

16<sup>th</sup> January 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 22<sup>nd</sup> January 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/sBvKk4GYz1g> 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](http://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  
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

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**Town Clerk**

## 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 7-14)

To receive and agree the Minutes from the Planning Committee Meeting held on 8<sup>th</sup> January 2024.

### 5 APPEALS (Pages 15-18)

To receive notice that the following appeal has been DISMISSED and planning permission refused by the Planning Inspector on 6<sup>th</sup> December 2024:

- **APP/G2245/D/23/3317507: 22/02628/HOUSE – Gable Cottage, Fig Street**

### 6 HAS MADE DOCUMENTS FOR AMENDMENT 3: A SPEED LIMIT ORDER ON VARIOUS ROADS, SEAL IN THE DISTRICT OF SEVENOAKS (Pages 19-28)

a) To receive and note copy of documents on deposit from Kent County Council, announcing that it has officially made the following order to reduce the speed limit from 40mph to 30mph on the following lengths of roads in Seal:

- Ash Platt Road: For its entire length
- Highlands Park: From its junction with Ash Platt Road to a point 7 metres west of the boundary of 7/8 Highlands Park (Excluding the cul-de-sacs)

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- Seal Road: From its junction with High Street to a point 95 metres west of its junction with Pinewood Avenue

b) To note in addition, that the national speed limit has been reduced to 40mph on Childsbridge Lane from a point 12 metres south of its western spur to a point 127 metres south of its junction with Childsbridge Farm Place.

7 TEMPORARY ROAD CLOSURES – A224 LONDON ROAD 8<sup>TH</sup> – 10<sup>TH</sup> MARCH 2024

a) To receive notice that above road will be closed outside Halfway House from 8pm on 8<sup>th</sup> March 2024 until 10am on 10<sup>th</sup> March 2024.

b) To note that the diversion route will be via A224 London Road/Amherst Hill, A25 Maidstone Road/Bradbourne Vale Road, A225 St Johns Hill/Dartford Road, Mount Harry Road, Hitchen Hatch Lane and vice versa. Pedestrian access will be maintained.

8 TEMPORARY ROAD CLOSURES – MILL LANE, UNDERRIVER 7<sup>TH</sup> FEBRUARY 2024 FOR 3 DAYS

a) To receive notice that above road will be closed outside Great Hollenden Farm from 7<sup>th</sup> February 2024 for 3 days.

b) To note that the diversion route will be via Mill Lane, B245 London Road, A21 Weald Interchange, A225 Riverhill, St Julians Road, Carters Hill and vice versa. Pedestrian access will be maintained.

9 KENT BUS SERVICE CHANGES BULLETIN COVERING DECEMBER 2023 – MARCH 2024 (Pages 29-34)

a) To receive and note a summary provided by KCC identifying bus service changes registered by an operator to take place between December 2023 and March 2024.

b) To note that further information as to these changes can be found via the following website:

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

10 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN 2040 REGULATION 18 PART 2 CONSULTATION (Pages 35-52)

To receive and note copy of Sevenoaks Town Council's full response to the above consultation, as approved by the Planning Committee on 8<sup>th</sup> January 2024 and submitted to the District Council on 11<sup>th</sup> January 2024.

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11 HIGHWAY IMPROVEMENT PLAN – PROPOSED LOCATIONS FOR PROTECTIONS AGAINST PARKING ON CORNERS (Page 53)

a) To receive reminder that STC has committed to preparing a map of locations for a proposed Traffic Regulation Order to provide corner protections via its Highway Improvement Plan, and to consider request received from a member of the public for the following road to be added to this:

- **Junction of Letter Box Lane and Tonbridge Road**

b) To consider forming a Working Group to progress this project with aid from the Planning Committee Clerk.

12 UPDATE ON KENT COUNTY COUNCIL’S PUBLIC CONSULTATION ON ITS DRAFT EMERGING LOCAL TRANSPORT PLAN

To note that a report detailing the results of KCC’s 2023 public consultation on its draft Emerging Local Transport Plan has now been published, and is available to view via the following link:

<https://letstalk.kent.gov.uk/local-transport-plan-5?fbclid=IwAR1HJx5XkjjXKHexmLymC776GffVK6JoZ97sGkzOq1hvPb4nFZ3gNSLFuGY>

13 PUBLIC SPACES PROTECTION ORDER FOR THE VINE (Pages 55-56)

To receive notice that the proposal to put a Public Spaces Protection Order (PSPO) at The Vine has been approved, with next steps to include installation of necessary signage across the designated areas, and enforcement and implementation to commence 1<sup>st</sup> February 2024.

14 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 57-59)

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 15<sup>th</sup> January 2024.

15 PLANNING APPLICATIONS (Pages 61-72)

a) To receive and note comments made on applications considered under Chair’s Action, submitted to Sevenoaks District Council due to the Christmas Closure period. (Pages 61-68)

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

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**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](#).**

c) The meeting will be reconvened to consider planning applications received during the two weeks ending 15<sup>th</sup> January 2024. (Pages 69-72)

16 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 8<sup>th</sup> January 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/FTNmrHm3D6A>

**Present:**

**Committee Members**

Cllr Ancrum	<b>Present</b>	Cllr Gustard	<b>Present</b>
Cllr Layne	<b>Present</b>	Cllr Michaelides	<b>Apologies</b>
Cllr Camp – <b>Chair</b>	<b>Present</b>	Cllr O’Hara	<b>Apologies</b>
Cllr Dr Canet	<b>Present</b>	Cllr Shea – Mayor	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Skinner OBE	<b>Apologies</b>
Cllr Daniell	<b>Present</b>	Cllr Varley – Vice Chair	<b>Present</b>
Cllr Dr Dixon	<b>Present</b>	Cllr Willis	<b>Remote Attendance*</b>
Cllr Granville	<b>Present</b>	Cllr Wightman	<b>Present</b>

**Also in attendance:**

Responsible Finance Officer / Deputy Town Clerk  
 Planning Committee Clerk  
 KCC Cllr Richard Streatfeild  
 1 Member of the Public

\*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

**PUBLIC QUESTION TIME**

None.

**584 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**585 DECLARATIONS OF INTEREST**

Cllr Clayton declared an interest in the below application in his capacity as a District Councillor, due to the District Council being a principle shareholder in Quercus Housing Ltd:

- **[Plan no. 8] 23/03609/CONVAR – Ground & First Floor Flats, School House, 73 Solefields Road**

**586 DECLARATIONS OF LOBBYING**

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

- **[Plan no. 2] 23/03486/HOUSE – 50 St Johns Hill**

b) The Planning Committee Clerk informed that representation in support of the following application had been received from the District Council’s Housing Policy Team:

- **[Plan no. 8] 23/03609/CONVAR – Ground & First Floor Flats, School House, 73 Solefields Road**

587 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 18<sup>th</sup> December 2023.

**It was RESOLVED** that the minutes be approved.

588 DEVELOPMENT MANAGEMENT COMMITTEE

a) Councillors noted that the below application was Granted by the Development Management Committee (DMC) on 4<sup>th</sup> January 2024, and that Cllr Daniell attended and spoke against the application on behalf of STC.

- **23/02344/FUL – Chance Cottage, 104 Oakhill Road**

b) Cllr Daniell reported on the proceedings, and it was agreed worthwhile her having attended despite the DMC's decision being contrary to the Town Council's recommendation. This due to Cllr Daniell having brought to the DMC's attention the volume of planning applications received in Oakhill Road and the Town Council's concerns that these will eventually cause overdevelopment.

c) Councillors noted with surprise that Permitted Development Rights had not been removed from the property, despite the cramped nature of the site and potential for overdevelopment via Permitted Development.

589 APPEALS

Councillors noted that the following appeal had been allowed and planning permission GRANTED by the Planning Inspectorate on 18<sup>th</sup> December 2023:

- **APP/G2245/W/3322158: 23/00237/FUL – Sevenoaks Open Air School, Oakhill Road**

590 TEMPORARY ROAD CLOSURES – A225 TONBRIDGE ROAD BETWEEN KNOLE LANE AND SHENDEN WAY

The Committee received and noted details of the above road closure, which would take place from 30<sup>th</sup> January 2024 for 5 nights between the hours of 9pm and 6am. This included diversion route details.

591 STREET NAME AND NUMBERING – NEW ADDRESSES FOR DEVELOPMENT SITE

Councillors received details of the creation of six new addresses relating to the following development site:

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



592 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN 2040 REGULATION 18 PART 2  
CONSULTATION

a) The Committee received reminder that Sevenoaks District Council (SDC) is consulting on Part 2 of its Local Plan 2040 Regulation 18. This will close on 11<sup>th</sup> January 2024.

b) The Committee received copy of a draft response as prepared by the Working Group comprising Cllr Wightman, Cllr Gustard, Cllr Dr Canet, and Cllr Shea, as well as additional comments circulated from Cllr Shea and Cllr Clayton prior to the meeting. These were summarised for the Committee, with Cllr Clayton's proposed additions primarily relating to policy comments, and Cllr Shea's relating primarily to housing sites.

c) Responses to the consultation were considered and approved in three sections; Policy comments, Site comments, and Development Strategy.

d) Cllr Clayton summarised his additional Policy comments, which included issues raised and not yet addressed from the Town Council's previous Part 1 Regulation 18 response, as well as issues raised by Kent County Council in their Part 2 response that he recommended the Town Council endorse.

e) It was **RESOLVED** that the Policy comments, with Cllr Clayton's proposed additions, be submitted to the District Council.

f) Cllr Shea summarised her additional Housing site comments, which included comments on sites which are inside Sevenoaks Town but had been previously omitted from the Town Council's initial draft response, as attached to the Agenda.

g) It was **RESOLVED** that the Housing site comments, which Cllr Shea's proposed additions, be submitted to the District Council.

h) Cllrs discussed the Development Strategy Options, summarised by Cllr Daniell as the following:

- Option 1 – Baseline sites plus Multiple Sites on the edge of higher tier settlements including Sevenoaks) which are located in both the Green Belt and AONB
- Option 2 – Baseline sites plus Stand-alone Settlement in a single location
- Option 3 – Baseline sites plus Combined AONB/Green Belt sites on the edge of higher tier settlements, plus stand-alone settlement.
- None of the above

i) Cllrs debated between voting for Option 2 and None of the above, with the following arguments made:

- Option 2 contains sites which the Town Council and Sevenoaks Town Neighbourhood Plan are supportive of, and omits those that it is against. While some Cllrs considered this grounds to support it, others noted that as a Town Council, it would not be appropriate to vote on an outcome that affects other Towns and Parishes, as they may be opposed to the sites proposed within their boundaries.

- Voting for “None of the above” does not support the District Council in meeting its housing needs, which is a requirement for the Local Plan and which would protect the District from unwanted developments both in and outside the Green Belt. Without a Local Plan that can demonstrate ability to meet housing needs, these sites would not be protected due to the tilted balance in favour of sustainable development.
- Cllr Shea recommended that Town Councillors could vote on their preferred options, but as local authority, the Town Council should only vote on outcomes impacting the Town Council. The following resolution was therefore proposed, seconded and passed, and at the request of Cllr Gustard and in accordance with Standing Orders 3.s., a recorded vote was taken:

**In Favour of the Resolution:**

Cllr Ancrum, Cllr Camp, Cllr Layne, Cllr Dr Canet, Cllr Clayton, Cllr Dr Dixon, Cllr Granville, Cllr Shea, Cllr Wightman

**Against the Resolution:**

None

**Abstained from Voting:**

Cllr Gustard, Cllr Varley, Cllr Daniell

**Not permitted to Vote:**

Cllr Willis (Remote Attendance)\*

j) It was **RESOLVED** that Sevenoaks Town Council vote for “None of the above”, with accompanying explanation as proposed by Cllr Shea, which outlines the Town Council’s support for the Option 2 sites located within the Town only. This to be submitted to the District Council.

k) Cllr Dr Canet thanked all of the Councillors and Officers involved in creating and amending the Town Council’s draft response.

593 PUBLIC CONSULTATION ON KCC’S DRAFT LOCAL FLOOD RISK MANAGEMENT STRATEGY

a) The Committee received reminder that KCC has launched a public consultation on its draft new Local Flood Risk Management Strategy.

b) Councillors received copy of a draft response prepared using Cllr Granville’s feedback, as received by the Committee on 18<sup>th</sup> December 2023 and amended to include additional comments made throughout the Item’s previous discussion.

c) It was **RESOLVED** that the response be submitted to Kent County Council on behalf of the Town Council.

594 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 1<sup>st</sup> January 2024.

595 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 1<sup>st</sup> January 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

596 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued on the Town Council's response to the District Council's Local Plan 2040 Regulation 18 Public Consultation (Part 2). This to include reference to instances where the Local Plan aligns with the STNP, comments made on Infrastructure and in support of KCC's response, and the Town Council's rejection of additional Green Belt loss via HO9 and HO29.

There being no further business the Chair closed the meeting at 8:59pm.

Signed .....  
Chair

Dated .....

# Planning Applications Considered

Applications considered on 8-1-24

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03070/FUL	Abbey Aslett 15/01/2024	Cllr Michaelides	Ibbet Mosely
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S & Mrs J Martin & Aornford			43B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/23
<b>23/03070/FUL - REVALIDATED plan</b>				
<b>Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.</b>				
<b>A summary of the main changes are set out below: Existing and Proposed plans updated.</b>				

*Comment*

**Proposed from the Chair with Cllr Michaelides' apologies:**

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/HOUSE	Christopher Park 13/01/2024	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>
				20/12/23

**Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.**

*Comment*

**Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment of the site and loss of privacy to neighbours.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03490/FUL	Stephanie Payne 14/01/2024	Cllr Dr Dixon	Maple Planning & Develo
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Enderby		Land South of	47 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/23

**Proposed erection of a two bedroom, detached house.**

*Comment*

**Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the rights-to-light of No's 47-53 St Johns Hill are not compromised.**

**Informative:**

**If the District Council is minded to approve this application, the Town Council recommended that Permitted Development Rights be removed, as there is no room for additional structures to be added without it causing overdevelopment of the site.**

# Planning Applications Considered

Applications considered on 8-1-24

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03500/CONVAR	Abbey Aslett 12/01/2024	Cllr Clayton	Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lyndhurst Homes Ltd		Flats 1 & 2	43 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/12/23
<b>Removal of condition 6 (fenestration) of 23/02672/FUL for Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New dormer, side staircase removed for building cost and for improved thermal performance.</b>				

## Comment

Sevenoaks Town Council recommended refusal of the application to remove this condition in total. This condition is normally required as part of the Hartslands Conservation Area Management plan on buildings which are being restored, and should continue to apply to windows which are visible from the road and which replace, or copy the designs of, existing windows. Alternative materials may be acceptable for new side facing roof dormers provided the Conservation Officer is satisfied that the designs fit with the character of the building and the surrounding conservation area.

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03515/HOUSE	Summer Aucoin 15/01/2024	Cllr Dr Dixon	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Tema		Royston	27 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/12/23
<b>Demolition of existing lean-to. Erection of single storey rear extension with associated works. Landscaping with associated works.</b>				

## Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no unacceptable loss of amenity to neighbours.

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03519/HOUSE	Christopher Park 19/01/2024	Cllr Varley	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heron			5 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/12/23
<b>Demolition of existing conservatory and part garage, and removal of chimney; erection of part single, part two storey side and rear extensions; roof alterations, rooflights, solar panels, air source heat pump and alterations to fenestration, landscaping and boundary fence.</b>				

## Comment

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

- The finishes and materials
- Obscure glazing to be used where deemed necessary

# Planning Applications Considered

Applications considered on 8-1-24

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03542/HOUSE	Abbey Aslett 13/01/2024	Cllr Dr Canet	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bennett			63 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/23
<b>Create additional storey on existing bungalow with rooflights. Ground floor juliette balcony. Removal of chimney stack. Alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03609/CONVAR	Samantha Yates 20/01/2024	Cllr Daniell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Crockford		Ground & First Floor Flats, Sc	73 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/12/23
<b>Removal of condition 2 (occupation of accommodation) for 89/02141/FUL for erection of Headmasters house and subsidiary staff accommodation.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

**Informative: The Town Council requested that a condition be put in place to ensure that the units remain as affordable housing.**

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# Appeal Decision

Site visit made on 6 December 2023

**by A M Nilsson BA (Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 3 January 2024**

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**Appeal Ref: APP/G2245/D/23/3317507**

**Gable Cottage, Fig Street, Sevenoaks, Kent TN14 6HP**

- 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 Gary Matthews against the decision of Sevenoaks District Council.
  - The application Ref 22/02628/HOUSE, dated 23 September 2022, was refused by notice dated 6 December 2022.
  - The development proposed is a roof dormer to south side elevation.
- 

## Decision

1. The appeal is dismissed.

## Preliminary Matters

2. I have taken the description of development from the Council's Decision Notice as this is more accurate.
3. On 20 December 2023 the Government published a revised National Planning Policy Framework (the Framework). The revised Framework was accompanied by a written ministerial statement (WMS). Having regard to the main issues in this appeal, it has not been necessary to invite submissions from the parties on the revisions that have been made to the Framework.

## Main Issues

4. The appeal site is within the Green Belt and so the main issues are:
  - Whether or not the proposed development would be inappropriate development in the Green Belt, having regard to the National Planning Policy Framework and any relevant development plan policies;
  - The effect of the proposed development on the openness of the Green Belt;
  - The effect of the proposed development on the character and appearance of the host property and the surrounding area; and
  - If the proposed development is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposed development.

## Reasons

*Site and proposed development*

5. The appeal property is a two-storey detached dwellinghouse. It is located at the bottom of Fig Street. The surrounding area contains a number of other dwellings of various designs and sizes. The area has a distinct rural feel, and the property is located within the Green Belt. There is a public footpath to the side of the property.
6. The proposed development involves the installation of a dormer to the roof-slope on the south elevation.

*Whether or not inappropriate development*

7. The Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The Framework outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt subject to a number of exceptions as set out in paragraph 154. One of the exceptions cited is 154 c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the 'original building'. Policy GB1 of the Sevenoaks Allocations and Development Management Plan (2015) is consistent with the Green Belt aims of the Framework in terms of acknowledging that extensions which do not result in disproportionate additions are not inappropriate in the Green Belt.
8. The 'original building' is defined as the building as it existed on 1 July 1948 or if constructed after this date, as it was originally built. The Framework does not define what constitutes a 'disproportionate' addition. Policy GB1 requires that for extensions in the Green Belt, the design responds to the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the 'original' dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion. In order to be considered appropriate, criterion c) sets out that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the "original" dwelling (measured externally) including outbuildings within 5m of the existing dwelling.
9. Pertinent to the proposed development, Policy GB1 also sets out that planning applications that include the addition of dormer windows or other alterations that create volume or bulk will be subject to criterion c).
10. The Council's evidence sets out that the appeal property has been extended from its original form and includes an outbuilding. Together with an extant planning consent<sup>1</sup>, the Council calculate that the percentage increase in floorspace from the original dwelling equates to 116.11%. The appellant has not disputed the figures, and there is no evidence before me to contradict them.
11. The percentage significantly exceeds the threshold contained in Policy GB1. Although the proposed dormer window would not increase the footprint of the property, it would add additional volume, which when taken with the previous extensions and those in the extant consent, the proposed development would result in a disproportionate addition over and above the size of the original

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<sup>1</sup> Planning Application Ref 21/00356/HOUSE



building in the terms of paragraph 154 c) of the Framework. The volumetric increase would also be contrary to Policy GB1 as set out above.

12. For these reasons, the proposal would be inappropriate development in the Green Belt. This is a matter to which I afford substantial weight in the planning balance.

#### *Openness*

13. The proposed development would not increase the overall footprint of the property. It would, however, result in a significant increase in the overall scale, mass and volume of the existing property. It therefore would have a greater impact on the openness of the Green Belt in spatial terms. I find that in light of the overall size and scale of the development, the harm to the openness of the Green Belt from a spatial aspect would be relatively moderate.
14. The dwelling is set within its own grounds and has limited visibility. The site and surrounding area contain a notable amount of landscaping. Nevertheless, the dormer would significantly increase the visual prominence of the dwelling in the Green Belt, particularly when viewed from the public footpath to the side of the property. As a domestic extension to an existing dwelling, I find that there would be moderate harm to the openness of the Green Belt from a visual point of view.
15. Therefore, overall, I consider that the effect on the openness of the Green Belt would be moderate, and I give this harm moderate weight in the appeal.

#### *Character and appearance*

16. The appeal property is somewhat tucked away at the corner of Fig Street and Fig Street Farms, where there is a triangular shaped junction. It has limited visibility from the street, including the elevation to which the dormer is proposed.
17. The roof elevation onto which the dormer is proposed has a distinctive long slope. It is clearly visible from the public footpath to the side of the property despite there being several landscape features in the surrounding area.
18. Due to its overall size and design, the proposed dormer would appear bulky and incongruous. It would span almost the full width and length of the roof slope, and would dominate this elevation of the property. It would be highly discernible from the public footpath. The fact that matching materials would be used or that there is a wide variation in design of residential properties in the area does not overcome the harm I have identified.
19. I therefore find that the proposed development would cause harm to the character and appearance of the host property and the surrounding area. It would be contrary to Policy SP1 of the Sevenoaks Core Strategy (2011) and Policy EN1 of the Sevenoaks Allocations and Development Management Plan (2015). These policies require, amongst other things, that developments are of high-quality design.
20. It would also be contrary to guidance contained in the Residential Extensions (2009) and Development in the Green Belt (2015) Supplementary Planning Documents which outlines that extensions to properties in the Green Belt should not result in a large, bulky or intrusive building.

### *Other considerations*

21. Paragraph 152 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 continues by stating that very special circumstances will not exist unless the harm to the Green Belt by way of inappropriateness, and any other harm, is clearly outweighed by other considerations.
22. The development in this case amounts to inappropriate development in the Green Belt and the Framework requires that substantial weight is attached to the harm in that regard. It would also cause moderate harm to the openness of the Green Belt.
23. The appellant has referred to three sites where consent has been granted for various alterations, namely Peshurst Road, Redcot and West Lodge. In the examples given these initially concerned lawful development certificates, the planning merits of which are not considered against the development plan or the Framework. They may, however, form material considerations or a fallback which can be given weight in making subsequent planning decisions which is what occurred in these examples.
24. In this appeal, there is not a comparable fallback to the appeal scheme which would be of such weight to overcome the harm I have identified. I also acknowledge that permitted development rights have been removed from the property.
25. The fact that the development would not cause harm to the living conditions of the occupants of any surrounding residential properties is a neutral factor in the appeal.
26. I acknowledge that the development would provide additional living accommodation for the occupants of the property. Such personal circumstances, however, seldom outweigh general planning considerations and I therefore give them limited weight in the appeal.

### **Planning Balance**

27. The proposal would constitute inappropriate development in the Green Belt. When considered as a whole, moderate harm would be caused to the openness of the Green Belt. There would also be harm caused to the character and appearance of the host property and the surrounding area. The substantial weight to be given to Green Belt harm arising from the proposal and the harm to the character and appearance, would not be clearly outweighed by the other considerations as outlined above. Consequently, the very special circumstances necessary to justify the development do not exist. Therefore, the proposed development would not accord with the Green Belt aims of the Framework and the Sevenoaks Core Strategy and the Sevenoaks Allocations and Development Management Plan.

### **Conclusion**

28. For the reasons given above, and having had regard to all other matters raised, I therefore conclude that the appeal should be dismissed.

*A M Nilsson*      INSPECTOR



# **DOCUMENTS on DEPOSIT**

**These documents  
should remain available  
for public inspection until  
19 February 2024**

**In the District of Sevenoaks**

**THE KENT COUNTY COUNCIL  
(VARIOUS ROADS, SEVENOAKS)  
(SPEED LIMITS) (CONSOLIDATION)  
(AMENDMENT No.3) ORDER 2023**

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, SEVENOAKS) (SPEED LIMITS) (CONSOLIDATION) (AMENDMENT No.3) ORDER 2023

#### Road Traffic Regulation Act 1984

Notice is hereby given that KENT COUNTY COUNCIL, acting as Local Traffic Authority and in exercise of its powers under sections 81, 82, 84 and 124 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 make the following order.

This order was advertised as originally as Amendments 29 however due to the new consolidation order for Sevenoaks it has been renumbered as Amendment 1.

To reduce the current speed limit from 40MPH to 30MPH on the following lengths of roads in Seal, Sevenoaks:-

**ASH PLATT ROAD** - For its entire length. **HIGHLANDS PARK** – From its junction with Ash Platt Road to a point 7 metres west of the boundary of 7/8 Highlands Park (Excluding the cul-de-sacs). **SEAL ROAD** – From its junction with High Street to a point 95 metres west of its junction with Pinewood Avenue.

And to reduce the national speed limit to 40 MPH speed limit on **CHILDSBRIDGE LANE** – From a point 12 metres south of its western spur to a point 127 metres south of its junction with Childsbridge Farm Place.

The Order was made on 4 January 2024 and its provisions will come into effect on 5 January 2024.

A full statement of the Council's reasons for making the Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the made Order may be examined at Kroner House, Eurogate Business Park, Ashford, Kent TN24 8XU by appointment booked through [tro@kent.gov.uk](mailto:tro@kent.gov.uk) or viewed online from 5 January 2024 at [www.kent.gov.uk/highwaysconsultations](http://www.kent.gov.uk/highwaysconsultations)

Anyone may, by application to the High Court within 6 weeks of the date of publication of this Notice, challenge the validity of the Orders or of any provision contained in them on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984, or any instrument made thereunder, or that there has been a failure to comply with any statutory requirement to the Orders.

**Simon Jones**

Corporate Director Growth, Environment & Transport



## **In the District of Sevenoaks**

### **THE KENT COUNTY COUNCIL (VARIOUS ROADS, SEVENOAKS) (SPEED LIMITS) (CONSOLIDATION) (AMENDMENT No.3) ORDER 2023**

**Road Traffic Regulation Act 1984**

The Kent County Council as traffic authority hereby make the Order referred to above and as shown on the drawing accompanying this document for the following reasons :-

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

**Lorna Day**  
Kent Parking and Enforcement Manager  
Highways & Transportation

**THE KENT COUNTY COUNCIL  
(VARIOUS ROADS, SEVENOAKS)  
(SPEED LIMITS) (CONSOLIDATION)  
(AMENDMENT No.3) ORDER 2023**

**ROAD TRAFFIC REGULATION ACT 1984**

THE KENT COUNTY COUNCIL, acting as Local Traffic Authority and in exercise of its powers under Sections 81, 82, 84 and 124 of the Road Traffic Regulation Act 1984 (hereinafter referred to as ‘the Act’) as amended, 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 make the following Order.

1. This Order shall come into operation on 5th day of January 2024 and may be cited as “The Kent County Council (Various Roads, Sevenoaks) (Speed Limits) (Consolidation) (Amendment No.3) Order 2023” (“this Order”).
2. The Interpretation Act 1978 shall apply to this Order as it applies for the interpretation of an Act of Parliament.
3. Without prejudice to the validity of anything done or to any liability incurred in respect of any act or omission before the coming into operation of this Order, “The Kent County Council (Various Roads, Sevenoaks) (Speed Limits) (Consolidation) Order 2023” (“the Order of 2023”) shall have effect as though:

(a) Schedule 2 to the Order of 2023 is amended by the revision or issue of the following Map Tiles:

CO28	revision 0 replaced by	CO28 revision 1
CO29	revision 0 replaced by	CO29 revision 1
CO30	revision 0 replaced by	CO30 revision 1
CP30	revision 0 replaced by	CP30 revision 1
CP31	revision 0 replaced by	CP31 revision 1

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

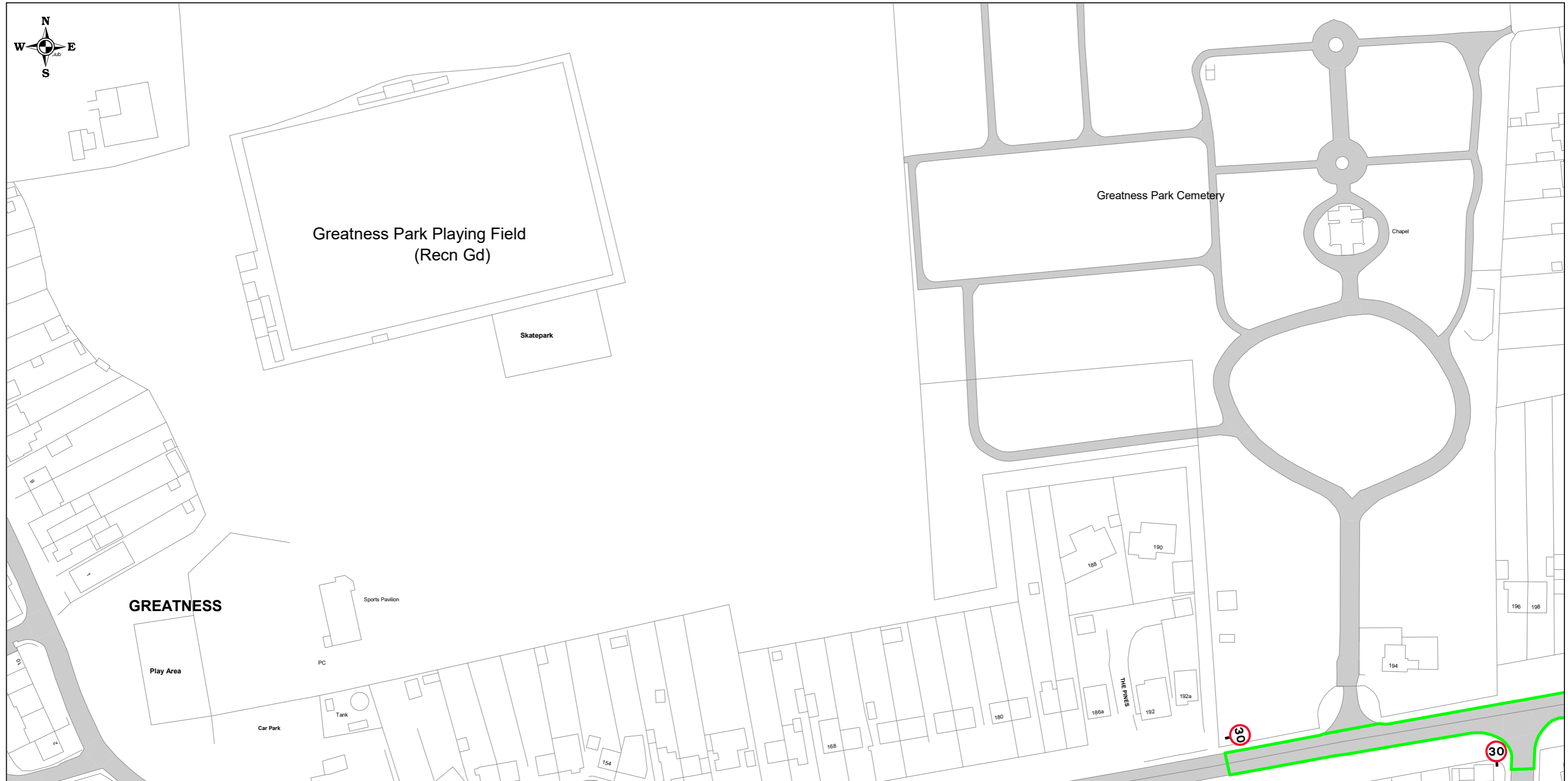


## MAP SCHEDULE LEGEND

### Order Types

-  20mph
-  20mph zone
-  30mph
-  40mph
-  40mph zone
-  50mph
-  60mph
-  Derestricted

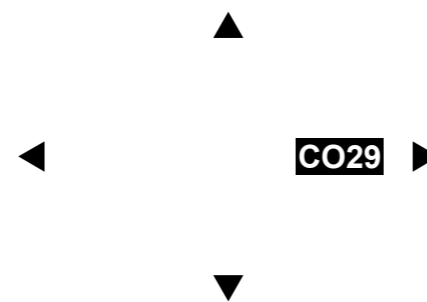
# THE KENT COUNTY COUNCIL SPEED LIMITS MAP SCHEDULES



**SCALE -** 1 : 1250 at A3 size

NOTE: SEE SPEED LIMIT MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED

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Status: CONFIRMED

Tile Reference: Tile Ref: CO28

Sheet Revision Number: 1

Sheet Active From: 05/01/2024



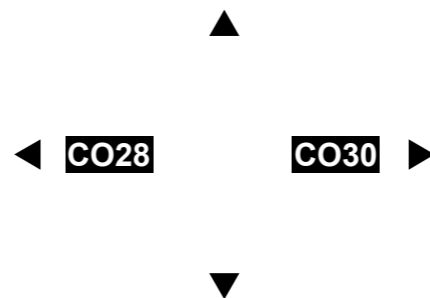
# THE KENT COUNTY COUNCIL SPEED LIMITS MAP SCHEDULES



**SCALE - 1 : 1250** at A3 size

NOTE: SEE SPEED LIMIT MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED

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Tile Reference: Tile Ref: CO29

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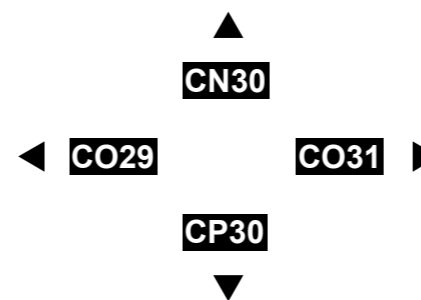
# THE KENT COUNTY COUNCIL SPEED LIMITS MAP SCHEDULES



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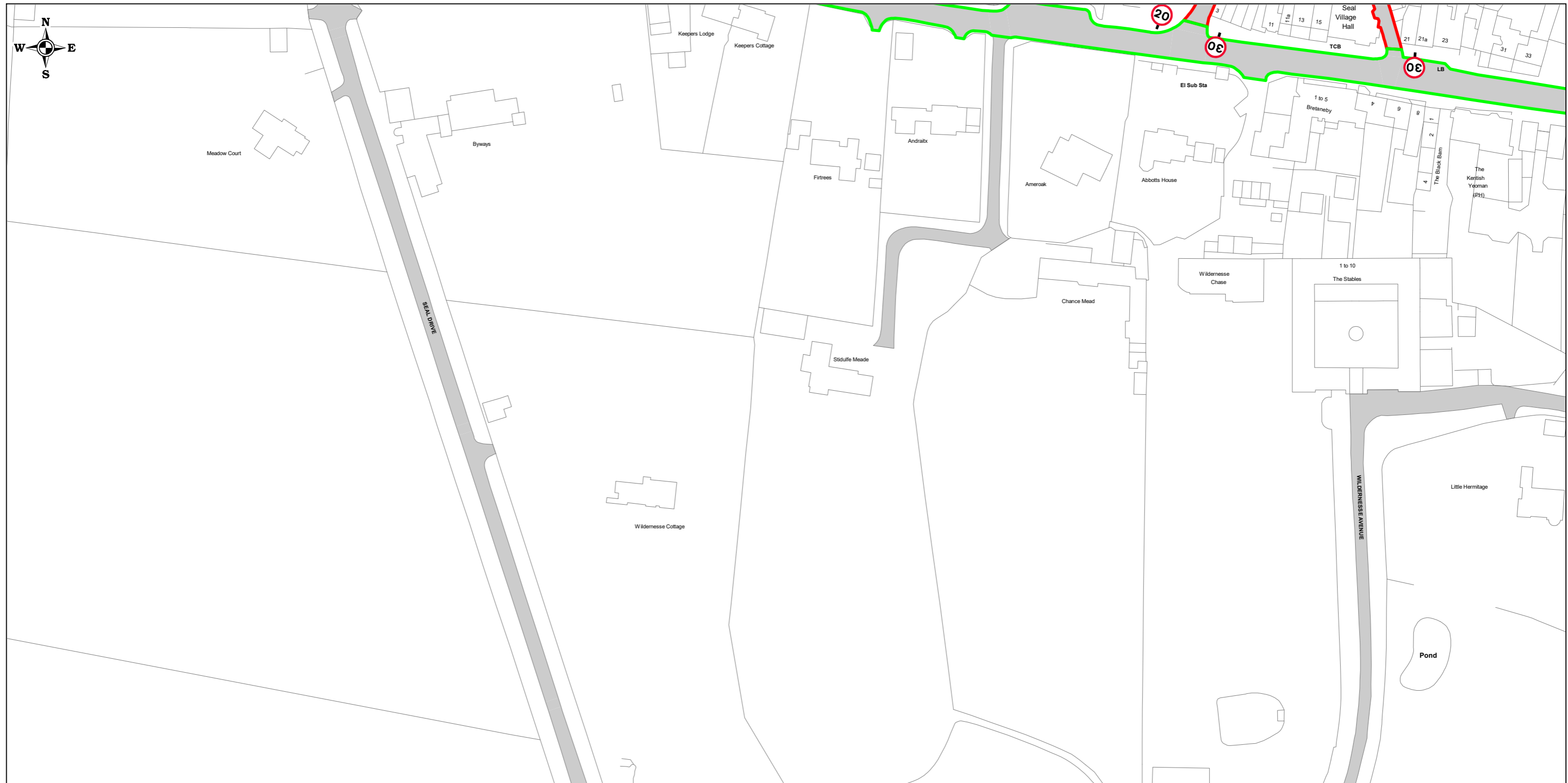
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Sheet Revision Number: 1

Sheet Active From: 05/01/2024

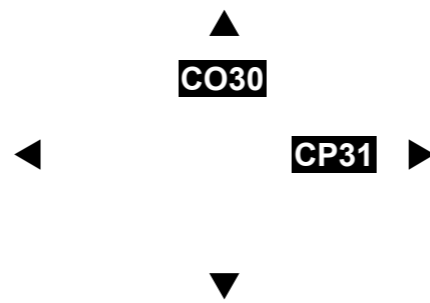
# THE KENT COUNTY COUNCIL SPEED LIMITS MAP SCHEDULES



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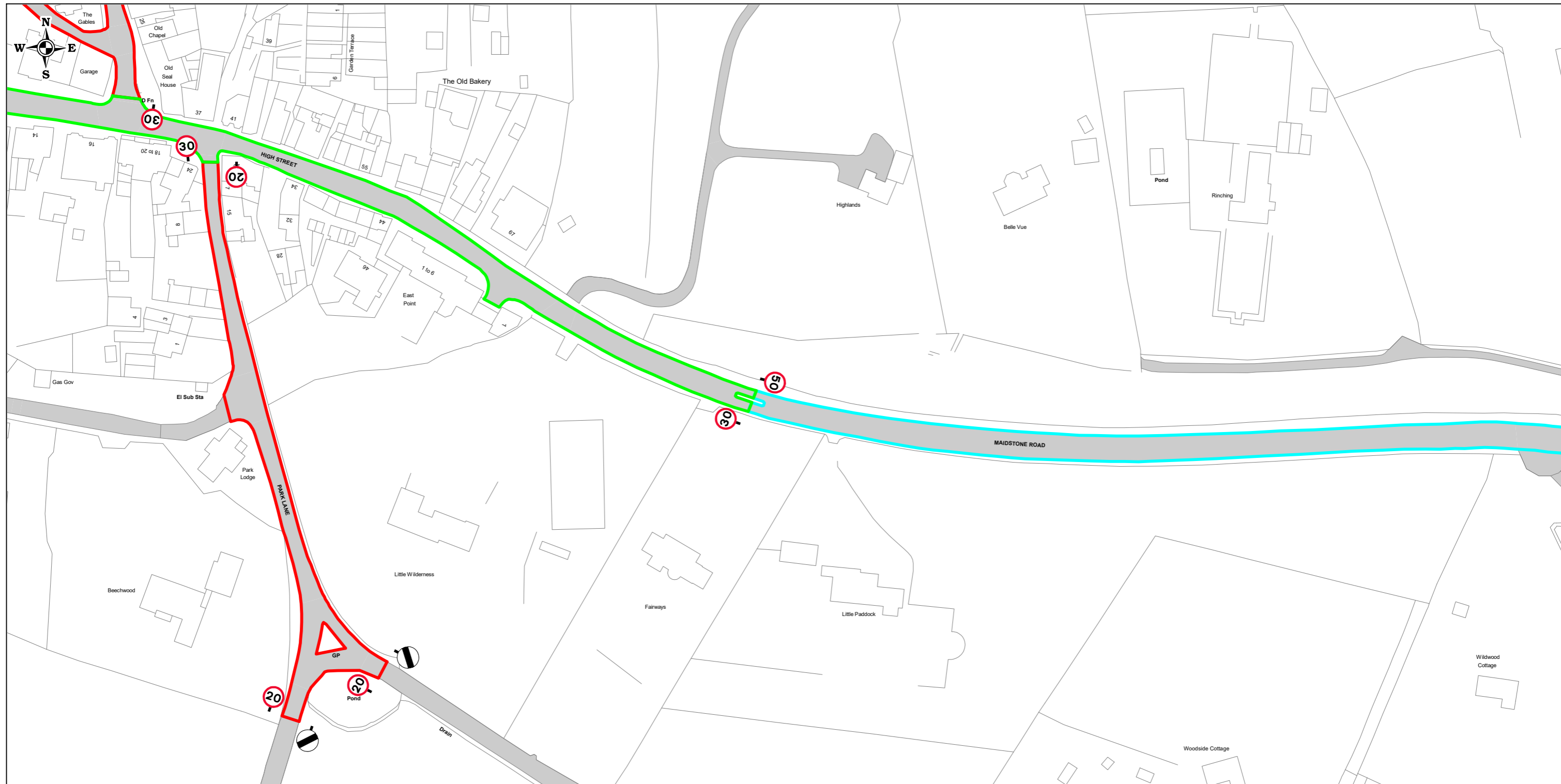
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Sheet Revision Number: 1

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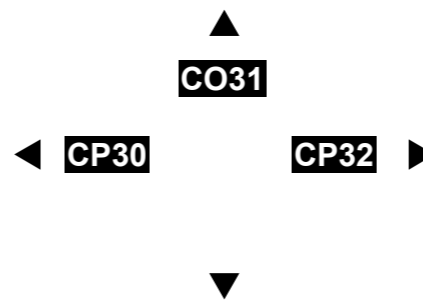
# THE KENT COUNTY COUNCIL SPEED LIMITS MAP SCHEDULES



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Status: CONFIRMED

Tile Reference: Tile Ref: CP31

Sheet Revision Number: 1

Sheet Active From: 05/01/2024

**From:** [noreply-publictransport@kent.gov.uk](mailto:noreply-publictransport@kent.gov.uk) <[noreply-publictransport@kent.gov.uk](mailto:noreply-publictransport@kent.gov.uk)>

**Sent:** 11 January 2024 16:33

**Subject:** Kent Bus Service Changes Bulletin - December, January, February and March 2023-24

Bus services in the UK operate in a de-regulated (privatised) environment outside of the control of KCC who do not license or contract operators or their services.

Bus operators are able to change or cancel any service by giving 70 days' notice to the Department for Transport. Operators will make decisions on what services to run, their routes and their frequencies based on commercial and operational considerations notably that the use of the service will cover the costs of operation.

Although operators can make these changes without the permission of KCC who cannot therefore resist them and cannot commit to securing replacement services, the Council are keen to ensure that bus users and other stakeholders are aware of pending changes.

**This summary identifies any change to a bus service that has been registered by an operator to take place in December, January, February and March 2023-24. It includes all changes from minor timetable changes to whole service cancellations.**

Other sources of more detailed information including operator's websites are included at the end of this email and a more descriptive summary of the major changes to services can be found at;

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

## Summary of Bus Service Changes : December, January, February and March 2023-24

### Service Changes Affecting Buses in Kent From 01/12/2023 Until 31/03/2024

Service	Operator	Route Description	Type of Change	Reason for Change	Start Date
1, 2 2024	Arriva Kent and Surrey Ltd	Gillingham - Chatham		Operator Change	Timetable Change 07 January
101 2024	Arriva Kent and Surrey Ltd	Gillingham - Maidstone		Operator Change	Timetable Change 07 January

116 2024	Arriva Kent and Surrey Ltd	Chatham - Hempstead	Operator Change	Timetable Change 07 January
12 2024	Arriva Kent and Surrey Ltd	Tenterden - Maidstone	KCC Change	Timetable Change 18 February
130 Change	Nu Venture Coaches	Maidstone - Twydall	KCC Change	Route and Timetable
131, 183 January 2024	Nu Venture Coaches	Twydall - Gillingham	KCC Change	Route and Timetable Change 07
132 January 2024	Arriva Kent and Surrey Ltd	Hempstead Valley - Chatham	Operator Change	Timetable Change 07
145, 146 2024	Arriva Kent and Surrey Ltd	Warren Wood - Chatham	Operator Change	Timetable Change 07 January
150 2024	Chalkwell	Aylesford School - Princes Park	KCC Change	New Service 03 January
155 164 2024	Arriva Kent and Surrey Ltd	Chatham - Borstal	Operator Change	Timetable Change 07 January 2024
166 2024	Arriva Kent and Surrey Ltd	Chatham - Chatham Grove	Operator Change	Timetable Change 07 January
166 2024	Arriva Kent and Surrey Ltd	Lordswood - Chatham	Operator Change	Timetable Change 07 January
190, 668 2024	Arriva Kent and Surrey Ltd	Gravesend - Chatham	Operator Change	Timetable Change 07 January
246 2024	SELKent	Westerham - Bromley	KCC Change	Timetable Change 06 January
28, 29, 29A, 29B, 29X Change	Brighton & Hove Bus and Coach Company Limited	Tunbridge Wells - Brighton	KCC Change	Route and Timetable
28, 29, 29A, 29B, 29X 2024	Brighton & Hove Bus and Coach Company Limited	Brighton - Tunbridge Wells	KCC Change	Timetable Change 07 January
326, 327, 328 334 Change	Chalkwell	Chatham - Sittingbourne	KCC Change	Timetable Change 02 January 2024
02 January 2024	Chalkwell	Sheerness - Sittingbourne	KCC Change	Route and Timetable

347, 349, 647 January 2024	Chalkwell	Kemsley/Murston - Sittingbourne	KCC Change	Timetable Change 02
355 2024	Chalkwell	Sittingbourne - Faversham	KCC Change	Timetable Change 02 January
360, 361, 362 Change 02 January 2024	Chalkwell	Sheerness - Leysdown	Operator Change	Route and Timetable
4 2024	Arriva Kent and Surrey Ltd	Maidstone - Downswood	Operator Change	Timetable Change 18 February
401 2024	Go-Coachhire Ltd	Westerham - Tonbridge	KCC Change	Timetable Change 01 January
429 5 2024	Go-Coachhire Ltd Arriva Kent and Surrey Ltd	Dartford - Kingsdown Maidstone - Hawkhurst	KCC Change Operator Change	Timetable Change 01 January 2024 Timetable Change 18 February
5, S5 2024	Go-Coachhire Ltd	Sevenoaks - Tonbridge	KCC Change	Timetable Change 01 January

Service	Operator	Route Description	Type of Change	Reason for Change	Start Date
575, 576 601 Withdrawn	Arriva Kent and Surrey Ltd SELKent 27 January 2024	Snodland - Maidstone Thamesmead - Wilmington Girls' Grammar School		Operator Change	New Service 18 February 2024 KCC Change Service
642, 643, (641) Change	Arriva Kent and Surrey Ltd 18 February 2024	Grove Green - Cornwallis Academy		Operator Change	Route and Timetable
71, (72, 575, 575, 2024 576)	Arriva Kent and Surrey Ltd	Snodland - Maidstone		Operator Change	Timetable Change 18 February
72, 572 85 2024	Arriva Kent and Surrey Ltd Arriva Kent and Surrey Ltd	Kings Hill - Maidstone Maidstone - Senacre Wood		KCC Change Operator Change	New Service 18 February 2024 Timetable Change 18 February
9 2024	Arriva Kent and Surrey Ltd	Grove Green - Maidstone		Operator Change	Timetable Change 18 February
B150 December 2023	Farleigh Coaches	Maidstone - Princes Park		KCC Change	Service Withdrawn 31
C1, (C1a) Change	Go-Coachhire Ltd 02 January 2024	Bluewater - Longfield		KCC Change	Route and Timetable
C1b January 2024	Go-Coachhire Ltd	Bluewater - Longfield		KCC Change	Service Withdrawn 02
C1c January 2024	Go-Coachhire Ltd	Bluewater - Darenth		KCC Change	Service Withdrawn 02
CBS 2023	Kent College	Rough Common - Canterbury		Operator Change	New Service 01 December
PR 2023	Nu Venture Coaches	Rochester - Chatham		KCC Change	Timetable Change 02 December
S11 Withdrawn	Go-Coachhire Ltd 06 January 2024	South Darenth - Knole Academy		Operator Change	Service



S11	Go-Coachhire Ltd	South Darenth - Knole Academy	KCC Change	New Service 08 January 2024
T3	Go-Coachhire Ltd	Tonbridge - Badgers Mount	Operator Change	Timetable Change 02 January
2024				
TW3	Go-Coachhire Ltd	Shoreham - Bennett Memorial School		Operator Change Route and
Timetable Change		02 January 2024		
X55	Ensign Bus	Upminster - Gravesend	Operator Change	Route and Timetable
Change	02 December 2023			
X55	Ensign Bus	Upminster - Gravesend	Operator Change	Route and Timetable
Change	02 December 2023			

### For Further Information

<b>Bus Service Information</b>	
National Traveline	<a href="https://www.traveline.info/">https://www.traveline.info/</a>
Bus Times.Org	<a href="https://bustimes.org/regions/SE">https://bustimes.org/regions/SE</a>

<b>Operator Websites</b>	
1st Bus Stop	<a href="https://www.1stbusstop.co.uk/routes/">https://www.1stbusstop.co.uk/routes/</a>
Arriva	<a href="https://www.arrivabus.co.uk/">https://www.arrivabus.co.uk/</a>
Arriva London	<a href="https://tfl.gov.uk/plan-a-journey/">https://tfl.gov.uk/plan-a-journey/</a>
ASD Coaches	<a href="https://asdcoaches.co.uk/">https://asdcoaches.co.uk/</a>
Bayliss Executive Travel	<a href="https://www.baylissexecutivetravel.co.uk/services/deal-school-bus-service/">https://www.baylissexecutivetravel.co.uk/services/deal-school-bus-service/</a>
Brian Jones Coaches	<a href="https://brianjonescoaches.com/">https://brianjonescoaches.com/</a>
Brighton & Hove Buses	<a href="https://www.buses.co.uk/">https://www.buses.co.uk/</a>
Britannia Coaches	<a href="https://britannia-coaches.co.uk/">https://britannia-coaches.co.uk/</a>
Brookline	<a href="https://brooklinecoaches.co.uk/">https://brooklinecoaches.co.uk/</a>

Centaur Commute	<a href="https://www.centaurtravel.co.uk/commute-by-coach/commuting-routes-times-and-fares">https://www.centaurtravel.co.uk/commute-by-coach/commuting-routes-times-and-fares</a>
Chalkwell	<a href="https://chalkwell.co.uk/bus-services/">https://chalkwell.co.uk/bus-services/</a>
Compaid	<a href="https://www.compaid.org.uk/accessible-transport/">https://www.compaid.org.uk/accessible-transport/</a>
Compass Travel	<a href="https://www.compass-travel.co.uk/">https://www.compass-travel.co.uk/</a>
Crosskeys Coaches	<a href="https://www.crosskeys.uk.com/">https://www.crosskeys.uk.com/</a>
Ensignbus	<a href="https://www.ensignbus.com/bus-service---at-a-glance.html">https://www.ensignbus.com/bus-service---at-a-glance.html</a>
Farleigh Coaches	<a href="https://farleighcoaches.com/bus-services/">https://farleighcoaches.com/bus-services/</a>
Go Ahead London	<a href="https://tfl.gov.uk/plan-a-journey/">https://tfl.gov.uk/plan-a-journey/</a>
Go Coach	<a href="https://www.go-coach.co.uk/">https://www.go-coach.co.uk/</a>
Hams Travel	<a href="https://hamstravel.com/">https://hamstravel.com/</a>
Kent Coach Tours	<a href="https://kentcoachtours.co.uk/bus-services/">https://kentcoachtours.co.uk/bus-services/</a>
London General	<a href="https://tfl.gov.uk/plan-a-journey/">https://tfl.gov.uk/plan-a-journey/</a>
Metrobus	<a href="https://www.metrobus.co.uk/">https://www.metrobus.co.uk/</a>
Nu Venture	<a href="http://www.nu-venture.co.uk/">http://www.nu-venture.co.uk/</a>
R&J Coaches	<a href="https://www.randjcoachesltd.co.uk/">https://www.randjcoachesltd.co.uk/</a>
Redroute Buses	<a href="http://www.redroutebuses.co.uk/services">http://www.redroutebuses.co.uk/services</a>
Redwing Coaches	<a href="https://www.redwing-coaches.co.uk/commuter-service">https://www.redwing-coaches.co.uk/commuter-service</a>
Regent Coaches	<a href="https://regentcoaches.com/">https://regentcoaches.com/</a>
Scotland and Bates	<a href="https://www.scotlandandbatescoaches.co.uk/">https://www.scotlandandbatescoaches.co.uk/</a>
Southdown PSV	<a href="https://www.southdown.net/">https://www.southdown.net/</a>
Spot Hire	<a href="https://www.spottravel.co.uk/">https://www.spottravel.co.uk/</a>
Stagecoach	<a href="https://www.stagecoachbus.com/">https://www.stagecoachbus.com/</a>
Stagecoach London	<a href="https://tfl.gov.uk/plan-a-journey/">https://tfl.gov.uk/plan-a-journey/</a>
Tenterden Social Hub	<a href="https://www.mytenterden.co.uk/directory/tenterden-hopper-service-listing-1626.aspx#.Y-DnYhfP2M8">https://www.mytenterden.co.uk/directory/tenterden-hopper-service-listing-1626.aspx#.Y-DnYhfP2M8</a>
Travelmasters	<a href="http://www.travel-masters.co.uk/school.htm">http://www.travel-masters.co.uk/school.htm</a>

Yours faithfully

**Sevenoaks Town Council's response to Sevenoaks District Council's Regulation 18 Part 2 Public Consultation on its Local Plan 2040, as agreed by the Planning Committee on 8<sup>th</sup> January 2024 and submitted to the District Council via the online survey on 11<sup>th</sup> January 2024**

**Which is your preferred option?**

**None of the Above**

Sevenoaks Town Council (STC) is very mindful of the risks of having a local plan which does not meet governmental housing targets, and is already seeing the difficult consequences of the tilted balance in planning decisions. It is very important to STC that there is a Local Plan in place which allows for managed and predictable development appropriate to the existing community. Sevenoaks Town Council's response is focused on issues relating to the town area only, and STC makes no comment on sites outside of the town or which do not directly impact the infrastructure for the town residents. Therefore, STC has selected "none of the above" as the Town Council appreciates that very significant and impactful developments are proposed elsewhere in the district.

The Town Council supports development on those sites identified in the Sevenoaks Town Neighbourhood Plan (STNP) and which are included in Option 2 for the town. The very significant development included within the town at the Tarmac Quarry site has been well consulted on over many years, and already has outline planning consent. STC does not support release of green belt to the west of the town at Brittain's Lane or Seal Hollow Road to create new development. STC believes that the Sevenoaks sites included in option 2 – including Sevenoaks Quarry – create appropriate contribution to the housing needs of the district, representing some 20-25% uplift in the population of the town over the life of the Local Plan, in addition to other developments already in the planning process – for instance, the Farmers Site and 136 High Street.

STC believes that the STNP developments sites meet development needs for the Town in context of District strategy - as endorsed overwhelmingly in a public vote.

**Are you aware of any additional sites in existing settlements which we have not yet considered?**

**Yes**

STC would urge Sevenoaks District Council (SDC) to ensure delivery of housing on existing vacant sites within the Town area, such as the Farmers Pub Site on London Road, Edwards Electrical Site on High Street, former Tesco site on High Street, No 7 Pembroke Road. These sites alone represent some 200 possible homes as yet undelivered but with planning permission.

**Which sites would you like to comment on?**

- EM3
- HO1
- HO2
- HO5
- MX1
- MX2
- HO6
- HO7
- MX3
- HO9
- MX4
- HO29

**What are your thoughts on this site/Do you have any further comments?**

**EM3 – Otford Road Depot, Otford Road, Sevenoaks**

Sevenoaks Town Council notes that this has been earmarked for employment, and that development of the site would require its release from the Green Belt. This would require very special circumstances to outweigh the harm to the Green Belt, such as provision of recreational/sports facilities – which the Town Council would recommend as an appropriate use of the site.

The STNP and SDC's Local Cycling and Walking Infrastructure Plan (LCWIP) both identify the need for a direct, off-road cycle path between Bat and Ball Station and Dunton Green Station, traversing the land north of the nature reserve. This site should be explored as the eastern end access to such a route.

The STNP also seeks the creation of an eastern entrance to the nature reserve in order to give the many current and future residents of northern and eastern Sevenoaks safe and easy access to this important green-blue landscape. This social infrastructure benefit should be sought and explored in relation to this site, especially as the site is currently in public ownership.

**What are your thoughts on this site/Do you have any further comments?**

**HO1 – Pintetops, 5 Crownfields**

This site is not identified in the STNP and is an urban infill proposal. STC does not object to the principal, and would seek to ensure that the density is suitable to the location and site constraints given the steep topography and difficult access. There are also concerns about water run-off and flooding in this location, which would need to be mitigated should any development take place.

**What are your thoughts on this site/Do you have any further comments?**

**[x] HO2 – Abacus Furniture, Greatness Lane**

The redevelopment of Abacus Furniture and the adjacent flats would represent important regeneration in this area, and will benefit from the redevelopment proposed at the nearby quarry site. STC is mindful of the social value of the Abacus furniture warehouse and associated social projects delivered on the site, which benefit lower income families in this area, and would hope to see these continued.

**What are your thoughts on this site/Do you have any further comments?**

**[x] HO5 – Land at Cramptons Road**

This site is identified for development in the STNP, and STC welcomes the fact that the Development Brief broadly reflects the STNP site uses.

In particular, this site has good potential to be used for specialist housing projects for older citizens, and make a contribution to green spaces in this densely developed neighbourhood. There is already some informal community use of the green space here.

It should be noted that the railway footbridge which is essential to connectivity between neighbourhoods, and which needs investment in accessibility, lands just to the north of the site. The site could also be successfully connected for pedestrians to the Bat and Ball Station and Community Centre to the south.

**What are your thoughts on this site/Do you have any further comments?**

**[x] MX1 – Sevenoaks Station and Car Park, Morewood Close**

**[x] Agree**

Sevenoaks Town Council recognises that this site is underused and underutilised.

Sevenoaks Town Neighbourhood Plan (STNP) identifies the station area as offering a 'significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town'.

It continues that a 'scale typically four to six storeys' is appropriate.

There is an opportunity in this location to create a mixed use, sustainable scheme which can support the existing community as well as provide new accommodation and make much needed improvements to the public realm. STC welcomes the development brief vision of coherence for the area and 'exemplar public realm'.

STC is concerned, however, that the Draft Local Plan 'promotes' development of 184 units at the site but includes a Development Brief for 400+ units with several buildings of 8-12 storeys. This latter configuration would be out of keeping with the adopted policy of STNP and character of the town as a whole, placing towerblocks behind the Quarry Cottages, as

well as affecting views from the Conservation Areas. STC would therefore oppose such a proposal.

As per the STNP, STC would expect to be included in the development of any plan for such major development, via Design Review. It should be noted that, as part of its STNP implementation strategy, STC will shortly be commissioning a Masterplan to encompass Town Centre, St Johns and station quarters.

The Town Council regrets the lack of reference made in the plan to an integrated transport hub, and requests that this be added. Without, it is a significant missed opportunity in this critical location. The only reference to transport modes other than rail is car parking, with no mention for walking, cycling or properly integrated buses or taxis. The statement for this site makes no reference to sustainable development, nor to sustainable transport.

STC agrees that the **Sevenoaks Railway Station** site needs a comprehensive approach, not just for housing and commercial development but also 'investment in enhancing public transport and walking and cycling infrastructure provision' (as commented by Kent County Council (KCC)).

STC believes this is a key site where District Council should work with KCC, landowners and STC to "identify and prioritise development sites in locations where it is possible to walk and cycle to key facilities, and where necessary improvements can be delivered in accordance with design standards such as [LTN 1/20 for Cycling](#)." STC endorses KCC's support of "allocations where public transport services are commercially viable or have the prospect of becoming commercially viable with 'up front' developer contributions to improve routes and services." (Quotes as made by KCC).

#### **What are your thoughts on this site/Do you have any further comments?**

**[x] MX2 – Land East of High Street, Sevenoaks**

**[x] Agree**

This site is only partially identified in the STNP as a development site, and currently provides important cultural and leisure facilities for the town. It identifies the western elements of it as suitable location for development, with the identified advantages of providing active frontages on Suffolk Way and Buckhurst Lane, and a possibility of providing housing and an indoor market.

The site proposed by SDC encompasses the existing leisure facilities and library/ museum/ visual arts space. Policy COM2 of the STNP is the promotion and development of a cultural quarter in the town centre together with an arts and cultural strategy. The area identified in MX2 is included in the area for the proposed cultural quarter in the STNP.

It seeks new cultural facilities and a strategy for improving and animating pedestrian links between cultural venues.

In considering the redevelopment of site MX2, STC considers the site to offer an opportunity to refresh leisure facilities and deliver the cultural quarter, deliver much needed affordable

housing as well as a rare opportunity to open up the connection between the town and Knole Park.

Retention of leisure uses in the Town Centre is vital, for the existing community and in consideration of a town likely to grow by some 20-25% during the life of the Local Plan. Leisure and cultural facilities must be considered as part of a strategy for an attractive and successful Town Centre. STC would therefore be opposed to seeing the loss of the swimming pool, gym, library or exhibition space in this location. They must be retained in some capacity within the Town order to benefit this growing community centre.

As part of the STNP implementation strategy, STC will shortly be commissioning a Master Plan for the Town Centre area in which this sits and would welcome further discussion as this progresses.

**What are your thoughts on this site/Do you have any further comments?**

**[x] HO6 – School House, Oak Land & Hoptarden Lane**

**[x] Neutral**

Sevenoaks Town Council does not have objections to HO6, however would like to know the intentions for the site.

**What are your thoughts on this site/Do you have any further comments?**

**[x] HO7 – Johnsons, Oak Lane & Hoptarden Lane**

**[x] Neutral**

Sevenoaks Town Council does not have objections to HO7, however would like to know the intentions for the site.

**What are your thoughts on this site/Do you have any further comments?**

**[x] MX3 – South Park, Sevenoaks**

**[x] Strongly agree**

This is a very significant town centre site which is identified in the STNP for its development potential.

The STNP takes a holistic view on the redevelopment of this site for not only delivery of new homes, but also for the improvement of public spaces, the setting of the Stag Theatre, and creation of active frontages to London Road and South Park. It proposes a total building height of three storeys plus a fourth storey set back from the frontage.

Development will need to respond to the historic development pattern, materials and character of the area, which forms a prominent gateway to the Town Centre.

The site sits within the STNP Cultural Quarter area, and links should be forged to connect to related spaces.

The STNP aspires to a new public space to serve the theatre and as a setting for the new ground floor usage. Development should also improve the setting of the rear of the theatre and youth club.

STC notes that, should the population of the town increase by the 20-25% anticipated by the developments foreseen in the Local Plan, the need for cultural, recreation and leisure facilities will increase accordingly and co-location with the theatre/ cinema/ youth club has obvious synergy.

STC notes that the car park behind this site is in the ownership of SDC and its difficult access and layout could be considered in the scheme.

As part of the STNP implementation strategy, STC will shortly be commissioning a Master Plan for the Town Centre area in which this sits and would welcome further discussion as this progresses.

**What are your thoughts on this site/Do you have any further comments?**

**[x] HO9 – Seal Hollow Rd**

**[x] Disagree**

This site is not included in the STNP, and controversial for local residents. It is steeply sloping and narrow, with difficult access directly off Seal Hollow Road without creating additional traffic hazards.

The site acts as a buffer between the Green Belt/ AONB/SSSI to the east and the developed area to the west.

The Town Council opposes development of 16 homes on HO9 on the following grounds:

- \* The site is an attractive, rural space that restricts the sprawl of urban development;
- \* It is the only remaining Green Belt land separating Knole Park, an AONB and Site of Special Scientific Interest, and the built edge of Sevenoaks town
- \* It has an established, clearly defined boundary and there are no “exceptional circumstances” as required by paragraph 145 of the NPPF
- \* The separation role of this strip is mirrored further south on Seal Hollow Road by Vine Paddocks, on the other side of Seal Hollow Road, and eroding the boundary at HO9 would undermine the whole relationship between Knole Park and the built area.

In addition development on HO9 will increase traffic along Seal Hollow Road at an already dangerous point. The road is getting busier as the schools at Trinity, Weald of Kent and Tunbridge Wells Grammar School for Boys grow in size. If access were to be via the entrance to Knole Golf Club, this would add pressure to an already difficult junction.



**What are your thoughts on this site/Do you have any further comments?**

**MX4 – Sevenoaks Quarry**

**Agree**

This development has been consulted on repeatedly over last 10 years, starting with the Northern Masterplan and now embedded in the adopted STNP. It has achieved outline planning permission.

**What are your thoughts on this site/Do you have any further comments?**

**HO29 – Brittain's Lane**

**Strongly disagree**

STC notes that this site, included in Option 1 and 3, is not considered appropriate for development.

The site is strongly performing Green Belt, AONB, is adjacent to an SSSI and ancient woodland, highly valued locally and with difficult access. Similarly to HO9, it is highly controversial for local residents, and additionally, it is not one of the 13 potential development sites identified in the STNP. As previously stated, the Town Council believes that these 13 sites – publicly endorsed via Public Referendum, meet the development and housing needs for the Town.

STC does not consider it appropriate for development and cannot support the release of well-used Green Belt and agricultural land to increase the size of the Town. The draft Local Plan already identifies other Tier 1 sites in which to create some 2000 new homes in Sevenoaks Town area, already a very significant uplift in the population of the town, and the further loss of Green Belt is unnecessary and inappropriate.

This location has traditionally made up the border of the Green Belt, and its value established and reinforced by its multiple unsuccessful planning applications and appeals. The border should be protected.

**Which Chapter is the Policy you wish to respond to in?**

**Chapter 2 – Housing Choice for All**

**Which Policy do you want to respond to?**

**Policy H1 – Housing Mix**

The comments on housing mix are sensible, and appear to show some recognition of the need for efficient use of the housing stock, by providing mix which allows growing families to 'rightsize' and older people to 'downsize'. However, the plan focuses on new demand for homes specifically designed for older people, not addressing adequately the pent-up demand for attractive 'downsizing' options by existing residents under - occupying large homes. This is an important issue in efficient use of housing stock which the plan needs to address as people over 65 are expected to make up 26% of the population by 2040. Existing flats are too small for many wishing to downsize. Market failure to provide what is

required is blocking better use of larger family homes. The plan cover technical adaptations for older people which is welcome, but this isn't the main blockage.

The plan's reference to retirement housing 'accessible, adaptable ... and in established neighbourhoods is important. But STC recognises that family support for older people in an area where labour mobility is high is unrealistic for many. Support services for older people in an area of high housing cost are problematic too, and the plan needs to recognise this. A solution to this is mentioned in the draft plan as 'co-housing schemes' This needs developing to include mixed communities of market and affordable homes for older people, which promote mutual help and support. The example of Rockdale in Sevenoaks, a community initiative which has developed over 50 years as a housing association with market housing alongside, is worth replicating if at all possible.

**Which Policy do you want to respond to?**

**Policy H2 – Provision of Affordable Housing**

**Agree**

The biggest contribution to this over the plan period for Sevenoaks Town will come from the Sevenoaks Quarry site. It is essential that affordable housing is delivered from the start of the development, and that it is distributed through the new community - not relegated to a corner as happened at the Ryewood development.

But it is also essential that affordable homes are created throughout the town, to ensure a balanced mix. This can only happen if the District Council is prepared to;

- take a robust approach to developers who over value land to claim exemption from affordable housing provision
- apply the affordable housing policies to development on any land which it owns, either for developments it undertakes itself or in partnership with others, and not seek to avoid this vital obligation.

STC welcomes the proposal to graduate the requirement for affordable housing as a proportion of the overall scheme. However, it is the experience of STC that, in the town where it is very expensive to build and retail values are very high, developers almost universally demonstrate that it is not financially viable to provide affordable housing. This new policy continues to allow, or encourage, developers to demonstrate that affordable homes are "not viable". This is regrettable.

The policy outlines a number of circumstances in which financial contributions will be acceptable in lieu of bricks and mortar. It does not say how this will be used. It is STC's position that these funds must be ringfenced for alternative delivery of affordable and social housing.

**Which Policy do you want to respond to?**

**[x] Policy H4 – Housing for Older People**

**[x] Agree**

STC considers there to be a significant need for high quality housing for older people in the town – please refer to comments provided under Policy H1.

**Which Policy do you want to respond to?**

**[x] Policy GT1 – Provision for the Gypsy and Traveller Community**

Transit pitches are required, in collaboration with the traveller community, to avoid conflict between travelling and permanent communities. Policy GT2 sets out criteria for assessing proposed sites but neither GT1 or GT2 make any proposal for making such sites available.

**Which Policy do you want to respond to?**

**[x] Policy H7 – Housing Density and Intensification**

As a policy this will be necessary to accommodate increasing housing need. However, the policy fails to set out how the residential amenity and character of existing settlements - in Sevenoaks, Swanley, Edenbridge and elsewhere - will be protected as densities are doubled or trebled. The attractions for net zero objectives of residential areas which don't generate high levels of vehicle use are clear, but to promote density increases in existing housing areas of up to 150 dph will be highly disruptive and too high for the nature of the Town. This would change the character of Sevenoaks as a market town to an unacceptable degree.

Options to get these sort of densities include garden grabbing, multiple occupancy of individual plots, or sprinkling block of flats four to six stories high across streets of houses. Already the 'densification' policy in Victorian, Edwardian and 'garden city' neighbourhoods in Sevenoaks is causing serious damage to residential amenity and changing existing character for the worse.

Applications for schemes which are of significantly higher density than neighbouring properties must only be permitted where the infrastructure (roads, sewers) can take the capacity and where existing communities are not substantially altered by the development.

Bus frequency has been used to determine higher density locations. However, bus services have changes substantially in the last 12 months, and the Regulation 18 document does not say when analysis was undertaken. Many bus stops in Sevenoaks are very poorly served at present.

The plan should spell out how this densification will be controlled if residents of our main towns and larger villages are to accept it as a reasonable approach. The investment in Residential Area Character Assessments made over the last 20 years needs to be engaged - and specified in policy.

**Which chapter is the Policy you wish to respond to in?**

**Chapter 3 – Employment and Economy**

**Which Policy do you want to respond to?**

**Policy EMP2 – Delivering New Employment Land**

The three sites identified in Sevenoaks and on the border with Otford are very different. The South Park site is already heavily developed and a major opportunity in the existing town centre. The Town Council supports mixed development here

The two Otford Road sites (one right across the border with Otford) are both in the Green Belt. The Town Council awaits with interest to see the exceptional circumstances which might justify their release from Green Belt designation. Both are on the edge of Sevenoaks town, and close to AONB countryside.

**Which Policy do you want to respond to?**

**Policy EMP4 – Flexible and Creative Workspace and Co-location of Uses**

The Town Council welcomes the inclusion of this concept in the Local Plan. Given changes in working patterns, and the importance of knowledge based business services in the Sevenoaks Town economy, this can help support not only new businesses but also those whose economic activity is centred on London but who work from Sevenoaks.

The concept of workplace is changing, and our approach to economic development in Sevenoaks needs to change with it. Changes in working patterns for Sevenoaks high skilled professional and business service residents is generating new opportunities for local support. The town centre must play an important part in this - including support in the form of leisure services including a swimming pool and gym; the Town Council believes these should remain as integral parts of a successful town centre strategy.

**Which Policy do you want to respond to?**

**Policy TLC1 – Town and Local Centres**

**Agree**

**Which Policy do you want to respond to?**

**Policy SEV1 – Sevenoaks Town Centre**

**Agree**

Sevenoaks Town Council is pleased to see the Local Plan incorporating the Sevenoaks Town Neighbourhood Plan and supporting the economic wellbeing of the town.

STNP guidance on development sites is only a small aspect of the neighbourhood plan, which also focused on widening the leisure offer and developing a Cultural Quarter, improving active travel, building on the town's sporting excellence (much of which is in the town centre, protecting and enhancing landmarks and views, improve the market facilities and support the town to reach zero carbon).

As Policy SEV1 notes, also important is the need to strengthen connections to Knole Park, and delivery of retail outside of the traditional Town Centre.

At para. 3.40 of the Local Plan consultation document, a table summarises Local Centres across the district. Whilst this is an accurate assessment of local centres currently, the Plan needs to acknowledge that there will be radical expansion of Northern Sevenoaks which will need to have its own Local Centre in order to be a successful community. Sevenoaks Quarry site will deliver a whole new neighbourhood throughout the life of the Local Plan, and a Policy is needed to ensure the delivery of local retail outside of the traditional Town Centre to accommodate these new residents. Pharmacy, post office, groceries and a catering will be important to the creation of this community which will be at some distance from the traditional Town Centre of Sevenoaks.

As part of the STNP implementation strategy, the Town Council will be shortly be commissioning a Masterplan for Sevenoaks which will benefit to the Local Plan process. It is planned that this Masterplan will examine the Town Centre and the Local Centres at St John's and Tubbs Hill.

The Town Council welcomes the policy framework for Sevenoaks Town Centre, and recognises that it will develop further as the centre of gravity of the town is shifted north by the Sevenoaks Quarry development. The triangle between the High Street, the Station, and the Quarry development - together with the intermediate neighbourhood commercial centres - will need to be looked at in the Masterplan with regards to the creation of a new local centre, on which STC looks forward to working with the District Council.

**Which Policy do you want to respond to?**

**Policy TLC2 – Town Centres - Hot Food Takeaways and Evening Economy**

This policy needs to address the new increased requirement for moped/motorbike parking for takeaway delivery drivers.

**Which chapter is the Policy you wish to respond to in?**

**Chapter 4 – Climate Change**

**Which Policy do you want to respond to?**

**Policy CC1 – Mitigating and Adapting to the Impacts of Climate Change:**

The Town Council supports the approach of the key strategic challenges, but would like to see an additional theme included in this chapter. As KCC has noted in its response, the Consultation draft does not deal with waste management, which is a key issue for the County Council in the context of additional housing, and also for Sevenoaks carbon footprint.

Because Sevenoaks households generate such a high level of unrecycled waste - much of which goes to CO2 producing incineration - there is a genuine need for this Local Plan to develop a strategy to re-use, reduce and recycle waste. The need to protect and expand

initiatives like Abacus, whose household goods recycling site is listed as a housing development opportunity, should be recognised. Innovations in collection and disposal by SDC and KCC will be needed to reduce both operating cost and carbon footprint if the community's overall zero carbon objectives are to be met.

Kent County Council also points out in its response that this Local Plan needs to encourage both modal shift to active travel, and reduction in incentives to travel long distances to achieve climate impact objectives. The Town Council strongly supports this view.

In addition to reducing Sevenoaks District Council's (SDC) own Carbon footprint (Chapter 4, paragraph 4.4), the Local Plan is an opportunity to embed structural and behavioural change more widely, particularly when data shown on Page 148 of the consultation document demonstrates that 80% of local carbon emissions come from transport and domestic sources. Efficient new builds will be important, but behavioural change around movement is essential, as are initiatives to permit, encourage and finance retrofitting of existing stock.

#### **Which Policy do you want to respond to?**

##### **Policy W1 – Flood Risk**

This flood risk policy needs to account for the state of existing storm and foul drains. There may be a need to invest in SUDS outside of developments to cope with existing problems. In Sevenoaks Town area, there are significant flooding issues related not to storm water floods but foul drain overflow. Continued building uphill and upstream of the known pinchpoints risks major health hazards. Where watercourses have been canalised, there are increasing pressures on the dated manmade drainage systems.

#### **Which Policy do you want to respond to?**

##### **Policy W2 – Sustainable Drainage**

The policies on sustainable drainage are supported by the Town Council. STC would like reassurance that they will be interpreted at least as strongly as policy L2 of the STNP, which says that 'Development proposals will be expected to provide appropriate drainage infrastructure, in order not to overbear the existing network and to avoid difficulties with local water supplies, sewerage and sewage treatment and waste disposal'.

The area of Sevenoaks most often affected by flooding and sewage discharge is the Watercress Stream from Millpond Wood to Greatness Quarry floods regularly and carries sewage into the street, into domestic gardens and on into the Darent. It is identified by the Environment Agency as part of the River Darent system, yet it does not seem to feature in the map on page 156. This need correcting. The consequence of this existing problem for policies on development and sustainable drainage for northern Sevenoaks also needs to be acknowledged.

**Which chapter is the Policy you wish to respond to in?**

**[x] Chapter 5 – Design**

**Which Policy do you want to respond to?**

**[x] Policy DE1 – Design Review Panel**

The Town Council looks forward to collaborating on the Design Review Panel, which is also required under the STNP for major planning applications\* or proposals on sites within sensitive locations, with engagement from the Town Council.

\*This is defined as 10+ dwellings, where the site is over 0.5Ha and/or where a floorspace of over 1,000sqm is proposed.

**Which chapter is the Policy you wish to respond to in?**

**[x] Chapter 6 – Health and Wellbeing**

**Which Policy do you want to respond to?**

**[x] Policy HW1 – Health and Wellbeing**

The Town Council strongly supports the priorities for active travel, exercise, clean air, and reduction in noise.

Given the expected increase in average age of Sevenoaks residents, the benefits of co-housing developments where older residents can help look after each other, reducing isolation, and reducing the burden on the adult social care system, should be recognised in this policy.

The Local Plan does not appear to set out means of delivering much-needed primary healthcare in Sevenoaks Town, where access to a GP is among the worst in the country.

**Which chapter is the Policy you wish to respond to in?**

**[x] Chapter 7 – Historic Environment**

**Which Policy do you want to respond to?**

**[x] Policy HEN1 – Protecting and Enhancing the Historic Environment**

Sevenoaks town contains a large number of historic assets, both Listed and locally listed. Listed assets are not only buildings but also features such as original gas lamp standards. Locally listed assets, include street furniture, railings, sewer vents, post boxes, walls, water troughs and fountains.as well as buildings. All of the above give the town its distinct historic character and need to be conserved.

Development proposals affecting Listed and locally listed buildings and assets should demonstrate that their historical importance has been taken into account and preserve and enhance any new development.

**Which Policy do you want to respond to?**

**[x] Policy HEN6 – Shopfronts**

Sevenoaks Town Council opposes internally illuminated signs in Conservation Areas, as they increase the impact of light pollution and are considered unsympathetic to the character and heritage of the area. A policy stating this was adopted by the Planning Committee on 27<sup>th</sup> June 2022.

**Which chapter is the Policy you wish to respond to in?**

**[x] Chapter 8 – Natural Environment**

**Which Policy do you want to respond to?**

**[x] Policy NE1 – Landscape and Areas of Outstanding Natural Beauty**

The Town Council supports the policies outlined, and would like to see the STNP policies on protecting and extending hedges, and on wildlife porous boundaries adopted beyond Sevenoaks town. The policies should not be confined to AONBs. Wildlife in the rest of the countryside and in towns and villages is just as important.

**Which chapter is the Policy you wish to respond to in?**

**[x] Chapter 9 – Infrastructure and Community**

**Which Policy do you want to respond to?**

**[x] Policy IN1 – Infrastructure Delivery**

The Town council notes with concern Kent County Council's observations on access to CIL for the strategic infrastructure investments which are its responsibility. Funding for schools, adult social care, and sustainable transport will all be crucial if the number of homes in Sevenoaks town is to grow by over 20%. So too will investment in health and drainage. The issues raised by KCC must be resolved before major developments proceed.

Transport infrastructure to integrate the major development at Greatness Quarry into Sevenoaks in a sustainable way is essential. Beyond the redesign of the Bat & Ball road junction, the walking and cycling infrastructure proposed by Tarmac for the site must be integrated into the infrastructure for the wider town, linking up with the routes contained in the Local Cycling and Walking Infrastructure Plan.

Social Infrastructure commitments - like the new primary school as part of the Greatness Quarry development should be guaranteed by the mechanisms in the Local Plan. So too should improved healthcare provision in the northern part of the town, either with a new surgery or by developing Sevenoaks Hospital as a hub.

Utilities and hard infrastructure needs include the immediate priority to stop the frequent flooding in the Greatness area, where storm overspill carries sewage into the streets. Until this is dealt with, the adopted STNP policies should mean that further development upstream from this area and adding to the load on drainage and sewage should be paused until it is resolved.



**Which Policy do you want to respond to?**

**[x] Policy OS1 – Open Space and Recreation:**

Green and Blue Infrastructure will in part be provided by the Greatness Quarry development, but as densities rise in the rest of Sevenoaks informal and formal recreation open space will come under pressure. The plan should specifically recognise the need to preserve informal green open space within the main settlements where density is expected to rise.

**Which Policy do you want to respond to?**

**[x] Policy SL1 – Sports and Leisure facilities**

**[x] Neutral**

STC is in the process of revising its sports strategy for the town to ensure that facilities have capacity and quality to meet growing needs, particularly in light of planned population increases, and will work closely with SDC on the development and delivery of the strategy within the town in the coming years.

STC agrees that existing sports and leisure facilities should be retained and improved, and notes that capacity will need to increase to reflect growth. Facilities also need to be able to evolve to meet changing needs, such as increased involvement of girls, and changes in sporting appetite, for example the growth of Padel.

STC notes that the town already has a significant unmet need for high quality sports complex to serve successful rugby, hockey and basketball club. Within the town boundary, there are limitations of space availability in the provision of new pitches and facilities.

STC supports the ambition of the policy to retain existing sport and leisure facilities and to ensure that new facilities are created to the highest possible standards and with care for infrastructure, accessibility and employment. STC remains neutral on the policy as a whole since large, impactful sporting infrastructure is proposed in areas of the district outside of the town which it would be inappropriate to comment on.

**Which Policy do you want to respond to?**

**[x] Policy COM1 – Retention of Community Uses**

**[x] Agree**

STC supports the policy aims of ensuring that community facilities and services are not lost through development or change of use, as well as the ambition to support new local series and facilities through the Local Plan.

STC notes that land East of Sevenoaks Town Centre is being promoted for 300 new homes with no comment on the retention of the sports, library and cultural facilities currently on the site. These facilities must be assured long term as part of a successful, vibrant town centre and community.

Similarly, STC notes that the Abacus Furniture warehouse forms part of a site put forward for redevelopment, a community-focussed service which it hopes to see retained in the town.

**Which Policy do you want to respond to?**

**Policy UD1 – Utilities and Digital Infrastructure**

The Town Council notes the comment by KCC on **Digital Infrastructure** - that the Local Plan should be aiming for full fibre. Gigabit capable access to all of Sevenoaks should be the Local Plan objective.

**Which chapter is the Policy you wish to respond to in?**

**Chapter 10 – Transport**

**Which Policy do you want to respond to?**

**Policy T1 Sustainable Movement Network**

While this policy talks about creating bus terminals, cycle routes, and EV charging network, there is no reference to how that will be delivered if the market conditions mean that there are no buses.

**Which Policy do you want to respond to?**

**Policy T2 – Sustainable Movement**

**Agree**

STC supports the policy aim stated in para 10.6 of facilitating sustainable movement across the district and not be reliant on private vehicles. The policy could be more ambitious in the delivery of infrastructure to encourage use of transport other than private vehicles, through ambitious cycle route delivery, highway reconfiguration and support for 20mph limits in urban spaces.

Sevenoaks Town Council supports the policy objectives in sustainable movement, including those to:

- improve air quality and encourage sustainable modes of transport
- support improved public transport
- encourage developers to work together on transport provision
- create interchanges between transport modes, especially at Sevenoaks and Bat & Ball stations and in Sevenoaks town
- support walking and wheeling routes within new development as well as links to the routes being implemented under the LCWIP to deliver a wider network
- improving electric vehicle charging capacity, which in Sevenoaks is lagging behind local need.

One additional contribution to this policy framework which the Council has considered is e-bike sharing and rental schemes; the Town Council would like to see this as part of a strategy to address the topographic challenges in Sevenoaks.

**Which Policy do you want to respond to?**

**Policy T3 Vehicle Parking**

**Agree**

STC would like to see the policy improved by promoting developments which make private vehicles less dominant in the street scene of new developments, through underground or screened parking. New developments should also be opportunities to remove dominance of private vehicles in the movements around sites (through lower speed limits, shared surfaces etc.) in line with the movement hierarchy embedded in Policy T2, as well as through design which makes active travel the easiest choice.

New developments should, wherever possible, promote car sharing, car clubs and cycle/ electric bikes schemes as alternatives or complements to private vehicle ownership.

New developments should ensure that spaces are available for the safe parking of delivery vehicles, given the shift to online shopping and home delivery.

**Do you have any further comments you wish to make?**

**Connectivity (P 23):** An aspect of Connectivity affecting Sevenoaks not mentioned in this section is the high number of students (several hundred) coming to Sevenoaks secondary schools from Swanley and further north, which affects traffic and transport needs

**Healthcare, Education and Retail (P 25):** Schools identified seem to leave out major private schools (eg Sevenoaks School, Wathamstow Hall) which play a major role in the town. They help to ensure that education is Sevenoaks' biggest business sector.

The Town Council recognises that the Sevenoaks Quarry Development is the most significant change for the town over the next 20 years, changing the shape of Sevenoaks, providing opportunities for growth and shifting its centre of gravity to the north.

STC is unable to see any policies in the Draft Consultation which create the 'Connectivity Corridors' linking Sevenoaks to Edenbridge, Westerham and New Ash Green. However desirable these might be it is more realistic to recognise that the major settlements in the District face in different directions in terms of shopping, entertainment and employment, with Sevenoaks focused on links to London, Tonbridge and Tunbridge Wells

**Infrastructure Delivery Plan:** The Town Council would like to comment in addition on the November 2023 note on its Infrastructure Delivery Plan which accompanies the Consultation.

[https://www.sevenoaks.gov.uk/downloads/file/3826/infrastructure\\_delivery\\_plan\\_november\\_2023\\_statement](https://www.sevenoaks.gov.uk/downloads/file/3826/infrastructure_delivery_plan_november_2023_statement)

In the light of KCC's comments this is an important issue.

The Town Council is surprised to find no reference in this document to rebuilding the Bat & Ball junction where the A25 and the A225 meet. SDC has set a rebuild of this junction as a condition of development of Greatness Quarry, KCC has advised on design and Tarmac has agreed to pay for it. STC cannot understand why it is not in the IDP.

STC is similarly surprised to find no reference to Thames Water, which is responsible for sewers on the north side of Sevenoaks. These have seen sewage spills during heavy rain into Greatness streets twice in the last year, and further development – of which there are 700 units proposed in addition to 950 from the Sevenoaks Quarry – upstream of this area should be conditional on investment to increase sewer capacity.

**Member of the public request to add the Junction of Letter Box Lane and Tonbridge Road to its Highway Improvement Plan list of corners to be proposed for double yellow lines:**

I would be grateful if you could add the following to the list for consideration of double yellow lines.

Junction of Letter Box Lane and Tonbridge Road, Sevenoaks.

Letter Box Lane is a very narrow road and the turning for the approach from the south (from the River Hill direction) is a dog-leg. Due to the popularity of the White Hart Restaurant and Public House in Tonbridge Road and its inadequate car park cars frequently park in the first twenty yards on the corner of Letter Box Lane. Usually the vehicles are parked half on the pavement, even so it is impossible for vehicles leaving Letter Box Lane and turning to pass each other or to see vehicles wishing to enter the road.

It is a major traffic hazard, especially as the parking that occurs so near the corner is illegal.

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**Subject:** APPROVED -Public Spaces Protection Order (PSPO) - The Vine, Sevenoaks [#204328366]



## APPROVED -Public Spaces Protection Order (PSPO) - The Vine, Sevenoaks

On **14th December 2023**, the Sevenoaks District Councils Cabinet meeting reviewed and discussed the outcomes of the consultation regarding the Public Spaces Protection Order (PSPO) at the Vine. From the results of the consultation it was proposed that the **PSPO be put in place**.



The PSPO is an initiative formed through a collaborative effort involving the Police, Council authorities and Sevenoaks Town Council. This joint partnership aims to address specific concerns and ensure better management of public spaces.

Now that the proposal has been approved and agreed upon, the subsequent steps involve the installation of all the necessary signage across the designated areas covered by the PSPO. This step is crucial to clearly communicate the regulations and boundaries specified within the order.

The anticipated timeline for the enforcement and implementation of the PSPO is scheduled to begin from **1st February 2024**. This date marks the commencement of the regulations and guidelines outlined within the PSPO for the Vine area.



**Message Sent By**

**Nick Hubbard**

(Kent Police, PC, Sevenoaks Neighbourhood Beat Officer)

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **2<sup>nd</sup> January 2024 to 15<sup>th</sup> January 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)
23/02142/CONVAR	9 Crownfields – Town	<b>Cllr Michaelides</b>	<b>14<sup>th</sup> August 2023:</b> STC recommended <b>refusal</b> , 1 ground.	10 <sup>th</sup> January 2024: SDC <b>Granted</b> , 9 conditions.
23/02344/FUL	Chance Cottage, 104 Oakhill Road – Kippington	<b>Cllr Daniell</b>	<b>11<sup>th</sup> September 2023:</b> STC recommended <b>refusal</b> , 3 grounds. <b>20<sup>th</sup> November 2023:</b> STC recommended <b>refusal</b> , 3 grounds, 3 informatives.	5 <sup>th</sup> January 2024: SDC <b>Granted</b> , 12 conditions.
23/02754/FUL	30 Swanzy Road – Northern	<b>Cllr Shea</b>	<b>23<sup>rd</sup> October 2023:</b> STC recommended approval, 2 conditions, 1 informative. <b>18<sup>th</sup> December 2023:</b> STC recommended approval, 2 conditions, 1 informative.	10 <sup>th</sup> January 2024: Application <b>withdrawn</b> .
23/02790/HOUSE	20 The Drive – Town	<b>Cllr Willis</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended approval, 2 conditions.	9 <sup>th</sup> January 2024: SDC <b>Granted</b> , 9 conditions.
23/02951/HOUSE	39 Grove Road – Northern	<b>Cllr O’Hara</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	2 <sup>nd</sup> January 2024: SDC <b>Granted</b> , 3 conditions.
23/02972/HOUSE	Homefield Cottage, Oak Lane – Kippington	<b>Cllr Daniell</b>	<b>6<sup>th</sup> November 2023:</b> STC recommended approval.	11 <sup>th</sup> January 2024: SDC <b>Granted</b> , 4 conditions.
23/03006/LDCEX	The New Beacon School, Brittain's Lane – Kippington	<b>Cllr Daniell</b>	<b>6<sup>th</sup> November 2023:</b> STC recommended approval.	4 <sup>th</sup> January 2024:

				SDC Certified legal existing use/development, 1 reason.
23/03023/FUL	Site Formerly Known as Sevenoaks Open Aie School, Oakhill Road – Kippington	<b>Cllr Gustard</b>	<b>6<sup>th</sup> November 2023:</b> STC recommended <b>refusal</b> , 2 grounds, 1 informative.	10 <sup>th</sup> January 2024: SDC <b>Granted</b> , 8 conditions.
23/03059/FUL	Paydens Pharmacy, 21-23 London Road – Town	<b>Cllr Willis</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval, 2 conditions.	2 <sup>nd</sup> January 2024: Application <b>Withdrawn</b> .
23/03070/FUL	43B London Road – Town	<b>Cllr Michaelides</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended approval, 2 conditions. <b>8<sup>th</sup> January 2024:</b> STC recommended approval.	9 <sup>th</sup> January 2024: Application <b>Withdrawn</b> .
23/03090/HOUSE	Hardres Lodge, 56 Oakhill Road – Kippington	<b>Cllr Gustard</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval. <b>18<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	12 <sup>th</sup> January 2024: SDC Granted, 5 conditions.
23/03159/HOUSE	24 Betenson Avenue – Northern	<b>Cllr Shea</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended approval, 4 conditions.	12 <sup>th</sup> January 2024: SDC Granted, 4 conditions.
23/03168/HOUSE	Donnington House, 116 Oakhill Road – Kippington	<b>Cllr Daniell</b>	<b>20<sup>th</sup> November 2023:</b> STC recommended approval, 1 condition.	2 <sup>nd</sup> January 2024: SDC Granted, 4 conditions.
23/03278/HOUSE	32 Otford Road – Northern	<b>Cllr Dr Canet</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended approval, 2 conditions.	9 <sup>th</sup> January 2024: SDC Granted, 3 conditions.
23/03350/HOUSE	8 Middlings Rise – Kippington	<b>Cllr Gustard</b>	<b>4<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	12 <sup>th</sup> January 2024: SDC Granted, 4 conditions.
23/03369/LBCALT	4 Quaker Close – Eastern	<b>Cllr Clayton</b>	<b>18<sup>th</sup> December 2023:</b> STC recommended approval.	15 <sup>th</sup> January 2024: SDC Granted, 3 conditions.

23/03381/HOUSE	6 Bosville Drive – Northern	<b>Cllr Dr Canet</b>	<b>18<sup>th</sup> December 2023:</b> STC recommended approval, 1 condition.	15 <sup>th</sup> January 2024: SDC Granted, 4 conditions.
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# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03473/LBCALT	Anna Horn 06/01/2024	Cllr Granville	
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		30 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 13/12/23

Installation of a feeder pillar and conduit cable fixed to the side a listed building to provide power supply to Christmas Lights on Bank Street, Dorset Street and London Road.

*Comment on* 03/01/24 No. of days taken to comment 21

Processed under Chair's Action:

Sevenoaks Town Council did not provide comment, being the applicant.

*Decision on*

*Appeal on*

# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03477/FUL	Stephanie Payne 08/01/2024	Cllr Granville	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir	Sevenoaks School	High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 15/12/23

Wooden cabin adjacent to existing running track for School and visitor use.

*Comment on* 03/01/24

No. of days taken to comment 19

Processed under Chair's Action:

Sevenoaks Town Council recommended approval.

*Decision on*

*Appeal on*

# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03482/HOUSE	Summer Aucoin 06/01/2024	Cllr Gustard	OPEN Architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Emms		19 Brattle Wood	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 13/12/23

Garage conversion. Demolition of existing single storey rear extension to replace with a double storey rear extension with rooflights. Patio with associated works. New bay, canopy and associated internal alterations. Alterations to fenestration.

*Comment on* 03/01/24

No. of days taken to comment 21

Processed under Chair's Action:

Sevenoaks Town Council recommended approval on the condition the first-floor windows on the west side are conditioned to be permanently obscured to protect the privacy of the neighbouring property adjacent to the west elevation.

*Decision on*

*Appeal on*

# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03499/HOUSE	Summer Aucoin 07/01/2024	Cllr Varley	Coleman Anderson Arch
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Kent	Highcroft	3 Farnaby Drive	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 14/01/23

Re-clad existing garage. Two story front and rear gable. Extension to existing vehicular access with associated works. New patio with associated works. Internal alterations. Alterations to fenestration. Alterations to roof. Rooflights and panels.

*Comment on* 05/01/24

No. of days taken to comment 356

Processed under Chair's Action:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied there is no loss of amenity to the neighbouring property.

*Decision on*

*Appeal on*



# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03054/ADV	Stephanie Payne 06/01/2024	Cllr Willis	N/A
<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>	

*Application on* 13/12/23

Signage to identify the company on the external facade 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.

*Comment on* 05/01/24

No. of days taken to comment 23

Processed under Chair's Action:

Sevenoaks Town Council recommended refusal, on the grounds that the proposal exceeds the permitted level of illumination as indicated by Environmental Health and Kent Highways. This is a prominent junction and the scale of the proposal is unacceptable.

*Decision on*

*Appeal on*

# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03353/HOUSE	Samuell Odell 08/01/2024	Cllr Dr Dixon	Building Drawings
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Wilkinson		55 St Johns Hill	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 15/12/23

23/03353/HOUSE - Amended plan

Ground floor rear extension with rooflight to replace existing conservatory.

A summary of the main changes are set out below:

Agent revisited the site to make an accurate plan of the outbuildings as believed the OS plans were not 100% correct. Reduced the width of the extension by 250mm from the shared chimney end. This will give a clear 1m gap.

*Comment on* 05/01/24

No. of days taken to comment 21

Processed under Chair's Action:

Sevenoaks Town Council reiterated its previous recommendation for refusal.

*Decision on*

*Appeal on*

# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03410/FUL	Sean Mitchell 06/01/2024	Cllr Michaelides	Coleman Anderson Arch
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
MOPDEV Ltd	The Royal Oak Hotel	High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 13/12/23

Change of use from hotel accommodation to two dwellings, garden curtilage and parking.

*Comment on* 05/01/24

No. of days taken to comment

23

Processed under Chair's Action:

Sevenoaks Town Council recommended approval provided that the Planning Officer is satisfied with the materials and designs and that the Conservation Officer is fully satisfied that there will not be a negative impact on a listed building at the heart of a Conservation Area.

*Informative:*

Sevenoaks Town Council strongly requested that the District Council take urgent action to ensure that the important listed building on the site be kept in good repair so as not to detract from this prominent stretch of the High Street. Although previously and unfortunately refused a chance of renewal as an employment site, this building should not be neglected and allowed to fall into disrepair.

*Decision on*

*Appeal on*

# Planning Application - processed under Chair's Action

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
23/03429/HOUSE	Christopher Park 08/01/2024	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>	

*Application on* 15/12/23

Hardstanding to the principal elevation of dwelling.

*Comment on* 08/01/24

No. of days taken to comment 24

Processed under Chair's Action:

Sevenoaks Town Council recommended approval providing the Planning Officer is satisfied that there is adequate provision for water-run off, for instance porous surfaces, as required by Sevenoaks Town Neighbourhood Plan Policy L1.

*Decision on*

*Appeal on*

# Planning Applications to be Considered

Planning Applications received to be considered on 22 January 2024

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02990/HOUSE	Stephanie Payne 31/01/2024	Cllr Clayton	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J O'Donnell			10 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/24
<b>23/02990/HOUSE - Amended plan</b>				
<p><b>Single storey side and rear extensions with a roof terrace with steps. Privacy screening. Alteration to fenestration. New oriel bay window. Variation of the sunken terrace shape. Reposition of steps leading to ground floor terrace.</b></p> <p><b>A summary of the main changes are set out below:</b></p> <p><b>Revised plans have been provided showing the existing fencing and the fencing proposed which has now been reduced.</b></p>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S2H64YBKJ5600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S2H64YBKJ5600</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03185/FUL	Anna Horn 30/01/2024	Cllr Granville	DHA Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms N Holmes		Wetton Cleaning Services Ltd E	2 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/24
<b>23/03185/FUL - Amended plan</b>				
<p><b>Conversion and extension of the existing property to create 8 x new dwellings and new office provision.</b></p> <p><b>A summary of the main changes are set out below:</b></p> <p><b>The applicant has submitted below amended plans and documents, including:</b></p> <ul style="list-style-type: none"> <li>- A Phase 1 assessment</li> <li>- A noise assessment</li> <li>- A light assessment</li> <li>- Amended elevations and floor plans showing reduced dormers at the rear, existing rear bay window reinstated and alterations to the link extension to allow more decorative tiles to be retained and remain visible.</li> </ul>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S3GFHABKJP800">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S3GFHABKJP800</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03527/FUL	Abbey Aslett 29/01/2024	Cllr Michaelides	Howard Sharp and Partners

# Planning Applications to be Considered

Planning Applications received to be considered on 22 January 2024

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin and Cornford		43B London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			08/01/24
<b>Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JQ8BKLM00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JQ8BKLM00</a>		

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03528/LBCALT	Abbey Aslett 29/01/2024	Cllr Michaelides	Howard Sharp and Partners
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Martin and Cornford		43B London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/01/24	
<b>Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JQ8BKLN00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S55JQ8BKLN00</a>			

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03567/FUL	Samantha Yates 05/02/2024	Cllr Varley	Offset Architects
<i>Case Officer</i>				
<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>	
			15/01/24	
<b>Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover form Burntwood Road.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5B3EZBKPP600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5B3EZBKPP600</a>			

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03571/HOUSE	Summer Aucoin 23/01/2024	Cllr Gustard	Ark Design Build Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Adams		5 Farnaby Drive	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/01/24	
<b>Erection of a garden studio.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5B3HYBKPE00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5B3HYBKPE00</a>			

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03697/HOUSE	Christopher Park 05/02/2024	Cllr Daniell	Mr Wyatt Glass

# Planning Applications to be Considered

Planning Applications received to be considered on 22 January 2024

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Harvey		20 Lea Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			15/01/24
<b>Two storey rear extension, insertion of rooflights and porch canopy.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S60F71BK0Y600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S60F71BK0Y600</a>		

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03705/HOUSE	Summer Aucoin 29/01/2024	Cllr Camp	Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Mullin	Medway	28 Vine Avenue	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/01/24	
<b>Single story and part two story rear extension, internal alterations and changes to fenestration. Removal of existing chimney, roof alterations and installation of an external flue.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S626K1BKL1M00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S626K1BKL1M00</a>			

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03714/FUL	Samantha Yates 05/02/2024	Cllr Varley	N/A
<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>	
			15/01/24	
<b>Purpose built metal barn for storage.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S62VDZBKL2800">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S62VDZBKL2800</a>			

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03718/FUL	Stephanie Payne 30/01/24	Cllr Willis	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>	
			09/01/24	
<b>Conversion of former office space to domestic apartment with reinstatement of timber bay window.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S62VH8BKL2G00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S62VH8BKL2G00</a>			

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00034/MMA	Samantha Yates 05/02/2024	Cllr Layne	N/A

# Planning Applications to be Considered

Planning Applications received to be considered on 22 January 2024

<i>Case Officer</i>			
<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>
			15/01/24
<b>Amendment to 22/00262/HOUSE.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S6YCNJBKLAG00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S6YCNJBKLAG00</a>		