

12th March 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 18th March 2024**.

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

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://www.youtube.com/watch?v=42kB8FurNfo> may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

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

Town Clerk

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

Committee Members

Cllr Ancrum

Cllr Layne

Cllr Camp – **Chair**

Cllr Dr Canet

Cllr Clayton – **Leader**

Cllr Daniell

Cllr Dr Dixon

Cllr Granville

Cllr Gustard

Cllr Michaelides

Cllr O'Hara

Cllr Shea – **Mayor**

Cllr Skinner OBE

Cllr Varley – **Vice Chair**

Cllr Willis

Cllr Wightman – **Deputy Leader**

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



PUBLIC QUESTION TIME

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

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 5-10)

To receive and agree the Minutes from the Planning Committee Meeting held on 4th March 2024.

5 APPEALS (Pages 11-16)

a) To receive notice that the following appeal was allowed and planning permission GRANTED, by the Planning Inspector on 27th January 2024:

- **APP/G2245/W/23/3328339: Site Formerly Known as Sevenoaks Open Air School, Oakhill Road – 23/01585/FUL**

6 20MPH PUBLIC CONSULTATION RESULTS AND TOWN COUNCIL REPORT (to follow)

To receive copy of Sevenoaks Town Council's report on the results of its 2023 Public Consultation on 20mph speed limit proposals for Sevenoaks Town. This includes copy of the independent analysis of the responses completed by Lake Market Research.

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7 DEPARTMENT FOR TRANSPORT MINISTERIAL STATEMENT IN RESPONSE TO TOWN COUNCIL CONCERNS ON TRAIN FARE CHANGES IN SEVENOAKS (Pages 17-18)

To receive copy of correspondence received from the Minister of State on the Town Council's concerns regarding increases train fares significantly impacting passengers from Sevenoaks to London.

8 KENT COUNTY COUNCIL PROPOSAL TO AMEND WAITING RESTRICTIONS AT BOSVILLE DRIVE (Pages 19-24)

a) To receive and note proposed Deposit Documents from Kent County Council for Amendment 56 a Waiting Restrictions Order on the following length of road:

- **Bosville Drive – On the southeast side remove the time limited bays with shared residents parking from the boundary of 4/6 Bosville Drive for a distance of 7 metres in a south westerly direction.**

b) To note that representations supporting or objecting to the proposed Order can be made via Kent County Council's website via the below link, and that the closing date to comment is 25th March 2024.

<https://letstalk.kent.gov.uk/hub-page/highways-consultations>

9 KENT COUNTY COUNCIL PROPOSAL TO AMEND WAITING RESTRICTIONS AT LETTER BOX LANE AND TONBRIDGE ROAD (Pages 25-30)

a) To receive and note proposed Deposit Documents from Kent County Council for Amendment 55 a Waiting Restrictions Order on the following length of road:

- Letter Box Lane – On both sides from its junction with Tonbridge Rad (A225) for a distance of 10 metres in a south westerly direction.
- Tonbridge Road – On West side of its junction with Letter Box Lane between points 10 metres north and 10 metres south.

b) To note that representations supporting or objecting to the proposed Order can be made via Kent County Council's website via the below link, and that the closing date to comment is 25th March 2024.

<https://letstalk.kent.gov.uk/hub-page/highways-consultations>

10 CURRENT MATTERS AND COMPLETED MATTERS REPORTS (Pages 31-33)

To receive and note the Current Matters report, with attention drawn to the highlighted items, which are awaiting action of the Planning Committee.

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11 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 35-36)

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 11th March 2024.

12 PLANNING APPLICATIONS (Pages 37-41)

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

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

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 11th March 2024.

13 PRESS RELEASES

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

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Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 4th March 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/TbDDbU7mNy0>

Present:

Committee Members

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

Also in attendance:

Town Clerk
 Planning Committee Clerk
 2 Members of the Public

PUBLIC QUESTION TIME

None.

718 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

719 DECLARATIONS OF INTEREST

a) Cllr Camp declared that although she did not have a disclosable pecuniary interest in the below plan, she would recuse herself from the room during the application’s discussion. Cllr Varley as Vice Chair chaired the meeting in her absence:

- **[Plan no. 4] Pinehurst House Nursing Home, Pinehurst**

b) Cllr Shea and Cllr Dr Canet declared that they had both been lobbied by the applicant as well as those opposing the below plan. They stated that they both remained open minded and would vote in accordance with evidence and planning policy:

- **[Plan no. 4] – Pinehurst House Nursing Home, Pinehurst.**

720 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 19th February 2024.

It was RESOLVED that the minutes be approved.

721 APPEALS

a) Councillors noted that the following appeal against conditions imposed on planning consent had been allowed and planning permission GRANTED by the Planning Inspector on 17th January 2024:

- **APP/G2245/W/23/3318386: Summerhill, Seal Hollow Road – 22/03345/MMA**

b) It was noted that a separate application for a reward of costs had also been allowed, and the District Council ordered to pay the costs of the applicant's appeal proceedings.

722 DEVELOPMENT MANAGEMENT COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 7th March 2024 at 7pm.

- **23/03609/CONVAR – Ground Floor & First Floor Flats, School House, 73 Solefields Road**

b) The Committee noted that the Town Council had previously recommended approval with an informative requesting that a condition be put in place to ensure the units remain as affordable housing.

c) It was noted that the full documentation could be accessed via the District Council's Planning Portal, via the below link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5K3N8BK0UL00>

d) It was not deemed necessary to nominate a Ward Councillor to attend the meeting, as the Town Council was supportive of the application.

723 TRAFFIC SURVEYS COMPLETED BY KENT COUNTY COUNCIL

a) The Committee received and noted copy of correspondence from Kent County Council (KCC), including results of traffic surveys completed in response to the Town Council's Highway Improvement Plan (HIP) priorities.

b) The Planning Committee Clerk stated that KCC Officer Nigel Rowe had since clarified that he would be raising the results and potential for a strategic HGV route with his colleagues in Planning and Advice to see what can be done. With regards to reducing speeds on Tonbridge Road, he further predicted that reducing the speed limit would not be viable in accordance with Department for Transport guidance on setting local speed limits, but that he would look into it.

c) The Planning Committee Clerk further stated that Nigel Rowe had confirmed the traffic surveys as the starting point for the additional items on the HIP. Councillors expressed that they had hoped for more progress on other items, especially with

regards to parking on Seal Hollow Road, about which Councillors often receive complaints and reports of concern from public.

d) Councillors requested that a follow up meeting be requested with KCC Officers, Town Council Officers and Town Councillors, to discuss the results of the speed surveys as well as progress of the remaining HIP items and actions as set out in correspondence with KCC.

724 GATWICK AIRPORT – DETAILS FROM RECENT AIRSPACE CHANGE PROPOSAL UPDATE BRIEFING EVENTS

a) The Committee received copy of presentation slides and a summary of questions and answers provided by Gatwick Airport Limited, during two recent update briefing events they held on the proposals to redesign the airport's arrival and departure routes.

b) The Committee also received a document outlining the Full Options Appraisal metrics, which Gatwick Airport are planning on generating as part of the Stage 3 activities.

c) Councillors noted that they could provide feedback and suggestions on additional metrics that could be appraised, with responses required by 8th March 2024. This was not deemed necessary.

725 SEVENOAKS TOWN CENTRE AND ST JOHN'S HILL MASTERPLANS

a) Councillors received and noted a proposal document prepared by the Town Council's consultant for the Sevenoaks Town Neighbourhood Plan, Urban Initiatives Studio. This had been provided to support preparation of Masterplans for Sevenoaks Town Centre and St John's Hill area, and includes detailed Methodology and Project Programme.

b) The Town Clerk noted that the proposal document outlined the current parameters, however that the specifications could be subject to change, following meetings with key stakeholders.

c) It was also noted that the District Council were pursuing its own Masterplanning exercise, and hoped that they would work with the Town Council to ensure that both authorities produced documents that complimented each other.

d) Cllr Varley reported that the latest update he had received on this as a District Councillor was via the Improvement & Innovation Advisory Committee on 29th February 2024, where District Council Officers had informed the Committee that they were still working on their specification.

726 CURRENT MATTERS AND COMPLETED MATTERS

a) Councillors received and noted the Current Matters report, noting the two highlighted items which required action of the Planning Committee.

b) The Planning Committee Clerk summarised these as potentially requiring creation and action of a Working Group. It was agreed that the item be deferred.

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

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC’s Planning Committee, received during the two weeks ending 26th February 2024.

b) Cllr Granville and Cllr Michaelides reported that their concerns with the below application had since been alleviated by the application’s Case Officer, since the Town Council’s recommendation for refusal in January 2024. They were both satisfied that the application had been appropriately scrutinised, and conditions put in place to ensure neighbour amenity and design quality.

728 PLANNING APPLICATIONS

(a) Minute Item 728.b. as well as consideration of its corresponding planning application was moved further up the Agenda and considered after Declarations of Interest. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement. The meeting remained adjourned for Councillors to address the applicant to clarify points on proposed use, current congregation numbers, and capacity of the site.

- [Plan no. 4] 24/00322/MMA – Pinehurst House Nursing Home, Pinehurst **(Against)**
- [Plan no. 4] 24/00322/MMA – Pinehurst House Nursing Home, Pinehurst **(For)**

(c) The Committee considered planning applications received during the two weeks ending 26th February 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

729 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued providing details on the specifications and timetables for the Town Council’s anticipated Masterplans for Sevenoaks Town and St Johns area.

There being no further business the Chair closed the meeting at 7:58pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 4-3-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03054/ADV	Stephanie Payne 07/03/2024	Cllr Willis	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Collins		Ground Floor	26-28 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/24

23/03054/ADV - Amended plan

Signage to identify the company on the external façade of the premises plus directional signage for car parking and entry way. Covering all four sides of the building and use of boundary wall along with two freestanding pillar mounted signs at angles to the road replacing current signage.

A summary of the main changes are set out below:

Further clarification relating to the illuminated signs has been provided.

Comment

Proposed from the Chair with Cllr Willis' apologies:

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that

- The steps to address the lighting are satisfactory,
- The scale of the signage is in keeping is in keeping with the area
- There will be no adverse impact on neighbours, via the signs being illuminated at night

Informative:

Should the District Council be minded to Grant planning permission, Sevenoaks Town Council requested that a time limit be put on when the signs can be illuminated, in order to reduce impact on nearby residents.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03567/FUL	Samantha Yates 08/03/2024	Cllr Varley	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/24

Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover from Burntwood Road.

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00003/MMA	Samantha Yates 05/03/2024	Cllr Camp	Scandia-Hus
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lambourne		Gardens rear of	83 to 91 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/24

Amendment to 23/00260/FUL.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied with the amendment.

Planning Applications Considered

Applications considered on 4-3-24

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00322/MMA	Sean Mitchell 18/03/2024	Cllr Shea and Cllr Dr Canet	SJM Planning Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Felton		Pinehurst House Nursing Home	Pinehurst	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/02/24	
Amendment to 20/03293/FUL.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The amendments to the fenestration to the front of blocks A&B and the outward facing facades of blocks C&E causing no loss of amenity to neighbours and complying with condition 20 of the original permission,
- The Planning Officer being satisfied that the proposed materials are consistent with the full permission and the Residential Character Area Assessment;
- The parking arrangements set out on the site plan are consistent with the approved landscaping plan;
- The changes to the drawings in condition 2 have no adverse impact on the nature or application of the remaining conditions of the planning permission which depend upon them.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00341/HOUSE	Christopher Park 18/03/2024	Cllr Gustard	EK Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Noble		Hilbre Cottage	21 Croft Way	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/02/24	

Proposed loft conversion with removal of existing roof and new hipped roof, insertion of rooflights, glazed gable ends and PV solar panels.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials proposed, and that there is no loss of amenity to neighbours.

Appeal Decision

Site visit made on 7 February 2024

by Stewart Glassar BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th February 2024

Appeal Ref: APP/G2245/W/23/3328339

Site formerly known as Sevenoaks Open Air School, Oakhill Road, Sevenoaks, Kent TN13 1NT

- 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 Bernard De Pascallis against the decision of Sevenoaks District Council.
 - The application Ref 23/01585/FUL, dated 6 June 2023, was refused by notice dated 15 August 2023.
 - The development proposed is knock down of existing open air school building and garage and construction of 2no. new business use units.
-

Decision

1. The appeal is allowed and planning permission is granted for knock down of existing open air school building and garage and construction of 2no. new business use units at the site formerly known as Sevenoaks Open Air School, Oakhill Road, Sevenoaks, Kent TN13 1NT in accordance with the terms of the application, Ref 23/01585/FUL, dated 6 June 2023, subject to the conditions in the schedule below.

Main Issue

2. The main issue is the effect of the proposed development upon the character or appearance of the Kippington and Oakhill Road Conservation Area.

Reasons

3. The appeal site comprises a narrow piece of land which contains two single storey wooden buildings, one at the front of the site and the other to the rear. The site lies within the Kippington and Oakhill Road Conservation Area (KORCA), which is a designated heritage asset. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended (the Act), requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
4. From what I have read and from what I saw, the KORCA is primarily focussed on parts of Oakhill Road and Kippington Road, which mainly contain large, 19th and 20th century houses sat within sizable plots. As these are private roads there is a general absence of street furniture and the uncluttered informality of the layout is enhanced by mature planting and landscaping in and around individual properties.

5. Therefore, insofar as it relates to this appeal, the KORCA derives some of its significance from the quality of the spaces in and around the conservation area, as well as the aesthetic value in the quality of the period architecture.
6. The proposal would involve the replacement of the two existing buildings with two, new business units. They would be sited in similar positions to the existing buildings albeit with slightly larger footprints and thus there would be greater site coverage than at present. The front building would be an office and the rear would offer ancillary storage. Parking for two vehicles would be retained on the site frontage.
7. The Council does not appear to be concerned with the loss of the existing buildings on site. From what I saw and the substantive evidence before me I have no reason to conclude otherwise.
8. Both new buildings would be flat roofed, single storey structures finished in vertical timber boarding. They would have a relatively simple, unassuming appearance with sedum green roofs. However, in combination with the car parking spaces being formally laid out on the site frontage, the site would have a greater presence within the street than at present.
9. The appellant has confirmed that since the Council's decision on this proposal, planning permission has been granted on appeal for a new dwelling on the site. This not only establishes a potential future use of the site but also the quantum of built development that the site can accommodate. It is a material consideration to which I must have regard.
10. Although there might be some slight differences between the permitted dwelling and proposed business unit in terms of footprint, design and materials, they would be broadly similar in terms of being single storey buildings close to the site frontage and with parking for two cars next to the building. Indeed, it appears that the dwelling would be set slightly forward of where the front business unit would be positioned and overall that permission has a much greater site coverage.
11. Although the proposed buildings would not be reflective of the wider street scene, the existing situation on site and that of the permitted dwelling would equally not be representative of built form in the wider KORCA. Given the above context, I conclude that the proposed buildings would have a neutral effect on the appearance of the KORCA.
12. The reason for refusal also refers to the proposal representing a more intensive use of the site. Aside from the scale of built form relative to the size of the site this also appears to relate to the comings and goings and general activity from a commercial use. The Officer Report and the Council's Statement consider that the addition of a non-residential building within this location to be out of keeping with the character of the area.
13. A business use would be different from the prevailing residential uses in the KORCA but the site was previously used as a school, another non-residential use. According to the officer report the school use commenced in the 1970's and ceased operating in 2015. Regardless of whether or not the school use could lawfully recommence, it appears to have been operational, and the buildings existed, when Oakhill Road was added to the Kippington Conservation Area in 2007.

14. The Conservation Area Appraisal and Management Plan 2009 notes that Churchill Court was previously a non-residential building within the KORCA. I also noted on my site visit that there is a vacant purpose-built office building outside but immediately adjacent to the conservation area. It therefore does not seem to me that a single, small non-residential use would necessarily be a completely alien occurrence in relation to this conservation area.
15. Whilst there may be deliveries on occasions to the site, it is not uncommon for houses to nowadays also have many different deliveries through the week. There is little to suggest that deliveries to the site would be of a scale to cause material harm to the surrounding area.
16. The Council alludes to potential problems in terms of noise. However, were the use to create problems in terms of noise or vibration, smell, fumes etc then the activity would be likely to fall outside the Class E(g) use, which the appellant indicates to be the proposed use. The Council would then have the option of taking enforcement action if an unauthorised use were taking place.
17. Taking all of the above into consideration, I do not find the building or the use in this instance to be harmful to the character or appearance of the KORCA.
18. The proposal would therefore accord with Policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan; Policies L01 and L02 of the Sevenoaks Core Strategy; and Policy C1 of the Sevenoaks Town Neighbourhood Plan which collectively, amongst other things, require new developments to respond to their context and protect both the urban area generally and heritage assets in particular.

Conditions

19. In addition to the standard time limit, a condition is required in the interests of certainty that lists the approved plans.
20. For the avoidance of doubt, a condition is necessary confirming that the finished external materials and the hard landscaping shall be as specified in the approved drawings.
21. There are currently no trees or vegetation of note on the site and much of the site would be covered by buildings or paving. However, there are trees close to the boundary and therefore a condition protecting them and requiring details of the construction/foundations is required to ensure their longer term health and retention. These details would need to be submitted prior to the commencement of the development and the appellant has provided written agreement to such a condition.
22. The site is located within an Area of Archaeological Potential and a suitable watching brief condition is reasonable and necessary. This condition would also be pre-commencement and the appellant has also confirmed in writing that this is acceptable.
23. The details of the soft landscaping and sedum green roof together with its maintenance and management would also be required. Such details would need to be agreed prior to the commencement of the new buildings but would not need to be submitted prior to the demolition of the existing buildings on site.

24. The proposal is predicated on the front building being used only for Class E(g) purposes and the rear building being used for ancillary storage. A condition stipulating this is therefore necessary to define the extent of what is permitted.
25. In order to ensure the development functions well and as intended, a condition requiring the car parking spaces to be completed prior to occupation is also necessary.
26. As a Class E(g) use is one that should be capable of being undertaken within a residential area without causing harm to amenity, it does not seem necessary for me to impose conditions that seek to control hours of operation, deliveries or noise.

Conclusion

27. Taking into account the above and all other matters raised, the proposal is consistent with the wider development plan. Therefore, the appeal is allowed and planning permission is granted subject to the conditions below.

Stewart Glassar

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 approved plans listed below:
Existing Site, Location Plan & Existing Outbuildings - 8550-PD-01
Proposed Site, Location Plan & Proposed Office and Store Plans and Elevations - 8550-PD-02
- 3) The external surfaces of the development, including hard landscaping, hereby permitted shall be constructed in the materials shown on plan no. 8550-PD-02. All approved hard landscaping shall be carried out in accordance with the approved details prior to the first occupation of the development or the completion of the development, whichever is the sooner.
- 4) No development shall commence until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, in accordance with British Standard 5837:2012: Trees in Relation to Construction (or later revision), and full details of the foundations and ground works within those protected areas, has been submitted to and approved in writing by the Local Planning Authority. The protected fencing shall be erected in accordance with the approved details prior to the commencement of development and thereafter maintained for the duration of the construction period and until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5) No development shall take place until the implementation of a watching brief to be undertaken by an archaeologist has been secured, submitted to and approved in writing by the Local Planning Authority. The details shall ensure that the excavation is observed, and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.
- 6) No development above damp proof course level shall take place until details of the soft landscaping and sedum green roof, including a management plan, timetable for implementation and any maintenance schedules, have been submitted to and approved in writing by the Local Planning Authority. The landscaping and sedum green roof shall be carried out in accordance with the approved details.
- 7) Prior to the occupation of the development hereby permitted, the parking spaces shown on plan number 8550-PD-02 shall be fully implemented and thereafter retained.

- 8) The front building on site shall be used for Class E(g) purposes and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 9) The rear building on site shall be used as storage ancillary to the front building and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

END



Department
for Transport

Linda Larter MBE
Town Clerk/Chief Executive
Sevenoaks Town Council
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

From the Minister of State
Huw Merriman MP

Great Minster House
33 Horseferry Road
London
SW1P 4DR

Tel: 0300 330 3000
E-Mail: huw.merriman@dft.gov.uk

Web site: www.gov.uk/dft

Our Ref: MC/440301

4 March 2024

Dear Linda,

Thank you for your letter of 18 December to Mark Harper, about the impact of the recent fares changes for passengers travelling to and from Sevenoaks. I am replying as the Minister responsible for this issue and apologise for the delay in responding.

On 10 January, I met your local MP Laura Trott, who has taken a keen interest in these changes, and I explained the rationale behind the decisions.

In advance of the introduction of pay-as-you-go (PAYG), we implemented fares changes which came into effect on 3 December. These changes are in preparation for the contactless PAYG expansion across 53 stations in the South East, including Sevenoaks, which will launch this spring. The new simplified fares structure for all ticket types includes the introduction of a single leg pricing structure, meaning single fares will cost 50 per cent of the current return, and will simplify the complex web of tickets: two prices for each journey on the day, one peak and one off-peak fare with a consistent peak time for all operators (0630 to 0930 and 1600 to 1900).

These changes also provide flexibility for passengers to “mix and match” different single journey ticket types. Many passengers will now be able to make a significant saving if, for example, they commute home before 16:00 or after 19:00, and this will be seamless when PAYG is introduced in the spring. Passengers from Sevenoaks who travel to London before 09:10, and return before 16:00 or after 19:00, will pay significantly less than before - £21.50 instead of £27.80.

The vast majority of passengers will see no change from the introduction of these reforms.

Passengers that commuted out in the morning peak before 09:10 are paying roughly the same as before the change, and if they commute onwards via Transport for London they will be completely unaffected by the change, as the travelcard remains valid for the same time periods.

The travelcard will also be reflected by contactless PAYG once it is launched this spring, where passengers from Sevenoaks will benefit from off-peak capping for any train from 09:05. It will also guarantee most passengers the best fare on the day which will provide even greater flexibility.

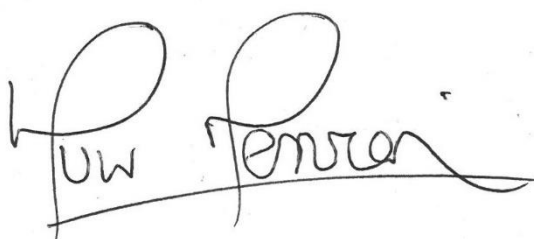
I am grateful for the concerns you have raised, and with these in mind I have asked Southeastern to reinstate the Shoreham (Kent) “via Sevenoaks” routed fare as a paper ticket as soon as possible. It is also worth noting that when contactless ticketing is launched in the spring, passengers traveling from Shoreham “via Sevenoaks” will be able to do so even cheaper than before with the “via Sevenoaks” option being the same price as a standard Shoreham to London ticket.

It is also worth noting that, in a separate decision, the government intervened in a Transport for London proposal to withdraw the day travelcard, but this retention was subject to an additional 3 per cent rise in the price of day Travelcards. I have now asked train operators to delay the introduction of this 3 per cent increase until PAYG is delivered to Sevenoaks and the other stations included.

Thank you again for your correspondence and I hope this response is helpful.

I am copying this letter to Laura Trott MP.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Huw Merriman'. The signature is written in a cursive style with a long horizontal flourish at the end.

HUW MERRIMAN MP

MINISTER OF STATE FOR TRANSPORT



DOCUMENTS on DEPOSIT

**These documents
should remain available
for public inspection until
25 March 2024**

**In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 56) ORDER 2024**

Road Traffic Regulation Act 1984

Please return to:

Traffic Management Team

Kent County Council Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU



**In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING & UNLOADING AND
ON-STREET PARKING PLACES)
(AMENDMENT 56) ORDER 2024**

Road Traffic Regulation Act 1984

Notice is given that KENT COUNTY COUNCIL acting as the Local Traffic Authority and in exercise of its powers under Sections 1(1), 2 (1) to (3) 3 (2), 4 (1) and (2), 32 (1), 35 (1), 36, 45, 46, 47, 49, 53 and 124 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 (hereinafter referred to as 'the Act'), and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby propose to make the following Order:-

The effect of the proposed Order will be to amend existing waiting restrictions on the following length of roads due to a new dropped kerb:-

Roads in Sevenoaks in the District of Sevenoaks

BOSVILLE DRIVE – On the southeast side remove the time limited bays with shared residents parking from the boundary of 4/6 Bosville Drive for a distance of 7 meters in a south westerly direction.

A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 1 March 2024 at www.kent.gov.uk/highwaysconsultations

Representations supporting or objecting to the proposed Order (your objection must explain the impact on traffic in the local area to be valid) can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Traffic Management Team, Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by 12 noon Monday 25 March 2024.

Simon Jones

Corporate Director Growth, Environment & Transport



In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 56) ORDER 2024
Road Traffic Regulation Act 1984

STATEMENT OF REASONS

The Kent County Council acting as the Local Traffic Authority propose the Order referred to above to improve the flow of traffic due to a new dropped kerb as shown on the drawings accompanying this document:-

- for avoiding danger to persons or other traffic using the road or any other road for preventing the likelihood of any such danger arising.
- for facilitating the passage on the road or any other road of any class of traffic (including pedestrians).
- for preserving or improving the amenities of the area through which the road runs.

Lorna Day
Kent Parking & Enforcement Manager
Highways & Transportation

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 56) ORDER 2024**

ROAD TRAFFIC REGULATION ACT 1984

THE KENT COUNTY COUNCIL acting as the Local Traffic Authority and in exercise of its powers under Sections 1, 2, 32, 35, 36, 45, 46, 47, 49, 53 and 124 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 ('the Act'), and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby propose to make the following Order:-

Revocations, Modifications and Amendments

1. In this Order, the expression 'Order of 2013' means "The Kent County Council (Various Roads in the District of Sevenoaks) (Prohibition and Restriction of Waiting and Loading & Unloading and On-Street Parking Places) (Consolidation) Order 2013" and all subsequent amendment Orders thereto;
2. The effect of this Order is to amend the Order of 2013 as follows;
 - i) The items specified in the Schedule 1 to this Order is hereby revoked from Appendix 25 – Sevenoaks thereto
 - ii) The items specified in the Schedule 2 to this Order is hereby added to Appendix 25 – Sevenoaks thereto

Citation and Commencement

3. Section 5 of the Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament.
4. This Order may be cited as "The Kent County Council (Various Roads in the District of Sevenoaks) (Prohibition and Restriction of Waiting and Loading & Unloading and On-Street Parking Places) (Amendment 56) Order 2024" ("this Order") and shall come into operation on the day of 2024.

Given under the Common Seal of the Kent County Council

This day of 2024

**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL was
hereunto affixed in the
presence of: -**

Authorised Signatory

SCHEDULE 1

Items to be revoked from Appendix 25 – Sevenoaks of the Order of 2013

The following items are to be removed from to Appendix 25 – Sevenoaks

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 55
3	Bosville Drive		Southeast	From a point 5m southwest of the boundary of 6 & 8 Bosville Drive northeastwards following the kerbline for 25m.	Limited waiting	8.30am-6.30pm	Monday to Friday	2 hours (no return within 1 hour) except permit holders	B5, B6 & C1	D	N/A	App 25 - 0128

SCHEDULE 2

Items to be included in Appendix 25 – Sevenoaks of the Order of 2013

The following items are to be added to Appendix 25 – Sevenoaks

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 55
3	Bosville Drive		Southeast	From a point 10 meters southwest of its junction with Lambarde Road to the boundary of 4/6 Bosville Drive.	Limited waiting	8.30am-6.30pm	Monday to Friday	2 hours (no return within 1 hour) except permit holders	B5, B6 & C1	D	N/A	App 25 - 0001
3	Bosville Drive		Southwest	From a point 3.5 metres southwest of the boundary of 6/8 Bosville Drive for a distance of 6 metres in a northeasterly direction.	Limited waiting	8.30am-6.30pm	Monday to Friday	2 hours (no return within 1 hour) except permit holders	B5, B6 & C1	D	N/A	App 25 - 0002



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Kent County Council
Licence No. 100019238 2024

Bosville Drive Sevenoaks remove bay outside number 6

SCALE	1 : 250
DATE	13/02/2024
DRAWING No.	
DRAWN BY	
	24



DOCUMENTS on DEPOSIT

**These documents
should remain available
for public inspection until
25 March 2024**

**In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 55) ORDER 2024**

Road Traffic Regulation Act 1984

Please return to:

Traffic Management Team

Kent County Council Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU



**In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING & UNLOADING AND
ON-STREET PARKING PLACES)
(AMENDMENT 55) ORDER 2024**

Road Traffic Regulation Act 1984

Notice is given that KENT COUNTY COUNCIL acting as the Local Traffic Authority and in exercise of its powers under Sections 1(1), 2 (1) to (3) 3 (2), 4 (1) and (2), 32 (1), 35 (1), 36, 45, 46, 47, 49, 53 and 124 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 (hereinafter referred to as 'the Act'), and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby propose to make the following Order:-

The effect of the proposed Order will be to install or amend existing waiting restrictions on the following length of roads in Sevenoaks:-

Roads in Sevenoaks in the District of Sevenoaks

LETTER BOX LANE - DYL – On both sides from its junction with Tonbridge Road (A225) for a distance of 10 metres in a south westerly direction. **TONBRIDGE ROAD – DYL** – On west side of its junction with Letter Box Lane between points 10 metres north and 10 metres south.

A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 1 March 2024 at www.kent.gov.uk/highwaysconsultations

Representations supporting or objecting to the proposed Order (your objection must explain the impact on traffic in the local area to be valid) can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Traffic Management Team, Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by 12 noon Monday 25 March 2024.

Simon Jones

Corporate Director Growth, Environment & Transport



In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 55) ORDER 2024
Road Traffic Regulation Act 1984

STATEMENT OF REASONS

The Kent County Council acting as the Local Traffic Authority propose the Order referred to above as shown on the drawings accompanying this document:-

- for avoiding danger to persons or other traffic using the road or any other road for preventing the likelihood of any such danger arising.
- for facilitating the passage on the road or any other road of any class of traffic (including pedestrians).
- for preserving or improving the amenities of the area through which the road runs.

Lorna Day
Kent Parking & Enforcement Manager
Highways & Transportation

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS)
(PROHIBITION AND RESTRICTION OF WAITING AND LOADING &
UNLOADING AND ON-STREET PARKING PLACES)
(AMENDMENT 55) ORDER 2024**

ROAD TRAFFIC REGULATION ACT 1984

THE KENT COUNTY COUNCIL acting as the Local Traffic Authority and in exercise of its powers under Sections 1, 2, 32, 35, 36, 45, 46, 47, 49, 53 and 124 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 ('the Act'), and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby propose to make the following Order:-

Revocations, Modifications and Amendments

1. In this Order, the expression 'Order of 2013' means "The Kent County Council (Various Roads in the District of Sevenoaks) (Prohibition and Restriction of Waiting and Loading & Unloading and On-Street Parking Places) (Consolidation) Order 2013" and all subsequent amendment Orders thereto;
2. The effect of this Order is to amend the Order of 2013 as follows;
 - i) The items specified in the Schedule 1 to this Order is hereby added to Appendix 25 – Sevenoaks thereto

Citation and Commencement

3. Section 5 of the Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament.
4. This Order may be cited as "The Kent County Council (Various Roads in the District of Sevenoaks) (Prohibition and Restriction of Waiting and Loading & Unloading and On-Street Parking Places) (Amendment 55) Order 2024" ("this Order") and shall come into operation on the day of 2024.

Given under the Common Seal of the Kent County Council

This day of 2024

**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL was
hereunto affixed in the
presence of: -**

Authorised Signatory


SCHEDULE 2

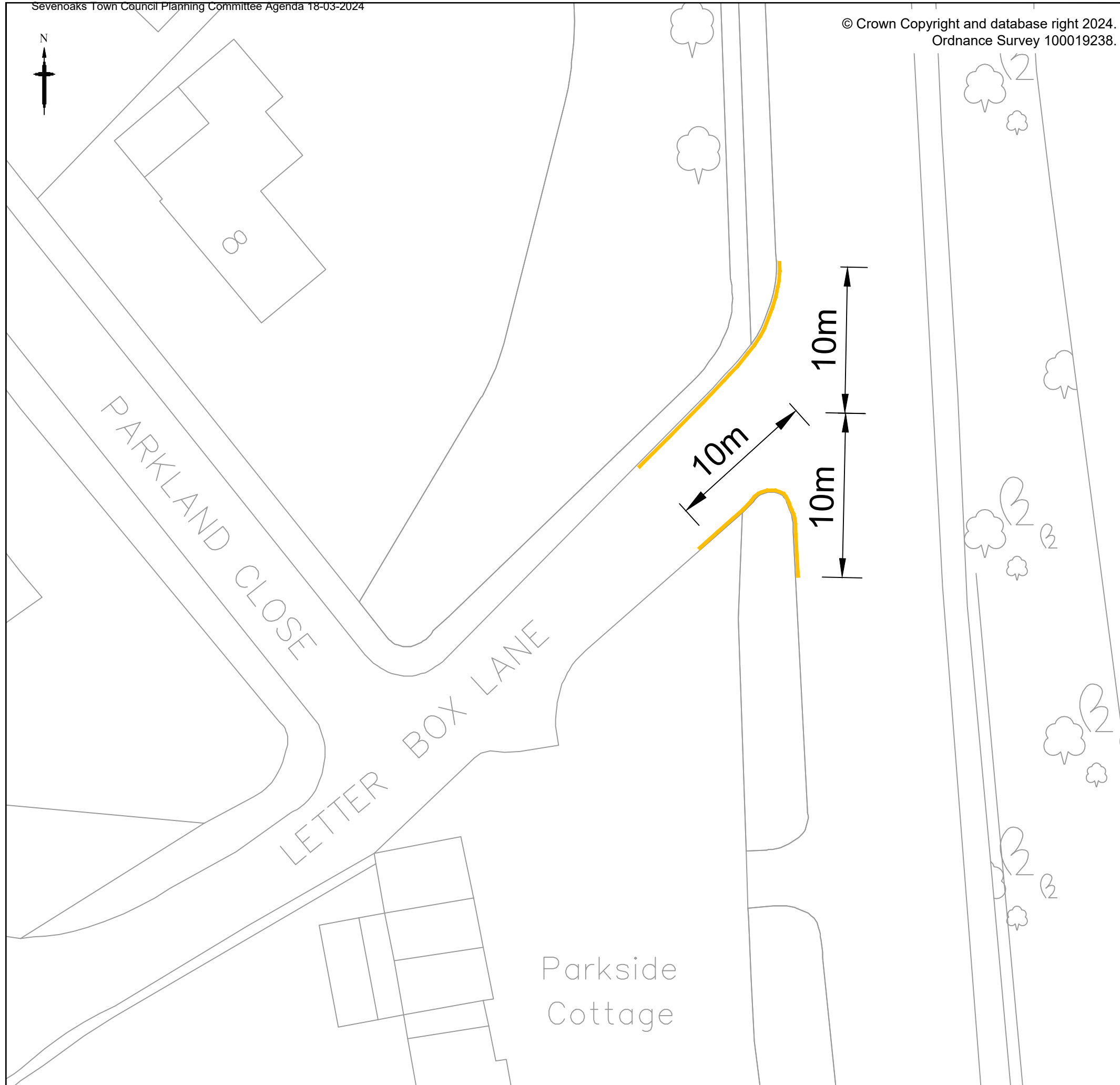
Items to be included in Appendix 25 – Sevenoaks of the Order of 2013

The following items are to be added to Appendix 25 – Sevenoaks

Schedule	Road	Sub location	Side	Definition	Type of restriction	Time	Day	Maximum period which vehicles may wait	Scale of charges	Area	Type of vehicle	Unique Ref: 2013 Amend 55
1	Letter Box Lane		Both	from its junction with Tonbridge Road for a distance of 10 metres in a southwesterly direction.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 - 0001
1	Tonbridge Road	(A225)	West	from its junction with Letter Box Lane between points 10 metres south and 10 metres north.	No waiting	All times	Every day	N/A	N/A	N/A	N/A	App 25 - 0002

Notes

 Proposed Double Yellow Lines



0	17/01/24	First Issue	EB	GB	CK
Rev	Revision Date	Purpose of revision	Drawn	Chec'd	App'd



Kent County Council
Ashford Highway Depot
Henwood Industrial Estate
Ashford
TN24 8AD
Tel: 03000 418181

Project
**Highway Improvements Team
Small Works**

Drawing title
**Letter Box Lane, Sevenoaks
Proposed Double Yellow Lines
Lining Install - Sheet 1 of 1**

Drawing status
For Consultation

Scale
NTS Do not scale

Drawing number 24-SE-SW-1338/1201	Rev 0
---	-----------------

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

Current Matters – for Sevenoaks Town Council’s Planning Committee 18/03/2024

Items requiring Action by the Committee are highlighted ORANGE. Those awaiting update before they can be actioned are not.

Minute Number and Date	Action	Update/Status
<p>294 29th August 2023 (Action agreed)</p> <p>367 25th September 2023 (Working Group formed)</p>	<p>To run a second consultation on KCC and the Sevenoaks Joint Transportation Board’s (JTB) revised 20mph proposals.</p> <p>To fund implementation of any resulting approved 20mph scheme.</p>	<p>Consultation documents prepared by STC with Cllr Shea and Cllr Clayton’s oversight.</p> <p>Consultation completed and ran 1st November to 14th December 2023.</p> <p>Data analysis completed by STC and Lake Market Research.</p> <p>Data supplied to KCC and JTB for consideration at next JTB meeting, and published for 18th March 2024 Planning Committee meeting.</p>
<p>145(e) – bullet point 3 3rd July 2023 (Action agreed)</p> <p>335 11th September 2023 (Action delayed by lack of KCC accident data)</p> <p>407(c) 9th October 2023 (Action agreed)</p>	<p>RESOLVED to request traffic mirrors at:</p> <ul style="list-style-type: none"> • The junction where Brittain’s Lane meets Oak Lane, • Where Burntwood Road meets Ashgrove Road, • On Brittain’s Lane where Ashgrove Road meets Oak Lane, <p>Also a concealed entrance sign on Oak Lane, past Dibden Lane where it approaches Brittain’s Lane and Ashgrove Road.</p>	<p>KCC’s site investigations found no accident data recorded and the locations therefore unviable. Because their data is a year behind and Cllrs are aware of at least two reported accidents within the last year however, KCC have agreed to reinvestigate in April 2024, once their traffic data has been updated.</p>
<p>232(c) 17th July 2023 (Action agreed)</p>	<p>To continue working with Oxford Parish Council on active travel options between the two parishes.</p>	<p>Working Group membership updated comprising Cllr Clayton, Cllr Shea and Cllr Dr Dixon.</p> <p>Awaiting action from SDC on their proposed Oxford to Sevenoaks cycling route.</p>
<p>HIP Priority Number 9</p>	<p>STC to prepare a map of locations for a Traffic Regulation Order to provide corner protections at various locations.</p>	<p>Recommendation: That a Working Group be formed to progress this, or Councillors send in their suggestions for collation and agreement at a future Committee meeting.</p>

<p>468 6th November 2023 (land above Wildlife Reserve)</p> <p>510 29th November 2023 (Allotment site)</p> <p>405 9th October 2023</p>	<p>RESOLVED for the following sites to be submitted as Assets of Community Value</p> <ul style="list-style-type: none"> • Land above the Wildlife Reserve through which the Darent Valley path cuts • Additional allotment site as proposed in STNP (priority) • St Johns Hill Car Park Public Toilets • Play space at the end of Watercress Drive • Allotments at the end of Heathfield Road • Depo building on Otford Road • Horse field on Bradbourne Vale Road • Scout huts located left of the above horse field 	<p>Application Status:</p> <ul style="list-style-type: none"> • Pending • Pending • SUCCESSFUL, Listed on the Asset Register. • Application complete, awaiting decision • Application complete, awaiting decision • Application complete, awaiting decision • Pending • Pending
<p>Agreed verbally 19th February 2024</p>	<p>To add guidance to the Planning Committee Policy document on the Committee’s stance on Air Source Heat Pumps, and instances where it would be supported.</p>	<p>Recommendation:</p> <p>a) That this be progressed via a Working Group, or Councillors send in their suggestions for collation and agreement at a future Committee meeting.</p> <p>OR</p> <p>b) Same as above, but also that all policies in the document be reviewed for adoption by the new Term of Town Councillors.</p>
	<p>To consider investigating and preparing STC policy/stance on boreholes as private water supply for use of the Planning Committee.</p>	<p>Same recommendation as above.</p>
<p>657.c.i 5th February 2024</p>	<p>RESOLVED to note Sevenoaks Residential Character Area Assessment locations where trees and hedgerows contribute significantly in the Planning</p>	<p>Pending: These will be extracted and collated into one document for Councillors’ easy reference, when considering planning applications which</p>

	Committee’s responses to planning applications.	propose impact on trees or hedgerows.
657.c.ii 5 th February 2024	RESOLVED to liaise with Kent Wildlife Trust regarding STNP objectives.	Pending
657.c.iii 5 th February 2024	RESOLVED to prioritise Community Asset nomination for the land proposed in the STNP for future allotments.	Pending
657.c.iv 5 th February 2024	RESOLVED for Biodiversity Policy L1 to be strengthened	Recommendation for this to be completed at the STNP’s 5-year review is to be included in STNP Annual Report. Due to be agreed by the STNP Monitoring & Implementation Group 7 th May 2024, and approved by the Planning Committee with any amendments 20 th May 2024.
657.c.v 5 th February 2024	RESOLVED for Policy L7 to be amended to include reference to Mill Pond (in addition to Bradbourne Lakes).	Recommendation for this to be completed at the STNP’s 5-year review is to be included in STNP Annual Report. Due to be agreed by the STNP Monitoring & Implementation Group 7 th May 2024, and approved by the Planning Committee with any amendments 20 th May 2024.
438(3) 30 th October 2023	To implement a Town Centre and St John’s Hill Masterplan.	Urban Initiatives Studio have been commissioned to complete two separate Masterplans. Proposals and methodology statements have been provided.
440 30 th October 2023	To pursue Feasibility Study for a Sevenoaks Dunton Green walking and cycling route, as identified in the STNP.	Phil Jones Consultants have been commissioned to produce this. Currently waiting on land owners about potential wayleave conversations in the future.
	Monitoring of STNP policy application in planning application decisions, and actioning of projects.	In progress via Monitoring & Implementation Group. Annual Report expected 20 th May 2024.

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **27th February 2024 to 11th March 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

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

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/03232/HOUSE	10 Wildernesse Mount – Eastern	Cllr Ancrum	18th December 2023: STC recommended approval.	28 th February 2024: SDC Granted, 4 conditions.
23/03293/HOUSE	3 Knole Paddock, Seal Hollow Road – Town	Cllr Michaelides	18th December 2023: STC recommended approval, 2 conditions.	5 th March 2024: SDC Granted, 3 conditions.
23/03410/FUL	The Royal Oak Hotel, High Street – Town	Cllr Michaelides	5th January 2024: STC recommended approval, 1 condition, 1 informative.	7 th March 2024: SDC Granted, 13 conditions.
23/03527/FUL	43B London Road – Town	Cllr Michaelides	22nd January 2024: STC recommended approval , 2 conditions.	4 th March 2024: SDC Refused , 2 Grounds.
23/03528/LBCALT	43B London Road – Town	Cllr Michaelides	22nd January 2024: STC recommended approval, 2 conditions. 19th February 2024: STC recommended refusal unless, 1 condition.	4 th March 2024: SDC Refused, 1 Ground.
23/03567/FUL	22 Burntwood Road – Kippington	Cllr Varley	22nd January 2024: STC recommended approval.	11 th March 2024: SDC Granted, 12 conditions.
23/03697/HOUSE	20 Lea Road – Kippington	Cllr Daniell	22nd January 2024: STC recommended approval, 1 condition.	6 th March 2024: SDC Granted, 3 conditions.
23/03705/HOUSE	Medway, 28 Vine Avenue – St Johns	Cllr Camp	22nd January 2024:	29 th February 2024: SDC Granted, 3 conditions.

			STC recommended approval, 2 conditions.	
24/00060/HOUSE	The Dene, 9 Kippington Road – Kippington	Cllr Gustard	5th February 2024: STC recommended approval.	7 th March 2024: SDC Granted, 3 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 18 March 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02996/HOUSE	Christopher Park 26/03/2024	Cllr Layne	
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Hosseini			71 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/03/24
23/02996/HOUSE - Amended plan				
Erection of a garden home office.				
A summary of the main changes are set out below:				
Updated drawings received which show the correct height a consistent size.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2H6ABBKJ5K00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03061/LBCALT	Christopher Park 26/03/2024	Cllr Granville	The Surveyors Partnership
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Paydens Pharmacy	21-23 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/03/24
23/03061/LBCALT - REVALIDATED plan				
Proposed installation of new internal security shutters to front of property at ground floor level.				
A summary of the main changes are set out below:				
"The application seeks planning permission for security shutters. Whilst the shutter block would be internal, the shutters when closed would cover the entire window and would be visible from outside and subsequently impact the elevations. However, no plan which shows the design of the shutters has been provided."				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2TQ6YBK0YZ00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03149/HOUSE	Abbey Aslett 21/03/2024	Cllr Dr Canet	
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Stanley			190 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/02/24
Single storey side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3CC4WBK0LO00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03714/FUL	Samantha Yates 21/03/2024	Cllr Varley	

Planning Applications to be Considered

Planning Applications received to be considered on 18 March 2024

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir	Sevenoaks School	Solefields Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			29/02/24
23/03714/FUL - Revalidated plan			
Purpose built metal barn for storage.			
A summary of the main changes are set out below: Red line location plan altered.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S62VDZBKL2800		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00095/HOUSE	Summer Aucoin 21/03/2024	Cllr Gustard	Mr Eren Munir
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms J Locke		79A Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/02/24	
3m rear extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7BBKLBKLG00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00224/FUL	Anna Horn 01/04/2024	Cllr Michaelides	Thomas Ford & Partners
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Stimson	St Nicholas Church	Rectory Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/03/24	
Installation of solar photovoltaic panels to the existing South Aisle roof, and the installation of a new roof light and replacement of an existing roof light to the existing office roof. Installation of 55 solar panels to the existing South Aisle roof. Replacement of existing felt on North office roof with Copper and to install a new and replace an existing roof light.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S818LHBKLRM00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00258/HOUSE	Summer Aucoin 26/03/2024	Cllr Ancrum	Mr Tim Spencer
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs K Kusnierz		24 The Crescent	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/03/24	
Single storey rear extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84Y91BKLUU00			

Planning Applications to be Considered

Planning Applications received to be considered on 18 March 2024

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00275/FUL	Abbey Aslett 26/03/2024	Cllr Camp	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans & Development			53 Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/03/24
Demolition of existing dwelling; erection of 3no. Dwellings with amended access and all associated works.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S88NAQBKLXY00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00305/HOUSE	Summer Aucoin 21/03/2024	Cllr Varley	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Wasse and Mr Kostro		5 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/02/24
Extension of and alterations of existing semi-detached garage and change into office/storage. Addition of new brick arch linking garage and the main house. Associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8G1ZABKM2O00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00306/MMA	Christopher Park 22/03/2024	Cllr Daniell	MRW Design
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Freshwater			24 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/24
Amendment to 22/01902/HOUSE.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8G20MBKM2S00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00322/MMA	Sean Mitchell 22/03/2024	Cllr Shea	SJM Planning Limited
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Felton		Pinehurst House Nursing Home	Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/24
24/00322/MMA - Amended plan				
Amendment to 20/03293/FUL				

Planning Applications to be Considered

Planning Applications received to be considered on 18 March 2024

A summary of the main changes are set out below:

Additional information submitted - Statement of Community Involvement

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8JRBQBKM5500>

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00343/FUL	Stephanie Payne 22/03/2024	Cllr Gustard	OA -Residential
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B & Mrs Swann		Beechmont Farm	Hubbards Hill	ADJOINING Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/24
Replacement Dwelling				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8R67JBKM7C00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00357/HOUSE	Christopher Park 25/03/2024	Cllr Camp	Resi Design Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Smith			38 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/24
Ground floor side infill with rooflight, internal alterations and all associated works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8T0TUBKM8L00			

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00364/HOUSE	Stephanie Payne 19/03/2024	Cllr Layne	Sutton Architects Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Tindal			11 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/24
Proposed single storey side extension with lantern skylights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8T229BKM9000			

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00383/HOUSE	Abbey Aslett 22/03/2024	Cllr Dr Dixon	Harringtons 2006

Planning Applications to be Considered

Planning Applications received to be considered on 18 March 2024

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Figaredo & Alvarez		6 Merlewood	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			01/03/24
Demolish garage, and erect two storey front and side extension, new bay window to front elevation, replacement roof raising ridge with gable to rear and rooflights, single storey rear extension, change elevational treatments, alteration to fenestration and new gates and fencing.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8WQ3QBKMA800		

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00390/MMA	Samantha Yates 22/03/2024	Cllr Gustard	Smart Architecture Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Golding	Oak Croft	West Heath Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/03/24	
Amendment to 22/00221/FUL.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8WQ7ZBKMA00			

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00396/HOUSE	Christopher Park 25/03/2024	Cllr Daniell	Kent Building Control Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Beales	Crossways	112 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/03/24	
Single storey side extension, infill front extension, alterations to fenestration, alterations to the patio and associated retaining wall.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8YKRWBKMBB00			

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00466/MMA	Christopher Park 02/04/2024	Cllr Varley	Open Architecture
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Mitchell	Whiteacre	87 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/03/24	
Amendment to 23/01020/HOUSE.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9BJDIBKMG400			