

26th November 2019



You are summoned to attend a meeting of the PLANNING COMMITTEE, to be held at **7pm** in the Council Chamber at the address below on **Monday 2nd December 2019**. *Please note that this will be preceded by a meeting of the Sevenoaks Town Neighbourhood Development Plan Steering Committee at 6pm.*

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

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at sevenoakstown.gov.uk or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Town Clerk

Committee Members

Cllr Bonin
Cllr Busvine OBE
Cllr Camp – **Chairman**
Cllr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter
Cllr Hogarth

Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry
Cllr Parry
Cllr Piper – **Vice Chairman**
Cllr Raikes
Cllr Shea
Cllr Waite

PUBLIC QUESTION TIME

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

AGENDA

- 1 APOLOGIES FOR ABSENCE
To receive and note apologies for absence.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES

To receive and sign the minutes of the Planning Committee meeting held on 18th November 2019, previously approved at Council on Monday 25th November 2019.

5 APPEALS

(a) To receive notice of the submission of the following appeal:

APP/G2245/W/19/3239490 18/01007/FUL: Land Rear Of 82 Brattle Wood

INFORMATIVES:

Sevenoaks Town Council declined to comment on the original application, as the District Council had already declared it invalid by the time it went to Planning Committee on 23rd April 2018.

Sevenoaks Town Council subsequently considered the amended application at Planning Committee on 8th May 2018 and unanimously recommended refusal, on the following grounds:

- *The house is of an inappropriate design for the area.*
- *It attempts to create a new hard surface over open common land.*
- *The proposed exit onto Beechmont road is unsafe, as verified by KCC, and visibility splays cannot be improved as the adjacent land is not owned by the applicant, nor is the land within the scope of the planning application.*
- *The TPO should remain in place as it serves to protect an important tree.*

Sevenoaks Town Council also included the following informative in its recommendation:

Sevenoaks Town Council owns the Sevenoaks Common Land, including the 'track' from Beechmont Lane. Sevenoaks Town Council has not been consulted in advance of the application being submitted, nor has it provided any consent for the proposed resurfacing of common land.

(b) To receive notice that the following appeal has been allowed:

APP/G2245/D/19/3235455

19/00853/HOUSE: 61 The Moor Road

INFORMATIVE: *Sevenoaks Town Council recommended approval for this application at Planning Committee on 23rd April 2019.*

6 PLANNING TRAINING SESSIONS AT SEVENOAKS DISTRICT COUNCIL

To receive and note the email dated 14th November 2019 from Sarah Carter at Sevenoaks District Council regarding the cancellation of the Planning Training Session on 4th December 2019 and giving details of the next session, which is due to take place as follows:

Date: Wednesday 15th January 2020

Time: 4.30pm – 6pm

Venue: The Council Chamber, Sevenoaks District Council

Please could Councillors wishing to attend on 15th January 2020 notify the Planning Committee Clerk as soon as possible, via the following email address: planning@sevenoakstown.gov.uk

7 SEVENOAKS DISTRICT LOCAL PLAN

To receive and note the letter of support sent by Sevenoaks Town Council to James Gleave, Strategic Planning Manager at Sevenoaks District Council, on 25-11-2019.

8 DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

(a) To note that the deadline for comments from Councillors has now passed and that the pre-consultation draft is due to be signed-off at the meeting of the Sevenoaks Town Neighbourhood Development Plan Steering Committee, to precede Planning Committee on Monday 2nd December 2019.

(b) To note that the Town Council anticipates moving forward to the next stage of the schedule, with the preparation of the consultation material.

9 PLANNING APPLICATIONS

(a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

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

Members of the public wishing to speak and address the Planning Committee must register to do so with the Town Council by 12noon on the date of the meeting, stating that they wish to speak.

(c) The meeting will be reconvened to consider planning applications received during the two weeks ending 26th November 2019.

10 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 18th November 2019 at 7:01 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Apologies	Cllr Shea	Present
Cllr Hogarth	Present	Cllr Waite	Apologies

Also in attendance:

Deputy Town Clerk

Planning Committee Clerk

Planning Assistant

1 Member of the Public

PUBLIC QUESTION TIME

None

358 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

359 DECLARATIONS OF INTEREST

As members of Sevenoaks District Council's Licensing Committee, Councillors Canet and Raikes declared a non-pecuniary interest in respect of the following item:

[Agenda item no. 5] LICENSING ACT 2003: POLICY REVIEW

Councillor Shea declared a non-pecuniary interest in the following application:

[Plan no. 8] 19/02914/HOUSE: 45 Lambarde Road

360 DECLARATIONS OF LOBBYING

Councillor Hogarth declared that he had been lobbied on the following application:

[Plan no. 3] 19/02137/FUL: Tanglewood, Parkfield

Councillors Bonin and Michaelides declared that they had been lobbied on the following application:

[Plan nos. 5 & 6] 19/02804/FUL: 43-45 High Street

Councillors Raikes and Clayton declared that they had been lobbied on the following application:

[Plan no. 13] 19/02971/FUL: Summerhill, Seal Hollow Road

Councillors Canet, Eyre and Piper declared that they had been lobbied on the following application:

[Plan no. 17] 19/02993/HOUSE: Parkstone, Clenches Farm Road

361 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 4th November 2019. **It was resolved that** that the minutes be approved and signed.

INFORMATIVES [Minute no. 335]: PLANNING TRAINING SESSIONS AT SEVENOAKS DISTRICT COUNCIL

- It was noted that the Planning Training Session at Sevenoaks District Council on 4th December 2019 had been cancelled.
- The next session is due to take place as follows:

Date: Wednesday 15th January 2020

Time: 4.30pm – 6pm

Location: The Council Chamber, Sevenoaks District Council

Please could Councillors wishing to attend on 15th January 2020 notify the Planning Committee Clerk as soon as possible, via the following email address: planning@sevenoakstown.gov.uk

362 LICENSING ACT 2003: POLICY REVIEW

(a) It was noted that this item had been deferred from the previous Planning Committee meeting on 4th November 2019 [Minute no. 336].

(b) The Committee considered the (previously circulated) Draft Statement of Licensing Policy (1 April 2020 until 31 March 2025). Members noted that the document was much improved, with greater transparency than previously. **It was resolved that** Sevenoaks Town Council would respond positively to the consultation.

INFORMATIVE: Councillor Raikes abstained from voting.

363 DRAFT NEIGHBOURHOOD PLAN (NDP)

(a) It was noted that the deadline for written comments from Councillors is **12noon on Monday 25th November 2019**. To be sent to the planning@sevenoakstown.gov.uk email address.

(b) It was noted that the Consultation Draft NDP is due to be signed-off (Town Council and NDP Steering Group) on **Monday 2nd December 2019**.

364 PLANNING APPLICATIONS

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

(b) The Committee considered applications received during the two weeks ending 12th November 2019. **It was resolved that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

365 PRESS RELEASES

None.

Finished: 8pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 18-11-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01341/HOUSE	Emma Gore 20/11/19	Cllr Piper OOW	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19
Single-storey extension with basement to rear of listed property, internal alterations to existing house. New location of external swimming pool. 19/01341/HOUSE - Amended plan Removal of internal alterations at ground floor				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				
Informative: Cllr Hogarth abstained from voting.				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/01342/LBCALT	Emma Gore 20/11/19	Cllr Piper OOW	Mr Ball 01892 231172
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Metcalfe		Little Blackhall	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19
Single-storey extension with basement to rear of listed property, internal alterations to existing house. New location of external swimming pool. 19/01342/LBCALT - Amended plan Removal of alterations at ground floor				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				
Informative: Cllr Hogarth abstained from voting.				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02137/FUL	Alexis Stanyer 20/11/19	Cllr Piper OOW	Ms Castle 01892 509280
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bakunowicz		Tanglewood	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/19
Replacement dwelling. 19/02137/FUL - Amended plan The Applicant has submitted amendments to the design of the proposed scheme to take into account feedback received from the conservation officer.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

Planning Applications Considered

Applications considered on 18-11-19

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02255/FUL	Rebecca Fellows 19-11-2019	Cllr Michaelides	Mr Woolston 01787 4775
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RBS Group		National Westminster Bank	67 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19
Proposed replacement of four defective air conditioning condenser units to be located on the flat roof to the rear of the building. 19/02255/FUL - Amended plan Certificate B has been signed.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Emma Gore 19/11/19	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/10/19
Conversion of existing redundant commercial building to provide 3 self-contained flats. 19/02804/FUL - Amended plan Two separate planning and listed building applications were originally submitted both for conversion to 3no flats. These have been amalgamated into one planning and listed building application to incorporate the entire building of 43-45 High Street and the conversion into 6no flats.				

Comment

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

Planning Applications Considered

Applications considered on 18-11-19

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Emma Gore 28-11-2019	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
Conversion of existing redundant commercial building to provide 3 self-contained flats. 19/02804/FUL - Amended plan Two separate planning and listed building applications were originally submitted, both for conversion to 3no flats. These have been amalgamated into one planning and listed building application to incorporate the entire building of 43-45 High Street and the conversion into 6no flats. 19/02804/FUL - Amended plan Amended proposal description: Conversion of existing redundant commercial building to provide 6 self-contained flats.				

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02904/HOUSE	Rebecca Fellows 28-11-2019	Cllr Parry	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Parker		Ashdown	17 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/11/19
Raising of the roof to incorporate a new loft with proposed dormers and erection of a two storey extension.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02914/HOUSE	H Pockett 22/11/19	Shea	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Evans			45 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/19
Erection of a two storey side extension and dormer extension				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the distance from the boundary with neighbouring property no. 43 is sufficient.

Planning Applications Considered

Applications considered on 18-11-19

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02941/HOUSE	Emma Gore 28-11-2019	Michaelides	Mr Williamson 077715909
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Williamson		West Lodge	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
Demolition of existing ground floor side extension to be replaced with a an extension over 2 floors. Demolition of existing garage to replace with new single storey garage/workshop/office. Replace glazing; new dormer and window to the front facade, reconfiguring dormers to the rear facade. Replacement of roof.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02945/HOUSE	R Fellows 19-11-2019	Cllr Piper	Mr Ghosh 02084 687105
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Rudd		Riftwood	Oak Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/19
Demolition of garage. Erection of an annexe.				

Comment

Sevenoaks Town Council recommended approval, provided the annexe remains ancillary to the main building.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02949/HOUSE	Alexis Stanyer 25-11-2019	Parry	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Duncan			5 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/19
Erection of a two storey rear extension				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02954/HOUSE	H Pocket 25/11/19	Parry	Si-tec plans ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Holden			11 Cross Keys Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/19
Demolition of conservatory with single storey rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-19

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02971/FUL	Mark Mirams 27-11-2019	Waite	Ms J Andrews 456888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Brentfield Homes Ltd	Summerhill	Seal Hollow Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/11/19	
Demolition of existing garage and erection of a two single garages to serve plots 1 and 2, to be constructed and occupied only in connection with the two dwellings approved under consent references SE/18/00158/OUT and SE/18/02903/CONVAR.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

-The additional risk posed to the mature Oak Tree, which has a TPO in place, given that the new thicker concrete stand of the garage of Plot 2 is situated within the Root Protection Area.

-Overdevelopment of the site and density issues.

-The proposal is not consistent with guidance contained in the Residential Character Area Assessment SPD.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02972/FUL	Ray Hill 26-11-2019	Eyre	Open Architecture 01732 330500
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Locke	Land South of	65 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/11/19	
Construction of three new detached dwellings with associated landscaping				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02987/LBCALT	E Gore 20/11/19	Michaelides	Ms Sehmi 02074907704
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks School	Manor House	6 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/10/19	

Refurbishment of Manor House and building M15/16 to facilitate internal alterations, dormer demolition, replacement of chimney pots and roofs. Landscaping works.

Amended consultation (for information only) received from SDC 07-11-2019:

Proposal description amended for clarification:

Refurbishment of Manor House and M15/16 building to facilitate internal alterations, reduction and reinstatement of original dormer window and replacement of chimney pots and roofs. Landscaping works.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the proposal preserves and enhances this important Listed Building.

Planning Applications Considered

Applications considered on 18-11-19

16	Plan Number	Planning officer	Town Councillor	Agent
	19/02987/LBCALT	E Gore 28-11-2019	Michaelides	Ms Sehmi 02074907704
Applicant	House Name	Road	Locality	
Sevenoaks School	Manor House	6 High Street	Town	
Town	County	Post Code	Application date	
			11/11/19	
Refurbishment of Manor House and building M15/16 to facilitate internal alterations, dormer demolition, replacement of chimney pots and roofs. Landscaping works.				
Amended consultation (for information only) received from SDC 07-11-2019:				
Proposal description amended for clarification:				
Refurbishment of Manor House and M15/16 building to facilitate internal alterations, reduction and reinstatement of original dormer window and replacement of chimney pots and roofs. Landscaping works.				
19/02987/LBCALT - Amended plan				
As the documents were unavailable on the website during part of the consultation period, Sevenoaks District Council is re-starting the consultation.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the proposal preserves and enhances this important Listed Building.

17	Plan Number	Planning officer	Town Councillor	Agent
	19/02993/HOUSE	R Fellows 21/11/19	Eyre	N/A
Applicant	House Name	Road	Locality	
Mrs McKenna	Parkstone	Clenches Farm Road	Kippington	
Town	County	Post Code	Application date	
			04/11/19	
Demolish chimney 1s stack and tile over the roof. Replace chimney 2.				

Comment

Sevenoaks Town Council recommended refusal, as the changes proposed detract from the building and the surrounding street scene.

18	Plan Number	Planning officer	Town Councillor	Agent
	19/03019/MMA	Holly Pockett 29-11-2019	Cllr Piper OOW	Mr Lovell 01883 733955
Applicant	House Name	Road	Locality	
Mr Brown	Elysia	Blackhall Lane	Wilderness	
Town	County	Post Code	Application date	
			11/11/19	
Amendment to 19/01536/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-19

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03030/HOUSE	Holly Pockett 26-11-2019	Shea	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bazzolo			11 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/19
Loft conversion with rear dormer and single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03053/HOUSE	Samantha Simmons 27-11-19	Eyre	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Anna Jones		Top Hill	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
Infill extension to link two outbuildings.				

Comment

Sevenoaks Town Council recommended approval, provided the studio flat remains ancillary to the main building.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03054/HOUSE	Holly Pockett 27-11-2019	Piper	Kent Building Control 013 03-656004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Obey			1 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/19
Single storey front extension with rooflight.				

Comment

Sevenoaks Town Council recommended approval.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03056/HOUSE	Alexis Stanyer 27-11-2019	Piper	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Roberts			15 Holyoake Terrace	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/11/19
Proposed loft conversion with rear dormer, raised decking to rear with 1.8m high privacy screens.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-19

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03057/HOUSE	Holly Pockett 27-11-19	Hogarth	Mr Jarvis 01892 667488
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Nevison			3 Chancellor Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/19
Demolition of garage and link, two storey and single storey side extension, raising ridge line to form rooms in roof with rooflights, alterations to fenestration and balcony.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

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

Direct Dial: 01732 227349
Ask for: Sean Mitchell
Your ref:
My ref: SE/18/01007/FUL
Date: 14th November 2019

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr & Mrs Bourne
Site: Land Rear Of 82 Brattle Wood Sevenoaks KENT TN13 1QT
Nature: Demolition of existing summer house. Erection of contemporary 4 bed detached house with work to existing side access track.
Appeal Ref: APP/G2245/W/19/3239490
SDC Ref: SE/18/01007/FUL
Appeal Start Date: 13th November 2019

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>.

The Planning Inspectorate is trialling a new appeals service to improve the digital services they offer. If you are looking for an appeal submitted after 7th August 2019, please look on the new appeals service portal

<http://appeals.planninginspectorate.gov.uk> The unique seven-digit reference number will begin with '4' if it is on this service. For all other case types please use the existing appeals portal <https://www.gov.uk/appeal-planning-inspectorate>

If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, 3/C Eagle, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/19/3239490, to arrive by 18th December 2019.

Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at:

<https://acp.planninginspectorate.gov.uk>

Yours faithfully,

Appeal Decision

Site visit made on 29 October 2019

by Patrick Hanna MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 November 2019

Appeal Ref: APP/G2245/D/19/3235455
61 The Moor Road, Sevenoaks TN14 5ED

- 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 Silcox against the decision of Sevenoaks District Council.
 - The application Ref 19/00853/HOUSE, dated 20 March 2019, was refused by notice dated 26 July 2019.
 - The development proposed is demolition of existing rear extension at ground floor; proposed new rear extension at ground floor with rooflight; proposed first floor rear extension; proposed garage conversion and rear ground floor extension with rooflight.
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of existing rear extension at ground floor; proposed new rear extension at ground floor with rooflight; proposed first floor rear extension; proposed garage conversion and rear ground floor extension with rooflight at 61 The Moor Road, Sevenoaks TN14 5ED in accordance with the terms of the application, Ref 19/00853/HOUSE, dated 20 March 2019, subject to the conditions set out in the attached schedule.

Procedural Matters

2. The address given on the application form is abbreviated. I have used the full road name for clarity.
3. An amended proposal has been submitted with the appeal reducing the garage footprint, to address third party concerns about overdevelopment of the site. However, the appeal process should not be used to evolve a scheme and it is important that what is considered is essentially what was considered by the local planning authority, and on which interested people's views were sought. The amended scheme would deprive those who should have been consulted on the changed development of the opportunity of such consultation. Therefore, I have determined the appeal on the basis of the refused scheme.

Main Issues

4. The main issues are the effect of the proposed extension on the:
 - (a) character and appearance of the area; and
 - (b) living conditions of the occupants of Nos 59 and 63 The Moor Road, with particular regard to the overbearing effect of the development.

Reasons

Character and appearance

5. The appeal site is a two-storey, end of terrace dwelling, of brick construction with tiled roof, located within a residential area characterised by the uniformity of the dwellings to the street frontage. A private road serves the rear of this part of The Moor Road, which is more varied in character, with a wide range of single-storey extensions, garages, fences, and outbuildings.
6. The proposal would result in a two-storey extension to the rear of the dwelling, and an extended outbuilding. Whilst extensions at first floor level beyond the rear building line are not prevalent within the area, the proposal would be of a form and design that takes its architectural cues from the existing dwellings in the locality. Whilst the depth of the extension would exceed existing, the stepped forms and the use of windows in the side elevation would visually minimise the bulk of the proposal. The materials are suggested to match existing, and this can be secured by condition. The alterations and extensions to the garage are of limited scale and impact, particularly given the existence of more prominent garages nearby.
7. As such, the proposal responds positively to the context of the varied features and character of the rear private road. From The Moor Road the proposal would only be glimpsed obliquely down the narrow pedestrian path between the appeal site and No 63, such that no harm is caused to that more uniform street frontage. I conclude that the proposed development would not have any significant adverse effect on the character and appearance of the area. It would not conflict with policy EN1 of the Sevenoaks Allocations and Development Management Plan (2015) and the Sevenoaks District Council Residential Extensions Supplementary Planning Document (2009), which together require that proposals create high quality design of a form that responds to the area.

Living conditions

8. The concern about overbearing impact arises from the scale, bulk and form of the proposed extension. However, from No 59 the extension would be seen as stepped, and set back at first floor level. From No 63, whilst the outlook from the kitchen would be changed, the depth and height of the proposed side elevation would be broken-up by the proposed windows. Furthermore, the separation distance between the proposed extension and the garden of No 63 would, from my observations on site, offset and minimise any overbearing effect, such that no harm would be caused.
9. I therefore conclude that the proposal would not have a significant adverse effect on the living conditions of the occupants of Nos 59 and 63 The Moor Road, with particular regard to the overbearing effect of the development. The proposal accords with policy EN2 of the Sevenoaks Allocations and Development Management Plan (2015) which requires development to safeguard the amenities of existing and future occupants of nearby properties.

Other matters

10. Concerns have been raised relating to loss of light, privacy and overlooking. However, the extension is to the north of No 63 such that light would not be affected, and no evidence has been presented to indicate that the 45-degree test has not been met. The obscuring and fixing of windows would protect

privacy and prevent overlooking. I also note that the Council raise no objection on these grounds, and there are no submissions before me that would cause me to reach a different conclusion.

11. Whilst reference is made to other two-storey extensions in the locality, and an earlier proposal at the appeal site, I do not have full details of the circumstances of these and, in any case, I must determine the appeal on its own merits. Similarly, notwithstanding that officers and members of the Council reached different conclusions on the proposal, my decision is based on the evidence before me. Any encroachment into easements would be a civil matter and is not within my jurisdiction.

Conclusion

12. For certainty I have imposed conditions detailing the approved plans and materials. A condition requiring fixed and obscured windows is necessary to protect residential amenity of neighbouring properties. Another condition clarifying use of the outbuilding is necessary to protect the residential character of the locality. I do not find clear justification why it is necessary to restrict national permitted development rights by condition, which would not in any case prevent those rights being exercised before commencement.
13. For the reasons given above, and having had regard to all other matters raised, I conclude that the appeal should be allowed.

Patrick Hanna

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (1:1250); Block Plan (1:200 rev A); Existing Plans and Elevations (drawing no. SP1225-19-PL01 rev A); and Proposed Plans and Elevations (drawing no. SP1225-19-PL02 rev C).
- 3) The external surfaces of the development hereby permitted shall be constructed in materials to match existing and as described on the application form.
- 4) The extension hereby permitted shall not be occupied until the four identified windows on the side elevation have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed. Once installed the obscured glazing shall be retained thereafter.
- 5) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling currently known as 61 The Moor Road.

End of Schedule

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From: Sarah Carter <sarah.carter@sevenoaks.gov.uk>
Sent: 14 November 2019 09:20
To: Parish and Town Councils <ParishandTownCouncils@sevenoaks.gov.uk>
Cc: Aaron Hill <Aaron.Hill@sevenoaks.gov.uk>
Subject: Date Change: Parish & Town Councils - Planning Training
Importance: High

Dear all,

Unfortunately, due to the General Election being called and the room being required for the preparations, it is necessary for us to postpone the Parish & Town Councils - Planning Training that was due to take place from 4:30pm - 6pm on Wednesday 4 December 2019. This training session will now take place from 4.30pm-6pm on Wednesday 15 January 2019 in the Council Chamber. Could you please let me know who will be attending this training and I will add their name(s) to the attendee list.

Please note that the Planning Training that is due to take place from 3.15pm-5pm in the Conference Room at Sevenoaks District Council on Wednesday 20 November 2019 will be continuing as planned. This session is now fully booked.

I apologise for any inconvenience that this may cause.

Please do not hesitate to contact me if you have any queries or if you require any further information.

Kind regards
Sarah

Sarah Carter
PA to Richard Morris - Chief Officer - Planning & Regulatory Services
Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent |
TN13 1HG
T: 01732 227067
sarah.carter@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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James Gleave
Strategic Planning Manager
Sevenoaks District Council
Argyle Road
Sevenoaks
Kent
TN13 1HG



Dear Mr Gleave,

Sevenoaks Local Plan

I am writing on behalf of Sevenoaks Town Council to express its dissatisfaction with the Planning Inspector's recommendation to withdraw the Local Plan from consideration, outlined in correspondence on 31st October 2019.

As a Town Council which is directly impacted by the policies outlined in this document, we wish to extend, in no uncertain terms, our complete support for Sevenoaks District Council throughout this process.

The ongoing development of Sevenoaks Town Council's Neighbourhood Plan has meant we have been in close contact with the District Council throughout the formation of the Local Plan. The Town Council is confident that it is a document that reflects the wishes of the Sevenoaks Town community as a whole, demonstrated by the very high level of public support for local proposals at consultation

We would appreciate notification of future progress on the Local Plan and would be prepared to further assist Sevenoaks District Council, however it sees fit, regarding this matter.

Yours sincerely,

Linda Larter

Chief Executive / Town Clerk

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



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Planning Applications Considered

Applications considered on 25-11-19

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03068/LBCALT	Mark Mirams 02-12-2019	Cllr Camp (Chairman OOW)	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Network Rail Infrastructure Ltd		Bat And Ball Railway Station	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/19
Maintenance and refurbishment works to the Bat and Ball Station Platform One Passenger Shelter.				

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council declined to comment, as it has a vested interest as leaseholder of neighbouring Bat And Ball Station building.

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Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2019

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02503/ADV	S Simmons 10-12-2019	Cllr Bonin	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Richardson		The Former Mulberry Day Therap	Emily Jackson Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Advertisement signage x 4. 19/02503/ADV - Amended plan Proposal has been amended. Two signs removed at entrance to close. Remaining two signs (one wall mounted and one free standing) to be non-illuminated. Updated location plan and elevation plan. Additional information on wall mounting. Amended proposal description: Advertisement signage x 2 19/02503/ADV - Amended plan Additional location map to show the location of the freestanding signage in relation to a nearby tree and lamppost. Request for the SDC Conservation Officer and the SDC Arboricultural and Landscape Officer to be consulted on the proposal.				
<i>Web link</i>		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PX09L5BKJCF00		

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02508/HOUSE	Holly Pockett 10-12-2019	Cllr Waite	Mr D Dennis 240140
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dennis			2 Nursery Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/19
Garage conversion, open porch to become an internal porch, driveway to be increased and dropped kerb to be extended and alterations to fenestration, rear extension, stairs relocated at rear, privacy screen at side of stairs.				
<i>Web link</i>		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PX248VBKJG000		

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02945/HOUSE	R Fellows 10-12-2019	Cllr Piper	Mr Ghosh 02084 687105

Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2019

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Rudd	Riftwood	Oak Avenue	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			20/11/19
Demolition of garage. Erection of an annexe.			
19/02945/HOUSE - Amended plan			
All documents are now public. Pre-application advice labelled as Appendix A in line with the submitted Planning Statement.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZKGB0BK0LO00		

4	Plan Number	Planning officer	Town Councillor	Agent
	19/02985/FUL	Mark Mirams 12-12-2019	Cllr Michaelides	Mr R Sonnex 455066
Case Officer				
Applicant		House Name	Road	Locality
Mr C Upsher			26 High Street	Town
Town		County	Post Code	Application date
				22/11/19
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched, with catslide.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZTM5BBK0LO00			

5	Plan Number	Planning officer	Town Councillor	Agent
	19/02986/LBCALT	Mark Mirams 12-12-2019	Cllr Michaelides	Mr R Sonnex 455066
Case Officer				
Applicant		House Name	Road	Locality
Mr C Upsher			26 High Street	Town
Town		County	Post Code	Application date
				22/11/19
Removal of flat roof areas to existing workshops, a first floor rear extension and re-instatement of roof to a pitched, with catslide.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZTMJ7BK0LO00			

6	Plan Number	Planning officer	Town Councillor	Agent
	19/02993/HOUSE	R Fellows 04-12-2019	Cllr Eyre	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mrs McKenna		Parkstone	Clenches Farm Road	Kippington
Town		County	Post Code	Application date
				15/11/19
Demolish chimney 1s stack and tile over the roof. Replace chimney 2.				
19/02993/HOUSE - Amended plan.				

Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2019

Amended proposal description:

Rebuilding of damaged chimney and demolition of damaged chimney.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZU48EBKGK100
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7	Plan Number	Planning officer	Town Councillor	Agent
	19/03127/HOUSE	S Simmons 09-12-2019	Cllr Morris Brown	Mr D Dennis 240140
Case Officer				
Applicant				
Mr Cornwell		House Name	Road	Locality
			14 Bethel Road	Eastern
Town		County	Post Code	Application date
				19/11/19

Small rear extension with roof light, steps at front relocated for improved parking and alterations to fenestration.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0K4CWBKHHV100
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8	Plan Number	Planning officer	Town Councillor	Agent
	19/03135/FUL	Emma Gore 04-12-2019	Cllr Dr Canet	Mr Wells 01634 786728
Case Officer				
Applicant				
Mr T Kinghorn		House Name	Road	Locality
		Land West Of	11 Hill Crest	Northern
Town		County	Post Code	Application date
				14/11/19

Erection of 2 residential dwellings with new vehicular access, crossover and associated car parking.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0LZ1MBKHY800
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9	Plan Number	Planning officer	Town Councillor	Agent
	19/03148/HOUSE	Alexis Stanyer 09-12-2019	Cllr Piper (OOW)	Mr Ball 01892 231172
Case Officer				
Applicant				
Chris Vanns		House Name	Road	Locality
		Whyteladies	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				20/11/19

Garden room addition with link to approved extension to rear of Listed property and alterations to fenestration.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0TDP5BKIA600
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10	Plan Number	Planning officer	Town Councillor	Agent
	19/03149/LBCALT	Alexis Stanyer 09-12-2019	Cllr Piper (OOW)	Mr Ball 01892 231172

Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2019

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Chris Vanns	Whyteladies	Wilderness Avenue	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			20/11/19
Garden room addition with link to approved extension to rear of Listed property and alterations to fenestration.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0TDP6BKIA700		

11	Plan Number	Planning officer	Town Councillor	Agent
	19/03183/HOUSE	S Simmons 12-12-2019	Cllr Parry	Ms R Mitchell 247998
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Grey			7 Turners Gardens	Kippington
Town		County	Post Code	Application date
				22/11/19
Single storey rear extension with rooflights and alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0X315BKIMO00			

12	Plan Number	Planning officer	Town Councillor	Agent
	19/03211/FUL	Sean Mitchell 13-12-2019	Cllr Shea	Miss Bennion 02073995884
Case Officer				
Applicant		House Name	Road	Locality
Industrial Property Investment Fund		Former Builders Yard	14 Cramptons Road	Northern
Town		County	Post Code	Application date
				25/11/19
Demolition of existing vacant building merchants (Sui Generis) and the erection of two new commercial units falling within Use Classes B1, B2 and/or B8, with associated car parking, servicing, access and landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q10SCLBKIU00			