting on this application.

Cllr Raikes declared a non-pecuniary Interest in the following planning application:

[1] KCC/SE/0221/2013 - Lady Boswell's CofE Primary School, Plymouth Drive

114 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 22nd July 2013 be approved and signed subject to the following amendment to minute no.107(b):

(a) Minute amended to read "...Tree **Preservation** Order(s)"

115 COMMUNICATIONS

The Committee received and considered the August edition of the South Eastern Stakeholder Newsletter.

It was **RESOLVED** that:

(a) A letter be sent to South Eastern expressing concern that the percentage of trains running on time (93.2%) was too low when the gradual increase in journey times by 4 minutes over the past 15 years was taken into consideration, particularly in light of the challenges ahead.

(b) The extension of the London Metro area be brought back to a future Planning Committee meeting for discussion. (Cllr Clayton to provide briefing paper(s) including KCC concerns)

116 PROPOSED PARKING MODIFICATIONS WITHIN SEVENOAKS TOWN

The Committee received and considered the schedule of proposed parking modifications within Sevenoaks Town.

It was **RESOLVED** that the following concerns be raised:

(a) Sevenoaks Town Council objected to the siting of the both proposed bus stands in Suffolk way due to the poor visibility and traffic hazard they would pose. The Town Council was especially concerned at the bus stand sited on the blind corner of the junction with Buckhurst Lane. (ref Suffolk Way (North) and Suffolk Way (South))

(b) The Town Council noted that loading and unloading in the high street takes place before 8:30am, and therefore the bay's use as a taxi rank should end at 6:30am. (ref High Street (Loading Bay))

(c) The Town Council requested that the loading bay should be restricted to Mon-Sat (ref High Street (Loading Bay))

117 TREE WORK

(a) The Committee considered Tree work applications received from the Sevenoaks District Council during the two weeks ending 1st August 2013. It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

I) 13/02051/WTCA - Blue Bonnets, 138 Kippington Road [Cllr Piper]

Removal of 2 Conifer trees and replace with an iron archway. Cut down 1 Beech tree. (CA)

Sevenoaks Town Council unanimously recommended approval.

II) 13/02120/WTCA - The Compases, 63 Hartslands Road [Cllr Clayton]

T1. Leaning Birch, fell to near ground level due to decay at 0.5m. (24-07-13)

Sevenoaks Town Council recommended approval for the felling of the Silver Birch closest to the house.

III) 13/02114/WTPO - 24 - 26 South Park [Cllr Mrs London]

Various works to trees (TPO) (25-07-13)

Sevenoaks Town Council recommended approval.

IV) 13/02112/WTPO - High Briars, Grassy Lane [Cllr Eyre]

T.1 1 no. Mature Lime tree adjacent to near front roadside boundary and to left of main gate - Prune to remove all basal/stem growth present up to crown break - Prune to lift remaining crown evenly to approx 6m by the removal of secondary branches only, or branches back to source, ensuring the base of each branch to be removed does not exceed 180mm diameter. (T.P.O.) - Prune to clear adjacent telephone line by approximately 0.5m - Prune to remove all major/significant deadwood present G.3 Group of Holly stems adjacent to rear boundary - Prune to lightly clear away from adjacent Cypress tree by approximately 0.5m, ensuring a natural appearance is retained where possible G.4 Group of Hazel stems adjacent to rear left boundary within neighbour's garden - Prune to reduce 1 no. large leaning stem compressing against adjacent fence back to within approximately 300mm inside the neighbour's side of this fence Reasons: TPO Prudent tree management and access issues for telephone line and access (25-07-13)

Sevenoaks Town Council recommended approval.

V) 13/02156/WTCA - Royal Oak Mews, High Street [Cllr Mrs London]

T.1/2 Lime trees on front side boundary & T.3 Willow - Prune to remove all overhanging growth above Royal Oak Mews (CA). (26-07-13)

Sevenoaks Town Council recommended approval.

(b) The Committee noted that the following applications have already been determined by Sevenoaks District Council:

I) 13/01948/WTPO - 26 Woodside Road

1 no. mature Beech tree - Prune to lift crown evenly to approx. 4m by the removal of secondary growth only; prune to remove truncated branch growing towards house, back to source; prune to reduce crown to effectively clear from the house by approx. 3m; prune to thin remaining crown evenly by approx. 15%; prune to remove all major/significant deadwood present. (TPO).(05-07-13)

Consent granted 26-07-13

II) 13/013/02075/WTCA - Brackenhurst, 144 Kippington Road

Fell various trees (conservation area)

No objection lodged 26-07-13

118 DEVELOPMENT CONTROL

The Committee considered sending representation to speak on the following applications due to be considered at the Development Control Committee meeting on the 8th August 2013:

4.3 SE/13/00820/FUL - Bampton, 2 Crownfields

It was **RESOLVED** that Cllr Raikes speak as the Town Council's representative on this application.

4.4 SE/13/00481/FUL - New Beacon School, Britains Lane

It was **RESOLVED** that the Town Council submit a written statement on the application.

119 PLANNING APPEALS

The Committee received and noted the following householder appeal had been submitted:

i) 13/02201993 - Lansdowne 19 Woodside Road

120 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 1st August 2013 and **it was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

121 PRESS RELEASE

No items were considered worthy of a press release.

The meeting closed at 8:07pm

CHAIRMAN

Planning Applications Considered

Applications considered on 5-8-13

1	Plan Number	Planning officer	Town Councillor	Agent
	KCC/SE/0221/2013	Miss Mary Green 15-08-2013	Cllr Raikes OOW	Mr T Khan 01959 567300
Applicant		House Name	Road	Locality
Mr J Sanderson (KCC)		Lady Boswell's CE Primary Sch	Plymouth Drive	Town
Town		County	Post Code	Application date
				22/07/13
Proposed single storey extension comprising of one classroom, one library with associated facilities, outdoor soft and hard play/teaching area and car park extension				

Sevenoaks Town Council recommended approval subject to conditions included in the grant of KCC/SE/0039/2013

2	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/01739/HOUSE	H Tribe 12-08-2013	Cllr Mrs London	N/A
Applicant		House Name	Road	Locality
Mr B Sloggett			8 Argyle Road	Town
Town		County	Post Code	Application date
				24/07/13
Demolition and the erection of ground floor extension with a feature rooflight and first floor extension to rear of property. Increase basement depth by approx 300mm and underpinning (to be agreed) for structural stability. General improvements to exterior including three new windows to north flank elevation and re-tiling of existing and new roofs. Conversion of attic to bedroom with installation of new stairs and dormer containing en-suite, and conservation rooflights to either side of dormer at the rear of the property. Installation of new patio.				
SE/13/01739/HOUSE - Amended plan				
South Elevations and Amended proposed floor plans, elevations and sections received.				

Sevenoaks Town Council recommended approval

3	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/01992/HOUSE	H Tribe 07-08-2013	Cllr Mrs Walshe	Miss L Talbot 02073 9422
Applicant		House Name	Road	Locality
Mr & Mrs R McGuire		Rozelle	Hillborough Avenue	Eastern
Town		County	Post Code	Application date
				19/07/13
Demolition of existing garage and remodelling of dwelling to include erection of two storey side extension with first floor Juliet balcony on front elevation and part ground floor part two storey front extension, basement, Juliet balcony on first floor rear elevation, internal alterations, creation of additional parking space and widening of the access				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 5-8-13

4	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02001/LDCEX	B Phillips 12-08-2013	Cllr Mrs London	Mr P Fowler 01622 73071
Applicant	House Name	Road	Locality	
Mr & Mrs May	Corner Cottage	22 St Botolphs Avenue	Town	
Town	County	Post Code	Application date	
			24/07/13	
Extension and conversion of attic into bedroom and bathroom with rooflight and window to East elevation and dormer to South Elevation, part removal of chimney stack on East elevation.				

Sevenoaks Town Council recommended approval.

5	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02008/HOUSE	H Tribe 13-08-2103	Cllr Mrs London	Mr Wyatt Glass 832430
Applicant	House Name	Road	Locality	
Mr J Donald		53 The Drive	Town	
Town	County	Post Code	Application date	
			24/07/13	
The erection of a single and two storey extension, porch and parking				

Sevenoaks Town Council recommended approval.

6	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02048/HOUSE	H Tribe 06-08-2013	Cllr Eyre	Mr B Best 455029
Applicant	House Name	Road	Locality	
Dr Kalairajah		23 White Hart Wood	Kippington	
Town	County	Post Code	Application date	
			19/07/13	
Demolition of the existing conservatory, erection of a single storey rear extension, and erection of replacement conservatory. Painting and rendering of entire building.				

Sevenoaks Town Council recommended approval.

//Informative: For the avoidance of doubt, Sevenoaks Town Council noted that the rear of the garden abuts Common Land owned by the Town Council, and that no right of access exists across this land//

7	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02061/HOUSE	B Phillips 07-08-2013	Cllr Baker	Mr P Hagell 452111
Applicant	House Name	Road	Locality	
Mr & Mrs Marcelline		16 Robyns Way	Northern	
Town	County	Post Code	Application date	
			19/07/13	
Proposed chalet bungalow first floor roof extension over existing side extension. Single storey rear extension with flat roof & parapet, including feature roof lantern. Proposed increased width to front dormer and increased size to rear dormer. Proposed new roof windows. Front & side extension & Internal minor re-configuration to new areas.				

Sevenoaks Town Council unanimously recommended approval.

Planning Applications Considered

Applications considered on 5-8-13

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02062/HOUSE	H Tribe 16-08-2013	Cllr Baker	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Martyr			20 Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/07/13
Demolition of existing lean-to conservatory and outside store. Erection of a single storey rear extension with 2 No velux windows.				

Sevenoaks Town Council unanimously recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02087/HOUSE	B Phillips 13-08-2013	Cllr Mrs London	Mr R Colley 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ashby			27 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/07/13
Demolition of existing single storey side extension and the erection of two storey side extension, loft conversion with south dormer, velux windows to north, south and west elevation, installation of two velux windows east and west roof elevation. Re- location of drive access.				

Sevenoaks Town Council unanimously recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02106/CONVAR	A Byrne 13-08-2013	Cllr Towell	Mrs R Robinson 01179 25 1200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsburys Supermarkets Ltd		J Sainsbury Plc	Otford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/07/13
Variation of conditions 2 (approved plans) and 11 (staff parking spaces) of SE/12/00179/CONVAR 'Variation of conditions 2 (approved plans) and 11 (staff parking spaces) of SE/11/02087/FUL (Extension to existing Sainsbury's Store. (revisions to permitted application SE/10/01552/FUL) including changes to the car park layout, and removal of previously permitted car park deck, removal of the proposed atrium and travellators, and changes to the elevations). In order to make amendments to the car park layout' to make reference to the revised car park layout drawing reference no. 0901-GA-SEVENOAKS-05 Rev C and 0901-GA-SEVENOAKS-07_TR1 Rev D. Condition 4 will then relate to the correct revised car park layout.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposed amendments don't conflict with the original grant of permission.

//Informative: The Town Council requested that the data gathered from the car park monitoring system be used to influence the positioning and usage of Disabled and Mother & Child bays, and if appropriate certain bays be made available for general use during low occupancy times.

Planning Applications Considered

Applications considered on 5-8-13

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02106/CONVAR	A Byrne 15-08-2013	Cllr Towell	Mrs R Robinson 01179 25 1283
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sainsburys Supermarkets Ltd	J Sainsbury Plc	Otford Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/07/13	

Variation of conditions 2 (approved plans) and 11 (staff parking spaces) of SE/12/00179/CONVAR 'Variation of conditions 2 (approved plans) and 11 (staff parking spaces) of SE/11/02087/FUL (Extension to existing Sainsbury's Store. (revisions to permitted application SE/10/01552/FUL) including changes to the car park layout, and removal of previously permitted car park deck, removal of the proposed atrium and travellators, and changes to the elevations). In order to make amendments to the car park layout' to make reference to the revised car park layout drawing reference no. 0901-GA-SEVENOAKS-05 Rev C and 0901-GA-SEVENOAKS-07_TR1 Rev D. Condition 4 will then relate to the correct revised car park layout.

SE/13/02106/CONVAR - Amended plan

Proposal description amended to include condition 4 (parking layout) to be varied

Variation of conditions 2 (approved plans), 4 (parking layout) and 11 (staff parking spaces) of SE/12/00179/CONVAR 'Variation of conditions 2 (approved plans) and 11 (staff parking spaces) of SE/11/02087/FUL (Extension to existing Sainsbury's Store. (revisions to permitted application SE/10/01552/FUL) including changes to the car park layout, and removal of previously permitted car park deck, removal of the proposed atrium and travellators, and changes to the elevations). In order to make amendments to the car park layout' to make reference to the revised car park layout drawing reference no. 0901-GA-SEVENOAKS-05 Rev C and 0901-GA-SEVENOAKS-07_TR1 Rev D. Condition 4 will then relate to the correct revised car park layout.

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposed amendments don't conflict with the original grant of permission.

//Informative: The Town Council requested that the data gathered from the car park monitoring system be used to influence the positioning and usage of Disabled and Mother & Child bays, and if appropriate certain bays be made available for general use during low occupancy times.

Planning Applications Considered

Applications considered on 5-8-13

12	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02109/CONVAR	A Byrne 14-08-2013	Cllr Towell	Mrs R Robinson 01179 251300
Applicant	House Name	Road	Locality	
Sainsburys Supermarkets Ltd	J Sainsbury Plc	Otford Road	Northern	
Town	County	Post Code	Application date	
			25/07/13	
Removal of Condition 14 (scheme to minimise light spillage on north and west elevations to accord with advice from the Institute of Lighting Engineers and provision and operation of blinds to minimise light pollution from the front (north) elevation of the building) of SE/12/00179/CONVAR 'Variation of conditions 2 (approved plans) and 11 (staff parking spaces) of SE/11/02087/FUL (Extension to existing Sainsbury's Store. (revisions to permitted application SE/10/01552/FUL) including changes to the car park layout, and removal of previously permitted car park deck, removal of the proposed atrium and travellers, and changes to the elevations). In order to make amendments to the car park layout.				

Sevenoaks Town Council unanimously recommended refusal on the grounds that condition 14 of the original grant is essential to safeguarding the amenities of local residents and therefore should be satisfied.

13	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02147/HOUSE	B Phillips 15-08-2103	Cllr Mrs London	N/A
Applicant	House Name	Road	Locality	
Mr G Atkinson		77 Clarendon Road	Town	
Town	County	Post Code	Application date	
			26/07/13	
Demolition of existing rear two storey timber framed extension and erection of new two storey masonry construction extension with Juliet balcony.				

Sevenoaks Town Council unanimously recommended approval.

RECOMMENDATIONS TO SEVENOAKS TOWN COUNCIL PLANNING COMMITTEE ON 19 AUGUST 2013 FROM NEIGHBOURHOOD PLANNING WORKING PARTY

	Neighbourhood Plan for Sevenoaks Parish		Neighbourhood Development Order for Wildernesse Area
1	STC to apply to SDC for parish boundary for Neighbourhood Plan	1	Seal Parish Council to discuss NDO for Wildernesse Area
2	SDC to put plan area out to consultation	2	Seal Parish Council to discuss with SDC
3	Steering Committee for Neighbourhood Plan to be created (expressions of interest already received)	3	Seal Parish Council to inform STC of decision
		4	If Seal Parish Council in agreement, Sevenoaks Town Council to apply to Sevenoaks District Council for boundary of Wildernesse NDO to go out for formal consultation
		5	Funding arrangements to be agreed
		6	Steering Committee to be formed
		7	Planning consultant appointed

Report of meeting held on 6 August 2013 at Sevenoaks Town Council Offices to discuss request from Wildernesse Residents Association for a Neighbourhood Plan/Order

Present:

Tony Aston	Wildernesse Residents Association
David Moscow	Wildernesse Residents Association
Simon Randall	Wildernesse Residents Association
Robin Watson	Seal Parish Council
Cathy Baker	Sevenoaks Town Council
Margaret Crabtree	Sevenoaks Town Council
Robert Piper	Sevenoaks Town Council
Simon Raikes	Sevenoaks Town Council
Linda Larter	Sevenoaks Town Council
Hugh D'Alton	Sevenoaks Town Council
Ann White	Sevenoaks Town Council

STC	Briefly outlined background to neighbourhood plans <i>[a copy of Locality Neighbourhood Plans Roadmap Guide pages 6 & 7 were circulated for info]</i> Following the Annual Town Meeting and a Neighbourhood Plan Progression meeting held with advisers from Locality and representatives from Sevenoaks District Council, Sevenoaks Town Council had come to the conclusion that a town wide Neighbourhood Plan was the preferred option rather than two separate plans 1). a town centre neighbourhood plan [STC/DLCG funded] and 2). a separate Wildernesse Neighbourhood Plan, which would involve crossing the parish boundary into Seal Parish [WRA/DCLG funded]. A town wide plan using the parish boundary would be more inclusive for all the residents of the town who would have the opportunity to express their views and vote in the referendum.
WRA	Enthusiastic to proceed Had thought meeting would have been held in April 2013 Prefer 2 plan approach Believe tangible reasons why Wildernesse different to town as plan for town would have different objectives Willing to match fund for planning consultant WRA opined that STC could apply for grant of £7K from DCLG toward the cost of NDO WRA had approached a planning consultant Anna Bloomfield for shared brief WRA is concerned about the possibility of 2 schools being designated for the former

	Wildernesse school site and the significant development at Dorton House with resultant traffic issues WRA felt they would be empowered by an NDO and would be consulted on educational plans
STC	Grants are limited. STC had applied for grant for town centre plan from DCLG and had received ½ in financial support and ½ in advice and guidance SDC resources are also limited STC manpower resources are limited The Council would not wish to pursue any course of action which would prejudice education in Sevenoaks Need to clarify whether WRA wishes to pursue Neighbourhood Plan or Order
WRA	WRA wishes to pursue Neighbourhood Order And want input on Wildernesse site to ensure it is appropriate to character of area Residents would not be interested in town-wide plan. WRA concern is with Dorton House and its piecemeal development destroying the character of the area WRA interest is confined, WRA could achieve NDO in 15 months
Seal	The proposal of the town neighbourhood plan relating to the future of the market town encompassing the whole of the parish of Sevenoaks is sensible. The Wildernesse proposals raise more questions than answers. KCC and the Secretary of State will be the most likely to succeed in determining the location of schools As far as the Wildernesse proposal to cut across the boundary into Seal is concerned, I would need to report back to the Parish Council and assess their thoughts about part of Seal coming under the control of another authority, STC, and may arrange to have a public meeting
STC	Wildernesse is already protected by a Character Area Assessment and Covenants which broadly have protected the area to date If Seal Parish Council agrees to the boundary proposals for an NDO for Wildernesse, the Town Council will then approach SDC to ask for the NDO boundary to go out to consultation. The NDO will need to be funded by WRA (in addition to any DCLG grant)
Seal	To talk to Tony Fulwood at SDC

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NDP Progression Day 30th July 2013

Present:

Morning Session:	Afternoon Session:
Mary-Ann Nossent - Locality Consultants Clare Wright - Locality Consultants Tony Fullwood - SDC Kirsti Johnson – SDC Cllr Piper – STC Cllr Mrs Crabtree – STC Cllr Raikes - STC Linda Larter - STC Ann White - STC Hugh D'Alton – STC	Mary-Ann Nossent - Locality Consultants Clare Wright - Locality Consultants Cllr Baker STC Cllr Mrs Crabtree – STC Cllr Hogarth Cllr Piper – STC Cllr Raikes - STC Linda Larter - STC Ann White - STC Hugh D'Alton – STC

Proposals for progressing neighbourhood plan were discussed at a meeting held on 30 July 2013. A grant was received from DCLG for progressing a neighbourhood plan for the town centre and this grant also provided the support of the Locality Consultants being present at the meeting.

The aim is to create a strategy and guidance document to preserve and enhance facilities in the town to continue to provide a town centre where people want to live, shop and socialise.

The morning session was spent discussing the steps necessary to commence a neighbourhood plan with advice from the Locality Consultants and Sevenoaks District Council, particularly the need for public engagement with every step of the process and the requirement of robust evidencing of inclusion of the whole of the community.

The Locality Consultants questioned the possibility and advisability of creating more than one neighbourhood plan within a parish in relation to time and resources needed for each plan and suggested the Town Council may wish to revisit and revise its initial concepts for creating multiple plans

A virtual walk of the town illustrating key topics and linkages was undertaken demonstrating the transport links, parking, open spaces, trading areas and major developments.

The afternoon consisted of a workshop headed by Locality and re-iterating the need for public consultation and engagement

INITIAL KEY ITEMS FOR CONSULTATION

- Boundary area of plan to ensure no one is disenfranchised
- Title of plan based on STC strategy – suggested title 'The Future of Sevenoaks Market Town'
- The inclusion of the Wildernesse area within a holistic neighbourhood plan for Sevenoaks
- Formation of a steering committee

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Cllr Raikes
Sevenoaks Town Council

By e-mail: planning@sevenoakstown.gov.uk

Tel No: 017322277361
Ask for: Alan Dyer
Email: Alan.Dyer@sevenoaks.gov.uk
My Ref: 4460/1240/EG/AD/mf
Your Ref:
Date: 5 August 2013

Dear Cllr Raikes

Re: Validation of planning applications

Thank you for your e-mailed letter received by us on 18 July 2013. I have now discussed the issues you raised with the Officers involved and can comment as follows:

Applications are validated based on the information submitted by the applicant and there will always be occasions when it is not apparent this information is incorrect until a planning officer has either visited the site or been made aware by a third party (eg neighbour) that the information is incorrect. In these cases, correct information or plans will be requested and a further consultation carried out before a decision can be made. In some instances the application will have to be made invalid pending the submission of correct information.

We are already taking steps to review how proposals are described to both ensure transparency and clarity and also minimise the risk of changes and, therefore, additional consultations being required.

We hope to issue new instructions to staff in the next few weeks detailing 'best practice' when describing proposals.

We are carrying out a separate analysis of the applications which have been found to be invalid by planning officers and will use this information to ensure procedures are reviewed and updated and where necessary, training and support is given to Validation staff. It is regrettable when mistakes are made and these instances are always brought to the attention of staff involved.

Deputy Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

With regard to appeals, we recognise that applicants can appeal against a decision to make an application invalid. However, we do not believe the issues you have raised are due to applications being made invalid without justification. Staff will continue to work with applicants to ensure a valid application is registered as quickly as possible to avoid undue delays.

I hope this response has answered your concerns. However, please do not hesitate to get in touch if I can be of any further assistance.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'A. Dyer'.

Alan Dyer
Acting Development Control Manger

Richard Morris, Chief Planning Officer
Sevenoaks District Council
Argyle Road, Sevenoaks,
Kent, TN13 1HG

16th July 2013

Dear Mr Morris,

Sevenoaks Town Council wishes, once again, to raise concerns over the number of plans being validated without the contents being adequately verified. This failure to check adequately often results in a confusing succession of "amendments" to correct minor inaccuracies; in some cases simple grammatical errors and poorly worded proposal descriptions.

While the Town Council appreciates the need to ensure applications submitted to the District Council are validated within an appropriate timescale, and that amendments are sometimes unavoidable, it remains concerned at the relatively recent increase in the number of plans being declared invalid.

This cycle of invalidation and validation is confusing for members of the public, undesirable to the Town Council due to the need to reconsider each amendment at a Planning Committee meeting, and also delays the decision making process for the applicant.

The Town Council notes that applicants will now have the right to appeal against the LPAs decision to declare a plan invalid, in light of this new avenue of appeal the Town Council would request that the District Council revisit their policy on validation to ensure that, wherever possible, plans have been thoroughly checked prior to their initial validation.

Are there any additional steps that can be taken by the District Council to reduce the number of applications being incorrectly validated, and is the District Council able to offer an explanation as to why there has been a rise in applications being declared invalid in recent years?

Yours sincerely,

Cllr Simon Raikes

*Chairman of the Planning Committee
Sevenoaks Town Council*

cc: *Dr Pav Ramewal - Chief Executive Designate
Cllr Peter Fleming - Leader of the Council*

Non exhaustive list of examples in past months:

Minor amendments to proposal descriptions:

13/01436/HOUSE - 5 Clenches Farm, Clenches Farm Road

13/00818/HOUSE - Denada, Solefields Road

13/01006/HOUSE - 30B The Rise

13/00803/HOUSE - 41 Swaffield Road

13/00241/HOUSE - 12 Farnaby Drive

13/00359/FUL - Tricon House, London Road

Failure to check site plan:

13/01272/HOUSE - 2 Greenwood Way

Confusing succession of amendments:

12/02799/FUL - Sealcot, Seal Hollow Road

SCHEDULE

SEVENOAKS MICROSURFACING

ST. BOTOLPH'S ROAD (Service Road) and THE VINE – Road closed between A225 Dartford Road and St. Botolph's Road (junction with Pound Lane).

28th Aug 2013 08:30hrs to 17:30hrs.

Alternative route via A225 Dartford Road, Pembroke Road, Tubs Hill, St. Botolph's Road.

BIRCHIN CROSS ROAD/BOWER LANE, SHOREHAM – Road closed between Clarkes Green Road and Bower Lane junction with Romney Street.

31st Aug to 1st Sept 2013 09:00hrs to 17:30hrs

Alternative route via Birchin Cross Road, Rowdow Lane, Pilgrims Way East, A225 Shoreham Road, Station Road and Bower Lane. (And vice versa)

CHELSEFIELD LANE/SHOREHAM LANE, SHOREHAM – Road closed between Hewitts Road and Shacklands Road.

2nd Sept to 3rd Sept 2013 08:30hrs to 17:30hrs

Alternative route via Hewitts Road, A224 Orpington-By-Pass and Shacklands Road. (And vice versa)

SPOUT LANE/B269 POOTINGS ROAD, WESTERHAM – Road closed between B2026 Main Road and Coakham Farm.

4th Sept to 5th Sept 2013 09:00hrs to 17:30hrs

Alternative route via B2026 Main Road, Swan Lane, B2027 Four Elms Road and B269 Pootings Road. (And vice versa)

HONEY POT LANE/LITTLE BROWNS LANE, EDENBRIDGE – Road closed between stream o/s Little Browns Farm and eastwards to east side of double bends.

6th Sept 2013 08:30hrs to 17:30hrs

Alternative route via Little Browns Lane, Crouch House Road, Stangrove Road, B2026 Mont St. Aignan Way, Station Road, Main Road, Hole Lane, Monks Lane and Honey Pot Lane.

STATION ROAD, BLOWERS HILL AND BUCKHURST LANE, COWDEN – Road closed between B2026 Hartfield Road and Cowden Pound Road.

9th Sept to 11th Sept 2013 09:00hrs to 17:00hrs

Alternative route via B2026 Hartfield Road, Cowden Pound Road, Buckhurst and Cowden Pound Road. (And vice versa)

Fwd: VARIOUS ROADS, SEVENOAKS (PROHIBITION OF DRIVING)

VARIOUS ROADS, SEVENOAKS (PROHIBITION OF DRIVING) TEMPORARY ORDER 2013

THE ROAD TRAFFIC REGULATION ACT 1984 AS AMENDED BY THE ROAD TRAFFIC (TEMPORARY RESTRICTIONS) ACT 1991

To allow a programme of carriageway surface treatment works to be carried out, Kent County Council intends to make an Order to restrict traffic on various roads in Sevenoaks, as shown below.

The Order will become effective on or after **28TH Aug 2013** for up to 18 months, or until the works have been completed.

The planned dates and times for each road closure or restriction are shown below in the Schedule listed.

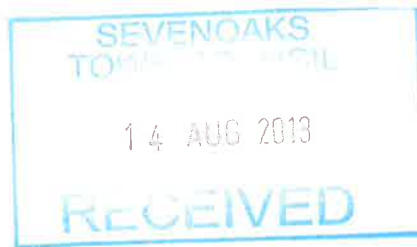
Planned dates will be indicated by signage displayed on site 7 days in advance. Road closures and other restrictions will be in effect when the appropriate signage and barriers are in place.

Every effort will be made to keep to the schedule shown below. Some minor modifications may be made to dates and duration of works, to be advised once known.

Adverse weather conditions may prevent some works being carried out on the planned dates.

Roads that are missed will be re-scheduled, as advised locally and signposted on site.

Generally within seven days of completing the works the road markings will be reinstated and the ironworks (road drain covers, manhole covers, etc) will be adjusted to suit the new surface, if necessary.



STC
5

KCC Planning Applications Group
First Floor, Invicta House
County Hall
Maidstone
Kent
ME14 1XX

Direct Dial: 01732 7406
Ask For: Mr M Holmes
My Ref: SE/13/02187/KCCRG3
Your Ref: KCC/SE/0221/2013
Date: 12 August 2013

Dear Sir/Madam

**Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992**

Site: Lady Boswells C Of E Primary School Plymouth Drive Sevenoaks

Development: Proposed single storey extension comprising of one classroom, one library with associated facilities, outdoor soft and hard play/teaching area and car park extension.

I refer to your letter received on 22nd July 2013 seeking this Council's observations in respect of the above application.

This Council would wish to comment as follows:

The Council objects to the proposal on the basis that the proposal would represent inappropriate development in the Green Belt that would have a detrimental impact upon the openness of the area. It is not considered that the very special circumstances put forward clearly outweigh this harm.

The Council objects to the proposal on the basis that development would have a potentially detrimental impact upon the amenities of local residents in the surrounding area in terms of highway impact. In addition, the Council is not able to guarantee to increase the parking concession in the Suffolk Way car park to accommodate the expansion of Lady Boswell's School, and, indeed, subject to future reviews of parking in the town centre, it is not possible to guarantee to maintain the existing facility in future years. The proposal therefore conflicts with policy EN1 of the Sevenoaks Local Plan.

Yours faithfully,

Deputy Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk



Richard Morris

Richard Morris
Chief Planning Officer

Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG



Direct Dial: 01732 227367
Ask for: Joanna Russell
Your ref: SE/13/00429/HOUCO
My ref: N
Date: 25th July 2013

Town and Country Planning Act 1990

Dear Sir/Madam,

Appeal by: Mr Paul Holliday
Site: Lansdowne 19 Woodside Road Sevenoaks KENT TN13 3HF
Nature: Variation of condition 1 of SE/11/02457/FUL to Erection of wooden garden shed with amendment to staining in natural oak
Appeal Ref: APP/G2245/D/13/2201993
SDC Ref: SE/13/00429/HOUCON
Appeal Start Date: 23rd July 2013

An appeal has been made to the Planning Inspectorate against the Council's refusal of planning permission for the development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit comments.

We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date at, Room 3/04 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

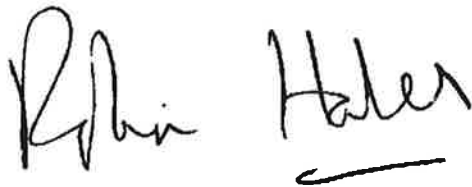
The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date.

The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website at www.planningportal.gov.uk/pcs.

You will be able to view the Appeal Documents and Decision on the Councils website.

A Procedural Guidance on Planning Appeals is available free of charge from my office, through the Council's Website or on the Planning Portal.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Robin Hales', with a horizontal line underneath the name.

Robin Hales
Chief Executive

Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227387
Ask for: Ben Phillips
Your ref:
My ref: SE/13/01309/HOUSE
Date: 1st August 2013

**Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A
Householder Application**

Dear Sir/Madam,

Appeal by: Mr & Mrs S Johnston
Site: 70 Mount Harry Road Sevenoaks Kent TN13 3JL
Nature: Proposed garage building - revised scheme following the refusal of
planning application no. SE/12/03364/HOUSE.
Appeal Ref: APP/G2245/D/13/2201908
SDC Ref: SE/13/01309/HOUSE
Appeal Start Date: 25th July 2013



An appeal has been made to the Planning Inspectorate against the Council's refusal of planning permission for the development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit comments.

We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date at, Room 3/04 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date.

The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website at www.planningportal.gov.uk/pes.

You will be able to view the Appeal Documents and Decision on the Council's website.

A Procedural Guidance on Planning Appeals is available free of charge from my office, through the Council's Website or on the Planning Portal.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Robin Hales', with a horizontal line underneath the name.

Robin Hales
Chief Executive



Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227136
Ask for: Helen Tribe
Your ref:
My ref: SE/11/02977/CONVA
R
Date: 9th August 2013

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr And Mrs Deeks
Site: Oakend Cottage 1 Oakfields Sevenoaks KENT TN13 1NJ
Nature: Removal of condition No.5 (obscured glazing) of planning permission SE/10/01833/FUL - Erection of two storey side extension.
Appeal Ref: APP/G2245/A/13/2198673/NWF
SDC Ref: SE/11/02977/CONVAR
Appeal Start Date: 29th July 2013

An appeal has been made to the Planning Inspectorate against the condition(s) imposed by the Council on the original planning decision.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector. Any written comments made by you at the application stage will be sent to the Planning Inspectorate and copied to the appellant. If you wish to make any additional comments you must submit three copies to the Planning Inspectorate, Room 3/10a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/A/13/2198673/NWF, to arrive by 9th September 2013. If representations are submitted after the deadline they will not normally be seen by the Inspector and will be returned.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you

Deputy Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk



that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

A Procedural Guidance on Planning Appeals is available free of charge through the Council's Website or on the Planning Portal.

You will be able to view the Appeal Documents and Decision on the Council's website.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Robin Hales', with a horizontal line underneath the name.

Robin Hales
Chief Executive



Appeal Decision

Site visit made on 17 July 2013

by **V F Ammoun BSc DipTP FRGS MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 August 2013

Appeal Ref: APP/G2245/D/13/2200417

Rozelle, Hillborough Avenue, Sevenoaks, Kent, TN13 3SG

- 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 & Mrs R McGuire against the decision of Sevenoaks District Council.
- The application Ref SE/12/03380/HOUSE was refused by notice dated 10 April 2013.
- The development proposed is *Demolition of existing garage and remodelling of dwelling to include erection of two storey side extension with first floor Juliet balcony on front elevation and part ground floor part two storey front extension, basement, Juliet balcony on the first floor rear elevation, internal alterations, creation of additional parking space and widening of the access.*

Decision

1. The appeal is allowed and planning permission is granted for *Demolition of existing garage and remodelling of dwelling to include erection of two storey side extension with first floor Juliet balcony on front elevation and part ground floor part two storey front extension, basement, Juliet balcony on the first floor rear elevation, internal alterations, creation of additional parking space and widening of the access* at Rozelle, Hillborough Avenue, Sevenoaks, Kent, TN13 3SG in accordance with the terms of the application, Ref SE/12/03380/HOUSE and the plans submitted with it, subject to the conditions set out in the attached schedule.

Planning policy and Main issue

2. Policy EN1 of the Sevenoaks District Plan sets out criteria to be applied in the consideration of planning applications that include that development *does not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements*. A Residential Extensions Supplementary Planning Document (ESPD) provides relevant guidance.
3. Rozelle is a detached house situated within a residential area. The proposed side extension would be situated on its western side boundary, which abuts part of the end of the rear garden of the Gloucester House nursing home. From my inspection of the site and area, and from consideration of the representations made I have concluded that the main issue in this case is whether the extension would cause material harm to the privacy and amenities of residents of the adjacent nursing home. I shall also consider loss of light and the protection of a tree.

Reasons

4. There are no windows proposed on the flank elevation of the extension that would directly face the nursing home. The Juliet balconies on the front and rear elevations the house as proposed to be extended and altered and a first floor rear facing bathroom window on the proposed extension would not directly face the adjacent rear garden or rear elevation of the nursing home. In any event the balconies are not of a type that provides space for outdoor recreation and the associated sense of being overlooked that this can engender. There are indeed balconies on the nursing home which do provide such space and which currently overlook the communal garden of the nursing home more directly than would the windows and Juliet balconies on the appeal property. A proposed first floor glazed link side extension that might have provided direct overlooking to the rear elevation of the nursing home is to be obscure glazed, and the Council proposes a condition to secure this but does not otherwise comment adversely on privacy. Also taking into account the normal degree of mutual overlooking common in residential areas, I concur and conclude that there would be no material harm to privacy due to the proposed development.
5. The two storey side wall of the proposed extension would directly abut the garden of the nursing home along part of its rear boundary. The nursing home garden, however, is a communal one and extends well beyond the appeal site. I have concluded that any affect upon the outlook of persons using the garden would be minimal. Turning to the effect upon the immediate outlook from nursing home windows, four such windows are potentially affected. Of them two are offset from the proposed extension to an extent that would greatly limit its effect on outlook. One window would directly face it but at first floor level where the effect on outlook is limited by more elevated views towards the site. A window at ground floor level would be more affected, but taking into account the slope down towards the appeal site extension and the approximately 7m distance between window and extension, I have concluded that the effect upon outlook would not amount to a material loss of amenities.
6. Concern at loss of daylight or sunlight is not supported by evidence as to likely extent, and having regard to the structures and alignments involved I concur with the Council that neither support a refusal of permission. The potential effect of works on a tree can be addressed by a suggested landscaping condition, which I shall impose with an added requirement to secure compliance. It is therefore my conclusion on the main issue in this case that there would not be a material loss of privacy or amenities, and that planning permission should be granted, subject to the conditions referred to and other non disputed conditions relating to use of materials, time limit, and compliance with specified plans.

V Ammoun

INSPECTOR

Schedule of Conditions - Appeal Ref: APP/G2245/D/13/2200417

- (a) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (b) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.
- (c) The glazed-link side extension shall be obscure glazed at all times.
- (d) The development hereby permitted shall not be begun until full details of soft landscape works have been submitted to and approved in writing by the Council. These details shall include planting plans identifying existing planting, plants to be retained and new planting; a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and a programme for implementation. The said landscape works shall thereafter be carried out in compliance with the approved details and programme.
- (e) The development hereby permitted shall be carried out in accordance with the following approved plans: 2102-487/PO1, 2102-487/PO2 rev A, and 2102-487/PO3 rev B.

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The Planning Inspectorate

3/10a Kite Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0303 444 5383
Customer Services: 0303 444 5000
Fax No: 0117 372 8181
e-mail: teamp3@pins.gsi.gov.uk

Ms H Rose
Sevenoaks District Council
Assistant Appeals Officer
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

Your Ref: SE/13/00187/FUL
Our Ref: APP/G2245/A/13/2199517
Date: 6 August 2013

Dear Ms Rose

Town and Country Planning Act 1990
Appeal by Macey Consultancy Ltd & Belco Properties Ltd
Site at Land Rear Of High Trees, Wildernesse Avenue, Sevenoaks, TN15 0EA

I am writing to tell you that the appeal (reference number APP/G2245/A/13/2199517), has been withdrawn. We will take no further action on the appeal.

Yours sincerely

Ruth Howell

208B

*You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*



INVESTOR IN PEOPLE



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Planning Applications to be Considered

Planning Applications received to be considered on 19 August 2013

1	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/01105/HOUSE	H Tribe 27-08-2013	Cllr Baker	Mr D Medrow 07866 7474
Applicant		House Name	Road	Locality
Mr S Ridler			152 Seal Road	Northern
Town		County	Post Code	Application date
				07/08/13
Demolition of attached garage and erection of a two storey side and rear extension.				
SE/13/01105/HOUSE - Amended plan				
Existing and proposed plans and elevations submitted showing correct western elevation				

2	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/01900/HOUSE	H Tribe 26-08-2013	Cllr Parry	Mr T Hawkins 07791 8449
Applicant		House Name	Road	Locality
Mr & Mrs East			41 Garth Road	Kippington
Town		County	Post Code	Application date
				06/08/13
The erection of single storey rear extension and garage, conversion of garage and single storey front extension to form porch and wc. Increase of ridge height and increase of ridge height to existing conservatory, change flat roofs to pitched and installation of new windows to east and rear elevation.				
SE/13/01900/HOUSE - Amended plan				
Existing and Proposed Elevations, proposed floor plan, street scene and photos received				

3	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02013/FUL	M Holmes 21-08-2013	Cllr Mrs Dawson	Mr S Rackham 01454 625
Applicant		House Name	Road	Locality
Evolve Estates			143 St Johns Hill	St Johns
Town		County	Post Code	Application date
				01/08/13
Change of use from sui generis (car show room) to Class A1 retail use and enclosure of existing open covered areas.				
SE/13/02013/FUL - Amended plan				
Amended drawing to show first floor existing and proposed and plan of parking layout for the store and tracking confirming how a delivery vehicle can manoeuvre within the site.				

Planning Applications to be Considered

Planning Applications received to be considered on 19 August 2013

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02053/HOUSE	M Holmes 27-08-2013	Cllr Eyre	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Masding	Beech House	122A Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/13	
Dismantle and remove a 9.5 metre section of the wall referred to in condition 8 of SE/05/02223/FUL back to the existing gate pier (West side).				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02073/HOUSE	M Holmes 20-08-2013	Cllr Clack	Mr G Swain 07913 78149
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs C Moysey	Flat J Vine Lodge	Hollybush Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/08/13	
Installation of three new conservation roof windows, insertion of larger roof window and insertion of larger casement windows into the existing dormers.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02086/FUL	B Phillips 27-08-2013	Cllr Hogarth	Mr K Taylor 02080 90130
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Clarke	St Johns Community Mental Heal	1 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/08/13	
Change of use to nursery (D1), erection of first floor accommodation within the existing roof space with new dormer roof, alterations to fenestration to include new windows and new glass canopy over front entrance door, new external doors. Alterations to the existing car park. Erection of 1.2m fence on west elevation and at rear of building, air conditioning unit positioned on west end elevation with enclosure, bin and toy store, landscaping soft play area and hard surfacing.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/02087/HOUSE	B Phillips 26-08-2013	Cllr Mrs London	Mr R Colley 452111
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Ashby		27 St Botolphs Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/08/13	
Demolition of existing single storey side extension and the erection of two storey side extension, loft conversion with south dormer, velux windows to north, south and west elevation, installation of two velux windows east and west roof elevation. Re- location of drive access.				
SE/13/02087/HOUSE - Amended plan				

Planning Applications to be Considered

Planning Applications received to be considered on 19 August 2013

Addition of front gates

Amended proposal description:

"Demolition of existing single storey side extension and the erection of two storey side extension, loft conversion with south dormer, velux windows to north, south and west elevation, installation of two velux windows east and west roof elevation. Re- location of drive access and addition of front gates"

8	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02191/MMA	H Tribe 21-08-2013	Cllr Eyre	N/A
Applicant		House Name	Road	Locality
Mr M Tatham		Land At Rear Of	21 & 23 Burntwood Road	Kippington
Town		County	Post Code	Application date
				01/08/13
Minor material amendment to application 12/02793/FUL for the Erection of two detached houses and attached garages; demolition of existing garage at no. 21 and erection of a replacement garage - to show removal of the Logia to the south elevation to plot 2.				

9	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02196/HOUSE	H Tribe 23-08-2013	Cllr Parry	N/A
Applicant		House Name	Road	Locality
Mrs A Logan		The Coach House	126 Kippington Road	Kippington
Town		County	Post Code	Application date
				05/08/13
The erection of a wooden fence and plant a hedge (laurel or leylandii) along part of our property line.				

10	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02260/HOUSE	N Thompson 28-08-2013	Cllr Mrs Crabtree	Browitt & Smith Surveyors
Applicant		House Name	Road	Locality
Mr & Mrs N May		Fairmount	Woodland Rise	Wildernesse
Town		County	Post Code	Application date
				08/08/13
The erection of a gazebo.				

11	Plan Number	Planning officer	Town Councillor	Agent
	SE/13/02286/HOUSE	N Thompson 23-08-2013	Cllr Mrs London	Mr D Potter 354292
Applicant		House Name	Road	Locality
Mrs D Edwards		Austens	High Street	Town
Town		County	Post Code	Application date
				05/08/13
Dormers to front roof slope of dwelling.				

Planning Applications to be Considered

Planning Applications received to be considered on 19 August 2013

