

9th April 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 15th April 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://youtube.com/live/TGCeeAQ3wks> 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
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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 5-19)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 2nd April 2024. (Pages 5-15)

b) To receive and note the Minutes from the STNP Monitoring & Implementation Group held on 18th February 2024, and to consider agreeing the following actions recommended by the Group: (Pages 16-19)

- To bring to SDC's attention to and seek clarification on why Policy L2 (drainage) appears to be inconsistently applied – using 9 Crownfields (23/02649/FUL and 23/03428/HOUSE) as a case study.
- To seek clarification on when Policy L2 can be applied with regards to smaller developments and Householder applications – e.g. extensions.
- To request similarly clarification on why Policy L1 is inconsistently applied, and enquire whether it will become stronger following April 2024 when smaller developments are required to deliver BNG.
- For a case to be made to the Examiner at the 5 year review stage, for Policy L1 to be strengthened to eliminate potential for interpretation. To include in the Annual Report examples of when it has been unsuccessfully applied, or considered unnecessary by the Case Officer.

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5 SEVENOAKS DISTRICT COUNCIL COMMUNITY ENGAGEMENT EVENTS ON EARLY DESIGN CONCEPTS FOR THE AREA EAST OF SEVENOAKS TOWN CENTRE

a) To receive notice that Sevenoaks District Council (SDC) will be holding the following community engagement events to seek views on the early design concepts for the area east of the Town Centre, including the leisure centre and library.

- Wednesday 24th April 2024, 1:30pm to 8:30pm (Sevenoaks Leisure Centre)
- Saturday 27th April 2024, 10am to 3pm (Sevenoaks Leisure Centre)
- 29th April 2024, 7pm to 9pm (online)

b) To note that this item will be on either the Town Council Agenda for 22nd April 2024, or the Planning Committee Agenda for 29th April 2024, for the Town Council to agree an official stance and any comments on the design concepts.

6 PUBLIC WORKSHOPS FOR SEVENOAKS TOWN CENTRE AND ST JOHNS AREA MASTERPLANS (Pages 21-23)

a) To receive a report, outlining the Town Council's intentions to create two Masterplans, for Sevenoaks Town Centre and for the St Johns Hill area. This includes proposed study-area boundaries, as well as information on the following public workshops.

- Tuesday 23rd April 2024, 4pm to 7pm (The Stag Theatre's Floodlit Bar)
- Tuesday 30th April 2024, 4pm to 7pm (Town Council Chambers)

b) To note that invites have been sent out to key stakeholders, including residents associations, churches, businesses and organisations. Attendees will have the opportunity to discuss with the Town Council and its consultants, issues, opportunities and their future vision for the two Masterplan areas.

7 PUBLIC CONSULTATION ON REVISED VALIDATION AND GUIDANCE REQUIREMENTS FOR PLANNING APPLICATIONS DETERMINED BY KENT COUNTY COUNCIL

a) To receive consultation on Kent County Council's (KCC) draft revised Guidance and Validation Requirements for planning applications determined by the County Council - available to view [online here](#).

b) To note that the deadline to comment on the contents of either of the proposed draft documents is 3rd May 2024.

c) To decide whether Sevenoaks Town Council respond to the consultation, with note that the item can be deferred to the next Planning Committee if deemed necessary.

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- 8 STREET NAMING AND NUMBERING – AMENDMENT TO NEW ADDRESS (Page 25)
a) To receive notice of an amendment to the new addresses created at the below development site, previously received by the Planning Committee on 8th January 2024. This due to a change to the layout of some of the flats.

- **43-45 High Street, Sevenoaks**

- 9 CURRENT MATTERS REPORT (Pages 27-30)
To receive and note the Current Matters report.

- 10 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Page 31)
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 8th April 2024.

- 11 PLANNING APPLICATIONS (Pages 33-36)
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 8th April 2024.

- 12 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 Tuesday 2nd April 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/Djafy2i0h4Q>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Gustard	Present
Cllr Layne	Absent	Cllr Michaelides	Present
Cllr Camp – Chair	Present	Cllr O’Hara	Apologies
Cllr Dr Canet	Present	Cllr Shea – Mayor	Present
Cllr Clayton – Leader	Present	Cllr Skinner OBE	Present
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

PUBLIC QUESTION TIME

None.

1 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

2 DECLARATIONS OF INTEREST

None.

3 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 18th March 2024 with the following amendments as proposed in the Agenda papers:

- Corrected meeting date on first page
- Corrected Minute Number from 245 to 745

b) **It was RESOLVED** that the minutes be approved with the above amendments.

4 DEVELOPMENT MANAGEMENT COMMITTEE

a) Councillors noted that the below application was considered by the Development Management Committee (DMC) on 28th March 2024, and that Cllr Camp attended and spoke against the application on behalf of the Town Council.

b) Cllr Camp reported that the application had been Refused by the DMC on the grounds of impact to highway safety and to residential amenity.

c) Councillors reiterated their support for a mosque in Sevenoaks, and questioned whether the Town Council could provide support in contributing creative ideas or alternative solutions on how to deliver this. The Chair clarified that this would be up to the applicant, and dependent on whether they decide to appeal the decision or approach the Town Council for assistance.

d) The Town Clerk suggested that the two Masterplans which the Town Council has commissioned for the Town Centre and St Johns area could look at opportunities for faith provision, including a mosque.

5 KENT BUS SERVICE CHANGES BULLETIN COVERING JANUARY – APRIL 2024

a) The Committee received and noted a summary provided by Kent County Council (KCC), identifying bus service changes registered by an operator to take place in January, February, March and April 2024.

b) It was noted that further information could be found via the below link:

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/bus-travel/bus-services-in-kent>

6 MATTERS RELATING TO HIGHWAY IMPROVEMENT PLAN PRIORITY ITEMS

a) The Committee received the following two requests from members of the public in relation to Priority Item 1 of the Town Council's Highway Improvement Plan (HIP) – 20mph speed limits and the proposed Dartford Road zebra crossing.

- *To consider obtaining quotations for amending the proposed zebra crossing to a puffin* crossing, in line from the Planning Committee's previous comments on zebra crossings within the Town Centre triangle not delivering the desired level of pedestrian safety.*
- *To consider obtaining quotations for adding a pedestrian island at the end of Vine Court Road where it joins Dartford Road.*

b) The Planning Committee Clerk reported that KCC had since provided the following clarifications as to why a zebra crossing is the most appropriate design for a pedestrian crossing at this location:

- Low volume of pedestrian crossings being reported via the video survey
- Puffin crossings are significantly more expensive than zebra crossings
- Site constraints including private access next to the proposed location
- Design constraints of 1m distance required for bellisa beacons from the zebra crossing, versus 3m distance required for pedestrian signals from the puffin crossing, make the latter much more difficult to find an appropriate location for.

c) Cllr Clayton further summarised the site constraints, following a site visit:

- Significantly limited space in which a pedestrian crossing could be installed, estimated to be around 20-30 feet of road available.
- This includes a Car Park entrance which further limits placement

- A pelican crossing would need to be located further down the road in order to comply with design constraints, however this would be a less direct route for pedestrians and more likely to be bypassed.

d) The following points of note were discussed:

- A zebra crossing was last estimated by KCC's HIP Document to start from £21,000, while a puffin crossing starts at £46,000
- The low pedestrian crossing counts reported by KCC could be due to the lack of a safe crossing point at a location where cars approach from five separate directions.
- Councillors expressed concern about the potential for the above safety concerns to remain unaddressed, should the Joint Transportation Board's recommendation to remove this and other nearby roads from the 20mph proposals.
- Councillors agreed that the priority should be to have the crossing within the proposed 20mph zone, and therefore that the Town Council should arrange discussions about how and where this could be delivered as soon as possible.
- It was agreed that the Town Council should accept the County Council's recommendation on suitable design of the proposed crossing, as the highway expert and authority.

e) It was **RESOLVED** that a Working Group of the Town Council, comprising members of the Town Council's emerging Movement and Net Zero Group, arrange to meet with Kent County Council Officers to discuss the best solution, and locating of the proposed crossing within any resulting 20mph zone.

f) Considering the second request, Councillors reiterated that they would comply with KCC Officer advice as to whether a pedestrian island at the end of Vine Court Road would be deliverable, however noted that it was been recommended by the JTB for inclusion within the 20mph scheme, which may alleviate the safety concerns.

7 NOTIFICATION OF PLANNING APPLICATION SUBMISSION ON TOWN COUNCIL LAND

a) The Committee received notice from Offset Architects on behalf of Sevenoaks Town Football Club that they would be resubmitting their previously approved planning application referenced 20/03804/FUL.

b) It was noted that the resubmission was due to the original permission expiring on 28th September 2024, and that no changes had been made from the original scheme.

8 FLOODING MATTERS WITHIN SEVENOAKS TOWN – "ROUND TABLE" DISCUSSIONS UPDATE

a) The Committee received reminder of a previous resolution to request a "round-table" meeting with KCC, Thames Water, and any other relevant stakeholders, relating to urgent flooding issues within Northern and Eastern Wards of Sevenoaks in particular.

b) It was noted that Cllr Shea had been pursuing action on this, with the following report provided:

- An initial meeting was set up between Thames Water Officers, Sevenoaks District Councillors and Kent County Councillors as a result of a District Council meeting.
- Cllr Shea reported that this was highly productive, and that Thames Water representatives were taking the matter of flooding and foul water contamination seriously and undertaking reviews to locate the issues
- Watercourse maps were being created collaboratively between the organisations, to better understand where the main causes could be
- The Environment Agency had started to undertake condition checks of some of their culverts, with the initial reports coming back acceptable
- Thames Water had been undergoing deep-cleaning of their assets from Mill Pond to Watercress Drive, and would undertake a survey on these afterwards
- It was noted that the flooding issues may be caused by over-capacity, as opposed to condition of existing assets, however the current work being undertaken to map these would be valuable to finding a solution should this be the case

c) It was further reported that Thames Water representatives were arranging to host a “Flood Bus” event on 30th April 2024 at Greatness Recreation Ground, whereby Officers would attend and engage with the public to answer questions. It was noted that the Town Council would help to promote this, once advertising materials had been provided by Thames Water.

d) It was noted that the Darent River Preservation Society had requested to be included in any flooding discussions, and agreed that they would be invited moving forwards. Cllr Shea also suggested encouraging the Environment Agency to attend a future meeting.

e) It was noted that further updates on the “round-table” talks could be expected following the next meeting, scheduled for 15th April 2024.

9 CURRENT MATTERS REPORT

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

b) Councillors considered the two highlighted items where it had previously been proposed that the Planning Committee produce guidance on its stance on Air Source Heat Pumps, as well as boreholes as private water supply. Cllr Skinner queried whether any other Councils had provided such guidance, to provide a starting point, and it was agreed that the Planning Committee Clerk research any existing policies and report back to the Committee.

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

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 March 2024.

11 PLANNING APPLICATIONS

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

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

12 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing Thames Water’s “Flood Bus” event, once full information has been received.

There being no further business the Chair closed the meeting at 7:55pm.

Signed
Chair

Dated

Delegated Authority - s.101 of the Local Government Act 1972

The Town Clerk has delegated authority to approve and or make decisions on behalf of the Town Council where such a decision cannot be reasonably deferred and must be made in order to comply with a commercial or statutory deadline.

This has been used for the Planning Committee meeting due to shortage of statutory notification days from additional bank holidays.

Planning Applications Considered

Applications considered on 2-4-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/FUL	Christopher Park 11/04/2024	Cllr Layne	Designhomeplan Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/24
23/03486/HOUSE - REVALIDATED and AMENDED plan				
Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.				
A summary of the main changes are set out below:				
Correctly completed certificate B received 18th March 2024.				
//Additional amendment letter received 26th March 2024 with below summary: The application details have changed from 23/0386/HOUSE to 23/03486/FUL.//				

Comment

Proposed by Cllr Clayton:

Sevenoaks Town Council noted that the correct Certificate B had been signed, and reiterated its previous recommendation for refusal on the grounds of overdevelopment and loss of privacy.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00003/MMA	Samantha Yates 05/04/2024	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>
				15/03/24
24/00003/MMA - REVALIDATED plan				
Amendment to 23/00260/FUL.				
A summary of the main changes are set out below:				
Block plan now provided.				
<i>Comment</i>				
Sevenoaks Town Council noted the addition of the block plan and recommended approval, subject to the Planning Officer being satisfied with the amendment and that there will be no loss of amenity to neighbours either side.				

Planning Applications Considered

Applications considered on 2-4-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00034/MMA	Samantha Yates 12/04/2024	Cllr Layne	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss K Jordan			68 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/24
24/00034/MMA - REVALIDATED plan				
Amendment to 22/00262/HOUSE.				
The main changes are set out below:				
The proposed plans change the footprint of the building, and an amended block plan will be needed, otherwise the proposed floor plans will be in conflict with the previously approved block plan.				
/Reconsultation Letter received 20th March 2024, extending the consultation period to include upcoming bank holidays/				

Comment

Proposed by Cllr Clayton:

Sevenoaks reiterated its previous recommendation for approval, provided that the Planning Officer is satisfied that there is sufficient separation between No. 68 and their neighbour to avoid damage to the street scene, and that there will be no adverse impact on amenity to No. 66.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00224/FUL	Anna Horn 12/04/2024	Cllr Michaelides	Thomas Ford & Partners
<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>
				20/03/24
24/00224/FUL - Amended plan				
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.				
A summary of the main changes is set out below:				
Re-consultation for this application required to ensure the consultation period includes the upcoming bank holidays on 29th March and 1st April.				
<i>Comment</i>				
Sevenoaks Town Council reiterated its previous recommendation for approval, provided the Conservation Officer is satisfied that there will not be any adverse impacts on a Listed Building within the Conservation Area.				

Planning Applications Considered

Applications considered on 2-4-24

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00341/HOUSE	Christopher Park 17/04/2024	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>
				25/03/24
24/00341/HOUSE - REVALIDATED plan				
Proposed loft conversion with removal of existing roof and new hipped roof, insertion of rooflights, glazed gable ends and PV solar panels.				
A summary of the main changes are set out below:				
Amended roof plans received on the 20th March 2024.				

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.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00359/HOUSE	Stephanie Payne 12/04/2024	Cllr Dr Canet	Rexx & Co.
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Quinton			6 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/24
New awning to front, Demolition of side extension and rear conservatory. Demolition of shed to rear. Two storey side extension and single storey rear extension with rooflights. Alteration to fenestration.				
/Reconsultation Letter received 20th March 2024, extending the consultation period to include upcoming bank holidays/				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that it will not cause harm to the amenity of adjoining neighbours.

Planning Applications Considered

Applications considered on 2-4-24

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00383/HOUSE	Abbey Aslett 12/04/2024	Cllr Dr Dixon	Harringtons 2006
<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>
				20/03/24

24/00383/HOUSE - Amended plan

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.

A summary of the main changes are set out below:

Updated materials schedule.

/Reconsultation Letter received 20th March 2024, extending the consultation period to include upcoming bank holidays/

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval, provided that the conditions imposed via previous grants of permission are repeated.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00403/LBCALT	Stephanie Payne 12/04/2024	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Decouttere			1 Dorset Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/24

Alteration to update the name of the business on the grade II listed shop fascia.

/Reconsultation Letter received 20th March 2024, extending the consultation period to include upcoming bank holidays/

Comment

Sevenoaks Town Council recommended approval, as long as the Conservation Officer is satisfied.

Planning Applications Considered

Applications considered on 2-4-24

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00413/ADV	Stephanie Payne 05/04/2024	Cllr Granville	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Decouttere			1 Dorset Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/24
<p>Name of the business "Chic et tralala" hand painted in a cursive font, white as per the lower part of the building and applied on the existing dark timber with number "No 1" also in white on the right handside of the front panel.</p> <p>/Reconsultation Letter received 20th March 2024, extending the consultation period to include upcoming bank holidays/</p>				

Comment

Sevenoaks Town Council recommended approval, as long as the Conservation Officer is satisfied.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00466/MMA	Christopher Park 12/04/2024	Cllr Varley	Open Architecture
<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>
				20/03/24
<p>24/00466/MMA - Amended plan</p> <p>Amendment to 23/01020/HOUSE.</p> <p>A summary of the main changes are set out below:</p> <p>Re-consultation for this application required to ensure the consultation period includes the upcoming bank holidays on 29th March and 1st April.</p>				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00471/HOUSE	Summer Aucoin 12/04/2024	Cllr Daniell	Garrick Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Powell		Fir Trees	17 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/24
<p>Proposed part double / part single storey rear extension with balcony, roof alterations and internal alterations.</p> <p>/Reconsultation Letter received 20th March 2024, extending the consultation period to include upcoming bank holidays/</p>				

Comment

Proposed by Cllr Varley with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-4-24

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00474/HOUSE	Anna Horn 12/04/2024	Cllr Ancrum	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Frankham			31 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/03/24

Loft conversion with rear dormer and roof window.

/Reconsultation Letter received 20th March 2024, extending the consultation period to include upcoming bank holidays/

Comment

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

- The conversion will not unduly affect the property to the rear of the applicant's property in terms of overlooking and loss of amenity
- The design and materials to be used will be in keeping with the character of the Conservation Area, and compliant with the principles set out in the Conservation Area Management Plan.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00519/HOUSE	Stephanie Payne 17/04/2024	Cllr Gustard	De Linde Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs F Iaschi			39 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/24

Construction of a single storey partially sunken pool house with pump room in the rear garden with associated landscape alterations.

Comment

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

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00557/HOUSE	Christopher Park 17/04/2024	Cllr Varley	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Josech		Si Rusa	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/24

Raise roof with loft conversion to habitable space. Dormer and rooflights, solar panels, Connect existing garage to main house. Alterations to fenestration, external materials, porch.

Comment

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

- That there is no loss of amenity to neighbouring properties, and
- With the fenestration and materials used for finishes.

Minutes of the Sevenoaks Town Neighbourhood Plan Monitoring and Implementation Group meeting held at the Council Chambers on 18th March 2024, 6:00pm.

In attendance:

Sevenoaks Town Council – Leader of the Town Council	Cllr Tony Clayton
Sevenoaks Town Council – Deputy Leader of the Town Council	Cllr Nigel Wightman
Sevenoaks Town Council – Mayor	Cllr Claire Shea
Sevenoaks Town Council	Cllr Marilyn Canet
Sevenoaks Town Council – Town Clerk	Linda Larter MBE
Sevenoaks Town Council – Planning Committee Clerk	Georgie Elliston
Sevenoaks District Council	Cllr Elizabeth Purves
Glenn Ball Chartered Architect	Glenn Ball
Sevenoaks Society	John Stambollouian
Helen Bowles	Member of Public

Prior to the commencement of the meeting, Cllr Tony Clayton as Leader of the Town Council was nominated as Chair, in the absence of the Chair and Vice Chair of the STNP Monitoring & Implementation Group.

1. Apologies for absence

Liz Dolding (Warners Solicitors), **Paul Baker** (Wealden Properties), **Cllr Libby Ancrum** (Sevenoaks Town Council), **Cllr Nick Varley** (Sevenoaks Town Council), **Cllr Victoria Granville** (Sevenoaks Town Council).

2. Minutes

The Minutes of the previous STNP Monitoring and Implementation Group meeting held on 22nd January 2024 were received and agreed.

3. Kent County Council Results of its draft Emerging Local Transport Plan Consultation

The Group noted that Kent County Council (KCC) had published the responses received to its draft Emerging Local Transport Plan consultation.

4. Sevenoaks Town Centre and St Johns Masterplans

a) The Town Clerk summarised the progress and purpose of the above two projects, with a briefing document having been provided by the STNP’s consultant, which sets out timelines and anticipated processes in producing the two Masterplans.

b) The following items of note were discussed:

- Sevenoaks District Council (SDC) is producing its own Masterplans for the Town, and although they have not yet reciprocated in providing specification details of their project, it is hoped that they will complement each other. The Town Council’s Masterplans will build from the objectives of the already voted upon and adopted STNP.
- The main difference between the two Councils’ Masterplans is expected to be in approach; SDC would approach the process as a significant landowner and likely find a developer to execute the Masterplan on its behalf, whereas the Town Council’s will provide guidance and an action plan on the details of the policies and aims within the adopted STNP.

- Public engagement is highly encouraged, as the public consultation exercises provide opportunity to gauge level of public support for potential future developments in the Town, and to amend plans at their earliest development stages into a scheme which would be supported by local residents and businesses.
- It is estimated that the Masterplans will be completed by Autumn 2024, with hopes that they will input into the emerging Local Plan.
- The priority of the Masterplans is to facilitate growth of the Town, improving its attractiveness while maintaining its character, and above all improving the pedestrian and visitor experience.
- Sevenoaks Society representative John Stambollouian recommended that transport consultants be commissioned to consider the possibility of a one-way traffic scheme be included, in tandem with widening of footpaths. This was confirmed as part of the scope of the Masterplans, with a traffic consultant having been engaged, and input from Sevenoaks Society and other stakeholders welcomed.
- In addition, east-west pedestrian connections were recommended to be investigated, to support emerging developments on both sides of the Town.
- One of the main focuses of the Masterplans will be to create a Cultural Quarter, as aspired in the STNP. This will include the Library, Leisure Centre and surrounding area, as this will form the heart of the Cultural Quarter.
- STC would keep Group members aware of updates and relevant dates for the project. The first stage will be pursuing public opinions and ideas.

5. **20mph Public Consultation Results and Town Council Report**

Cllr Clayton summarised the results of the recent consultation held by STC on the revised 20mph plans for the Town. This had been created by a Working Group of the Sevenoaks Joint Transportation Board (JTB), following previous consultation on a wider scheme consulted on in 2023 by KCC:

- Over 2,500 responses were received, of which around 1,600 were from residents within the Town
- The concept of 20mph speed limits near schools and residential roads, as supported by the STNP Aim M4 had received 74% support from local residents, and 66% from all respondents including those outside the Town. This was noted as in line with the STNP Referendum results (73% in favour).
- The scheme as produced by the JTB was supported by 61% of local residents, and 53% of all respondents.
- STC will be deciding its stance and recommendation on the scheme at the Planning Committee to be held at 7pm 18th March 2024
- KCC Officers had confirmed that the scheme could be implemented without humps and chicanes, with the scheme to be signage only
- Seal Hollow Road was not included in its entirety, due to KCC Officers having concluded that a 20mph speed limit could not be achieved without further traffic calming, such as speed bumps
- Response data supports addition of Ash Platt Road and Pinewood Avenue to the scheme
- KCC is the decision maker, with the Portfolio Holder due to make the final decision following recommendation by the JTB
- The JTB, due to discuss the scheme on 20th March 2024, had been presented with two potential recommendations via its Agenda papers. These were to either implement the scheme as proposed, or to implement a reduced scheme with Dartford Road, St Botolphs Road, Hitchen Hatch Lane and Mount Harry Road removed.

- The zebra crossing at Dartford Road, previously consulted on by KCC in the last consultation, was heavily supported and STC confirmed it would support KCC in the delivery of it, regardless of the KCC Portfolio Holder's decision on the 20mph scheme.
- The scheme, delivered in tandem with the zebra crossing should make the Town and school routes safer and more walkable for residents and students.

6. Theme Three – Work Stream

a) Actions listed under the Theme Two Work Stream were discussed one by one, with comments or updates added to each item.

b) The following points of note were discussed:

- Action 3.1: The pedestrian bridge connecting the Tarmac site and Sainsburys Supermarket does not appear to form part of Tarmac's intentions for the site, despite its disrepair and KCC's initial insistence at early planning stages that its repair be included in any subsequent proposals for the site.
- Agreed that STC would remind KCC about this, and keep proposals for the bridge under review, to ensure it is resolved – whether by Tarmac, or potentially from contribution from the Town Council using CIL monies it receives from the development.
- It was also noted that the bridge forms part of one of the Local Cycling and Walking Infrastructure Plan (LCWIP) routes.
- Actions 3.3 and 3.5: Noted that the Bat & Ball Station to Dunton Green Station Green route, proposed in the STNP is undergoing Feasibility Study. This would provide a safer alternative route for walkers and cyclists to Dunton Green, as opposed to via Riverhead and two major junctions.
- Action 3.8: Noted that the Bat & Ball Station refurbishment and station access improvements have been completed
- Action 3.9: Members were notified that the Town Council will be launching a Car Club from the Bat & Ball Centre very soon
- Action 3.11: See Minute Number 4 for discussions on the Town Centre and St Johns Masterplans.

7. Monitoring

a) The Planning Committee's update monitoring report, which recorded how the STNP was being applied to planning applications since the last preliminary report, was received and noted.

b) The Planning Committee Clerk summarised the trends and observations provided on pages 34-35. The following points of note were discussed:

- Decision notices for approval were citing STNP policies more regularly, which had resulted in an increase of Policy L1 (Biodiversity Net Gain) being applied/conditioned.
- Vulnerabilities to Policy L1 had been identified via Case Officer Reports, including flexibility in whether a Case Officer can decide to enforce it, and inability to deliver Biodiversity Net Gain via Policy L1, in cases where the site has a 0% existing delivery.
- Policies L1 and L2 (Flood mitigation) were being applied more regularly, however not consistently despite the Case Officer having considered the issues which they relate to.

- Contrary to previous reports, there were no cases where a planning application had not been considered against STNP Policies. It was noted however, that decisions had still been made contrary to STNP Policy, due to the tilted balance.
- The Town Clerk clarified that the tilted balance still applies to Sevenoaks, as the STNP does not allocate housing sites. This would have required additional studies to prove feasibility and deliverability of the sites for housing. Sevenoaks Town is still better protected against prospective development than other parishes and towns inside the District however, due to the STNP's adoption, and Planning Officers at SDC had recently noted the value of this.
- The applicability of Policy L2 to smaller developments was questioned. The Planning Committee Clerk clarified that the supporting text sets out ways in which smaller developments can minimise surface water run off, via permeable paving and planting. It was agreed that the constraints and applicability of the Policy would be added to the recommendations to Planning Committee, for requesting additional information on from SDC.

c) It was agreed that the following recommendations would be made to the Planning Committee for further actioning:

- To bring to SDC's attention to and seek clarification on why Policy L2 (drainage) appears to be inconsistently applied – using 9 Crownfields (23/02649/FUL and 23/03428/HOUSE) as a case study.
- To seek clarification on when Policy L2 can be applied with regards to smaller developments and Householder applications – e.g. extensions.
- To request similarly clarification on why Policy L1 is inconsistently applied, and enquire whether it will become stronger following April 2024 when smaller developments are required to deliver BNG.
- For a case to be made to the Examiner at the 5 year review stage, for Policy L1 to be strengthened to eliminate potential for interpretation. To include in the Annual Report examples of when it has been unsuccessfully applied, or considered unnecessary by the Case Officer.

*All decisions must be approved by Sevenoaks Town Council's Planning Committee before they may be actioned, as per the Terms of Reference. All recommendations will be presented to the Committee for approval on 2nd April 2024.

8. **Dates of future meetings**

a) It was noted that the next meeting of the Monitoring and Implementation Group would be held at 6pm on Tuesday 7th May 2024, prior to the Planning Committee meeting scheduled for 7pm. This meeting would review the first Annual Report for the STNP, with the Theme of discussion due to be Theme Four of the STNP – Local Economy.

Meeting concluded at 6:50pm.

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Sevenoaks Town Council

Report on Masterplans for Town Centre & St John's Hill

In May 2023 following a public referendum the Sevenoaks Town Neighbourhood Plan was adopted and has now become part of the statutory development plan for Sevenoaks. The Neighbourhood Plan sets out a future vision for the town and includes a number of objectives and policies to deliver the vision.

The Town Council is now moving forward with the next steps to delivering this vision and has commissioned the preparation of a masterplan for Sevenoaks town centre and a separate masterplan for the St. John's Hill area. These masterplans will provide spatial visions for these important parts of the town and progress some of the objectives and policies in the Neighbourhood Plan. This will include for instance preparation of design guidance for particular sites, consideration of the opportunities to improve the pedestrian environment and reduce the impact of traffic in the centre, and the potential to better link or enhance cultural attractions and to introduce more green infrastructure (for instance street trees, planting, and rain gardens) and enhance biodiversity in the centre.

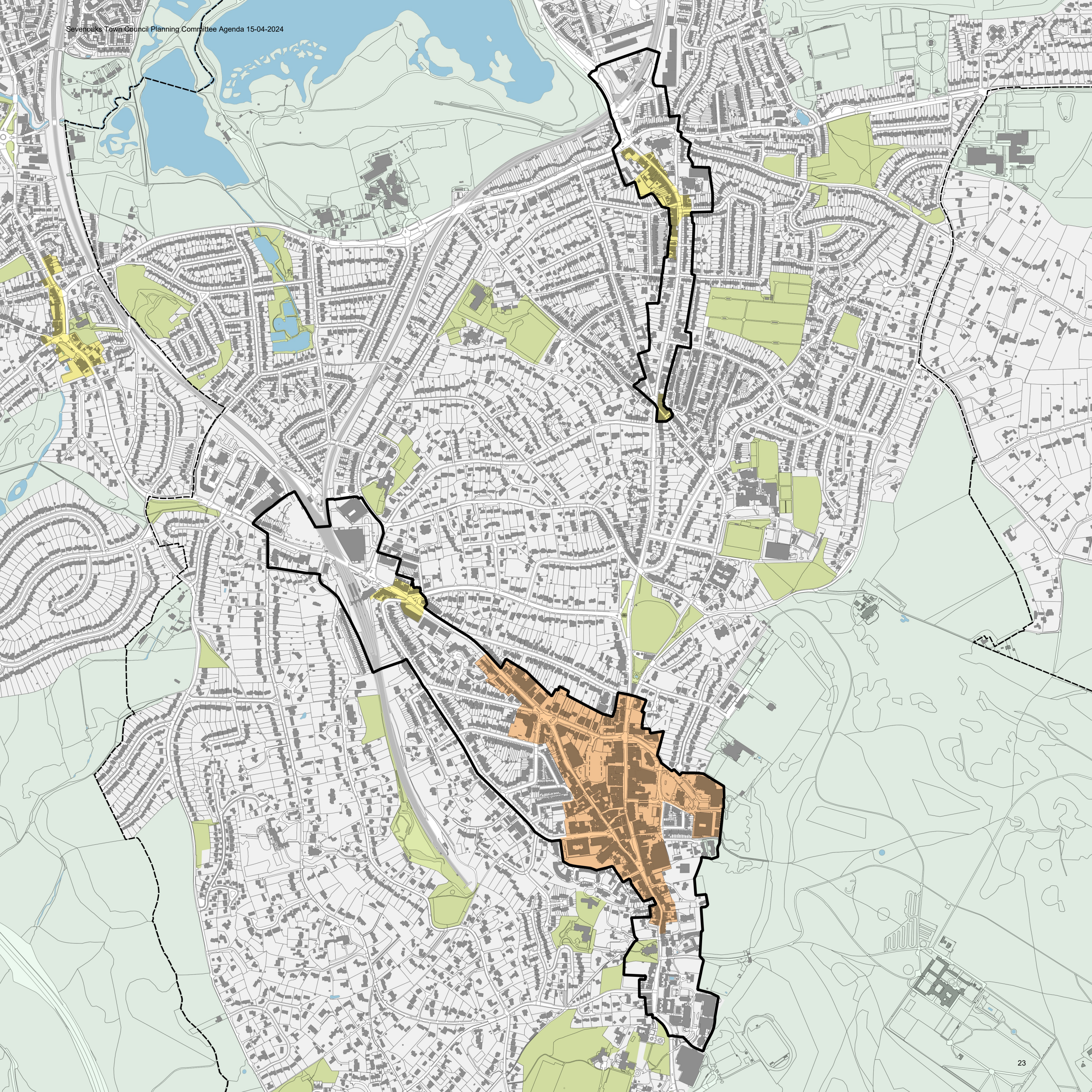
The masterplans will be prepared collaboratively with the input of many people and organisations that care about and have an interest in Sevenoaks.

We have appointed masterplanners Urban Initiatives Studio to prepare the masterplan and they will facilitate the workshop with support from transport and public realm experts, Urban Movement. They will outline the purpose, scope, and timescales for preparing the masterplan and how you can get involved and shape its content. Following a brief introduction our consultants will lead, weather permitting, a 'Placecheck exercise' in the town centre to explore what works well and what works less well. We will then hold round table discussions to agree the future vision for the town and the issues and opportunities that the masterplan should seek to address.

At the previous Town Team meeting Sevenoaks Town Council provided an update including the specification for its proposals for two Masterplans for the Town Centre & St John's Hill. The Town Council are starting to put in place arrangements to progress the Masterplan(s). Please see outline of this below.

- UIS will be holding a meeting and discussion with STC Councillors in the near future.
- It is hoped that a separate online meeting will be held with Town Team members.
- UIS will be contacting as many people as possible on the contact list STC have supplied for one to one discussions via zoom calls.
- At present there are 3 initial Stakeholder meetings to be arranged:

- i) Town Centre - At Stag Tuesday 23rd April 4 – 7 p.m.
 - ii) St John's Hill – At STC Offices Tuesday 30th April 4 – 7 p.m.
 - iii) Cultural Quarter – details tbc.
-
- All of the above and potentially more will be fed into a first draft document and plans for public consultation.
 - UIS will be attending the Sevenoaks Business Show on 7th June 2024 to engage further with local businesses about the Masterplans.
 - STC have provided SDC with all details and specification of its Masterplan(s) proposals as requested. It was agreed that SDC would share with STC its proposals and a coordination would be made between the two authorities consultants.



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Sevenoaks Town Council

Tel No: 01732 227328
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 24/00026/CHGADD
Date: 9th April 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 43 - 45 High Street Sevenoaks Kent TN13 1JF

Addresses for 6 new flats at this property were issued by us 12 December 2023.

There has been a change to the layout of some of the flats, which requires a change to their addresses and/or UPRNs. This means that there will not be any flats addressed as 43A.

(Please note that addresses and UPRNs for Flats 1 - 3 45 High Street are unchanged.)

We can confirm the address has been changed to:

**Flat 3
43 High Street
Sevenoaks
Kent
TN13 1JF**

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

Street Naming & Numbering Officer

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

INVESTORS IN PEOPLE
We invest in people Platinum

Current Matters – for Sevenoaks Town Council’s Planning Committee 15/04/2024

New items or updates since the last Planning Committee are in blue font.

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>Agenda Item 6 13th March 2024 (Results published)</p> <p>742 18th March 2024 (STC recommendation to JTB and KCC)</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>STC recommendation forwarded to JTB and KCC.</p> <p>JTB recommendation for a slightly reduced scheme agreed 20th March 2024.</p> <p>Awaiting KCC Portfolio Holder decision.</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 Brittains Lane meets Oak Lane, • Where Burntwood Road meets Ashgrove Road, • On Brittains Lane where Ashgrove Road meets Oak Lane, <p>Also a concealed entrance sign on Oak Lane, past Dibden Lane where it approaches Brittains 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>Request made by STC for data to be re-run and the request reconsidered – 9th April 2024.</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>

		Meeting requested by Otford Cllr Simon Featherstone, following update from SDC. Awaiting action from SDC on their proposed Otford to Sevenoaks cycling route.
HIP Priority Number 9 746(b) 18 th March 2024 (Working Group formed)	STC to prepare a map of locations for a Traffic Regulation Order to provide corner protections at various locations.	Working Group membership formed 18 th March 2024, comprising Cllr Ancrum, Cllr Gustard, Cllr Camp, and Cllr Granville, to discuss and progress HIP Priority 9.
468 6 th November 2023 (land above Wildlife Reserve) 510 29 th November 2023 (Allotment site) 405 9 th October 2023	RESOLVED for the following sites to be submitted as Assets of Community Value <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 	Application Status: <ul style="list-style-type: none"> • Pending • Pending • SUCCESSFUL, Listed on the Asset Register. • Application complete, awaiting decision • Application complete, awaiting decision • Application submitted, awaiting decision • Pending • Pending
579b 18 th December 2023	Cllrs requested that KCC and Thames Water be invited to meet with the Town Council to discuss and map the key issues relating to flooding.	Meeting held February with Thames Water, KCC Highways, Cllr Streatfeild, SDC Cllr Leaman and STC/SDC Cllr Shea. Update attached. Meeting held 26 th March 2024 and verbal update provided by Cllr Shea at 2 nd April 2024 Planning Committee.
Agreed verbally 19 th February 2024	To add guidance to the Planning Committee Policy document on the Committee's stance on Air Source Heat Pumps, and	Planning Committee Clerk to investigate whether any other local Councils have such policy, to provide a baseline.

	instances where it would be supported.	
	To consider investigating and preparing STC policy/stance on boreholes as private water supply for use of the Planning Committee.	Planning Committee Clerk to investigate whether any other local Councils have such policy, to provide a baseline.
657.c.i 5 th February 2024	RESOLVED to note Sevenoaks Residential Character Area Assessment locations where trees and hedgerows contribute significantly in the Planning Committee's responses to planning applications.	Pending: These will be extracted and collated into one document for Councillors' easy reference, when considering planning applications which 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. Stakeholder events to be held 23rd April 2024 and 30th April 2024.

<p>440 30th October 2023</p>	<p>To pursue Feasibility Study for a Sevenoaks Dunton Green walking and cycling route, as identified in the STNP.</p>	<p>Phil Jones Consultants have been commissioned to produce this. Currently waiting on land owners about potential wayleave conversations in the future.</p>
	<p>Monitoring of STNP policy application in planning application decisions, and actioning of projects.</p>	<p>In progress via Monitoring & Implementation Group. Annual Report expected 20th May 2024.</p>

Decision Notices published by Sevenoaks District Council OR Kent County Council from **26th March 2024 to 8th April 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)
23/03620/FUL	155 Seal Hollow Road – Eastern	Cllr Ancrum	19th February 2024: Recommendation for approval on four conditions lost at the vote. STC recommended refusal unless, 5 conditions.	28 th March 2024: SDC Granted, 14 conditions.
24/00068/FUL	The Old Meeting House, St Johns Road – St Johns	Cllr Camp	5th February 2024: STC recommended refusal unless, 6 conditions, 1 informative. 19th February 2024: STC recommended refusal unless, 6 conditions, 1 informative.	20 th March 2024: Planning Officer recommended approval to Development Management Committee (DMC), 13 conditions. 4 th April 2024: SDC Refused, 2 grounds – via DMC.
24/00181/HOUSE	25 St Johns Road – St Johns	Cllr Dr Dixon	19th February 2024: STC recommended approval.	28 th March 2024: SDC Granted, 3 conditions.
24/00364/HOUSE	11 Knole Road – Eastern	Cllr Layne	18th March 2024: STC recommended approval, 1 condition.	5 th April 2024: SDC Granted, 3 conditions.

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Planning Applications to be Considered

Planning Applications received to be considered on 15 April 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03429/FUL	Christopher Park 18/04/2024	Cllr Layne	Designhomeplan Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/24
23/03429/HOUSE - Amended plan				
Hardstanding to the principle elevation of dwelling.				
A summary of the main changes are set out below:				
Ful application submitted.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4N0QMBKKCU00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03718/FUL	Stephanie Payne 19/04/2024	Cllr Granville	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Dann		First Floor	114 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/24
23/03718/FUL - Amended plan				
Conversion of former office space to domestic apartment with reinstatement of timber bay window.				
A summary of the main changes are set out below:				
Additional information relating to noise and the window replacement has been submitted.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S62VH8BKL2G00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00415/HOUSE	Abbey Aslett 19/04/2024	Cllr Michaelides	Mr C Bennett
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C & Mrs S Hansen			58A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/03/24
Construction of attached garage and gym with bathroom.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S95SDSBK0ZE00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00500/ADV	Stephanie Payne 23/04/2024	Cllr Michaelides	ISG Ltd.

Planning Applications to be Considered

Planning Applications received to be considered on 15 April 2024

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Nationwide Building Society	Nationwide	86 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			02/04/24
Replace 1no. Projecting signage with new 500mm. Retain existing bracket. Existing Projecting sign bracket to be painted in blue to match new fascia. Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 290mm logo height. Install 1no. new ATM surround. Replace safety manifestation with new. Decorate shopfront & spray door frame to match existing with like for like. Post box no. to be sprayed in grey.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9IY47BKMIQ00		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00501/LBCALT	Stephanie Payne 23/04/2024	Cllr Michaelides	ISG Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Nationwide Building Society	Nationwide	86 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/04/24	
External signage to be replaced with new and associated works to shopfront.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9IY4QBKMIS00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00509/ADV	Sean Mitchell 20/04/2024	Cllr Michaelides	AW Architectural Design Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ice King		127 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/03/24	
2no fascia sign & 1no projecting sign.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9IYB6BKMJ800			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00541/FUL	Abbey Aslett 20/04/2024	Cllr Granville	N/A
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs J Todd-Frankowska		3 Knotts Place	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/03/24	
Change of front door.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9U1ZKBKMM600			

Planning Applications to be Considered

Planning Applications received to be considered on 15 April 2024

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00543/HOUSE	Stephanie Payne 18/04/2024	Cllr Clayton	Open Architecture
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kortum			101 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/24
Single storey rear and front extension and two storey side extension. Roof alterations. Landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9U21EBKMMMA00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00545/FUL	Sean Mitchell 23/04/2024	Cllr Granville	Mr John Robinson
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Arslanboga			68A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/04/24
Change of use from restaurant Class EA to Hot Food takeaway (Sui Genesis).				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9U22NBKMME00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00569/HOUSE	Sean Mitchell 18/04/2024	Cllr Camp	Westleigh Design
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Z Hou			6 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/03/24
Proposed rear, side and flank extensions. Front porch. First floor bay roof alterations . Proposed front and rear dormers gable roof alterations. Loft conversion to habitable space. Rooflights. Chimney removal.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9VX26BKMOZ00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00594/HOUSE	Christopher Park 29/04/2024	Cllr Clayton	DEB Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O & Mrs C Nicholas			51 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/04/24
Alterations to fenestration to rear of property.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9ZM2DBKMQZ00			

Planning Applications to be Considered

Planning Applications received to be considered on 15 April 2024

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00642/HOUSE	Summer Aucoin 29/04/2024	Cllr O'Hara	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Brown		33 Lambarde Drive	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/04/24	
Ground floor and first floor extension to rear of property, patio enlargement, alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SA8VI2BKMTS00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00644/CONVAR	Anna Horn 29/04/2024	Cllr Daniell	OA-Residential
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr P McPartland		104 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/04/24	
Variation of Condition 2 (Approved Plans) and 3 (Materials) of 23/02344/FUL (Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works) to change House A from hip end to gable end.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SA8VIHBKMTW00			