

13th May 2020

REPORT TO PLANNING COMMITTEE

18 MAY 2020

Arrangements During COVID 19

Sevenoaks Town Council is endeavouring where possible to continue with its day-to-day activities, including providing recommendations on planning applications. Unfortunately, face-to-face meetings are suspended until June and decisions and planning recommendations are delegated to ward members, committee chairs and the Chief Executive.

Details of planning applications being considered will be published in the normal manner and timescale - Comments on planning applications are welcome by email. Please submit your comments **by 12noon on 18 May 2020** to: planning@sevenoakstown.gov.uk

It is hoped in the near future that we will be able to hold virtual meetings and details will be published.

Cllr K Bonin	Cllr N Busvine OBE (Mayor)
Cllr S Camp (Chairman)	Cllr Dr M Canet
Cllr A Clayton	Cllr A Eyre
Cllr V Granville-Baxter	Cllr R Hogarth
Cllr L Michaelides	Cllr T Morris Brown
Cllr Mrs R Parry	Cllr R Parry
Cllr R Piper (Vice Chairman)	Cllr S Raikes
Cllr C Shea	Cllr E Waite

1 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included in this report.

2 NOTES ON PLANNING REPORT

To receive and agree the Notes on the Planning Report of 4th May 2020.

3 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) To note that face-to-face Planning Committee meetings at the Town Council Offices will continue to be suspended while Social Distancing measures remain in place.

b) To note that all arrangements are subject to review.

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Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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

4 PLANNING APPEALS

To receive and note the inspector has dismissed the following appeals:

- 18/00577/HOUSE - The Old Bakehouse, Six Bells Lane

5 KENT MINERALS AND WASTE LOCAL PLAN 2013-30

(a) To note that the Kent Minerals and Waste Local Plan, previously discussed at the Planning Committee meeting held on 13th January 2020 [Minute no. 428], has been declared legally compliant and sound.

(b) To receive a copy of the Inspector's full report (attached page 19)

Alternatively the document can be accessed online at:

https://consult.kent.gov.uk/portal/second_call_for_sites_2016/document_library

6 PLANNING APPLICATIONS

To consider planning applications received during the two weeks ending 12th May 2020, for which the comments will be forwarded to the District Council as a Ward Councillor, Chairman of Planning Committee and Town Clerk delegated decision.

7 PRESS RELEASES

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

Sevenoaks Town Council

NOTES ON REPORT TO PLANNING COMMITTEE

MONDAY 4th May 2020

Cllr Keith Bonin	Cllr Nicholas Busvine OBE, Mayor
Cllr Sue Camp (Chairman)	Cllr Dr Marilyn Canet
Cllr Tony Clayton	Cllr Andrew Eyre
Cllr Victoria Granville-Baxter	Cllr Roderick Hogarth
Cllr Lise Michaelides	Cllr Tom Morris Brown
Cllr Mrs Rachel Parry	Cllr Richard Parry
Cllr Robert Piper (Vice-Chairman)	Cllr Simon Raikes
Cllr Claire Shea	Cllr Edward Waite

The Councillors listed above were consulted electronically, facilitated by the Town Clerk/Chief Executive, Planning Committee Clerk and Planning Assistant.

Representation was received from a member of the public in relation to [Plan no.17] Summerhill Seal Hollow Road and circulated to all Town Councillors.

19 DECLARATIONS OF INTEREST

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

[Plan no. 11] Conyers 18 Woodside Road

20 DECLARATIONS OF LOBBYING

Councillor Waite declared he had been lobbied on the following application

[Plan no 17] Summerhill Seal Hollow Road

Counillor Clayton declared he had been lobbied on the following application

[Plan no 17] Summerhill Seal Hollow Road

21 NOTES ON PLANNING REPORT

Councillors received and agreed the Notes on the Report To Planning Committee of 20th April 2020.

22 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that face-to-face Planning Committee meetings at the Town Council Offices would continue to be suspended while Social Distancing measures remained in place.

b) It was noted that all arrangements were subject to review.

23 PLANNING APPEALS

The Committee received notice of the submission of the following appeal:

APP/G2245/D/20/3246732 19/03354/HOUSE: Rose House, 6A St Botolph's Road

INFORMATIVE: Sevenoaks Town Council made the following recommendation under Chairman's Action on 20/12/2019:

Sevenoaks Town Council recommended refusal, on the grounds that St Botolph's is an important streetscape in the Vine Conservation Area and merits particular care and attention. The proposal to build a large double garage right up against the front boundary fence is not in keeping with the garages of neighbouring properties. It does not enhance the street scene and results in bulk and massing for this particular location. It is visually intrusive and highly visible to passing pedestrians and traffic.

24 KENT COUNTY COUNCIL PARISH HIGHWAY IMPROVEMENT PLAN/ACTION PLAN

The committee responded to Kent County Council comments and noted that these would be recirculated for consideration.

25 PUBLIC REALM/CULTURAL QUARTER STRATEGY

Councillors noted that The Shambles area had been suggested for inclusion in the list of Public Realm Spaces as well as Features within the Town Council's Parish Cultural Quarter Strategy.

26 PLANNING APPLICATIONS

Councillors considered planning applications received during the two weeks ending 28th April 2020. It was agreed that the attached comments would be forwarded to the District Council, as a Ward Councillor, Chairman of Planning Committee and Town Clerk delegated decision.

27 PRESS RELEASES

It was recommended that Sevenoaks Town Council continued to regularly provide Press Releases relating to the procedures during COVID 19.

Council Meeting 23rd March 2020 Minute 567 ii)

RESOLVED: To agree emergency measures that if it was not possible to convene a meeting of the Council or Committee in reasonable time or where restrictions are in place, the Town Clerk (and Deputy Town Clerk) shall have delegated authority under s.101 of the Local Government Act 1972 to make decisions on behalf of the Council where such decision cannot be reasonably deferred and must be made in order to comply with a commercial or statutory deadline. This will be carried out where possible by consultation with members by electronic means or telephone. The Town Clerk will further consult with the Mayor for guidance as necessary. The delegation does not extend to matters expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decision made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations.

Planning Applications Considered

Applications considered on 4-5-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00575/FUL	Ray Hill 14-05-2020	Cllr Granville-Baxter	Change The Use 0208393
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Delta HPC		Unit 5, Goya Business Park	The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/04/20
Change of Use B8 (Storage and Distribution) to D1 (Sports Rehabilitation Centre) and a mezzanine level.				

Comment

CHAIRMAN'S ACTION:

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00862/HOUSE	S Simmons 08-05-2020	Cllr Parry	Carmen Austin Architectur
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Buxton & Mrs Carda		Wood Dene	17 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/20
Demolition of the existing garage, construction of a new garage with art studio in a roof development above with dormer windows.				

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00905/FUL	Emma Gore 20-05-2020	Cllr Michaelides	TP Bennett 02072 082410
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Martins Properties			16 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/04/20
Raising the roof to facilitate the extension of the office by adding one new storey of floorspace. Proposed new additional mezzanine parking level, creating 7 new car parking spaces at lower ground level. Removal of rooftop telephone antennae and provision of roof top plant.				

Comment

Sevenoaks Town Council recommended that this application be forwarded to the Sevenoaks District Council Development Control Committee for consideration.

Planning Applications Considered

Applications considered on 4-5-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00928/FUL	Mark Mirams 09-05-2020	Cllr Piper	Open Architecture 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd		Land North East Of Heron Wood	Gracious Lane	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/04/20	
Demolition of existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping.				

Comment

Sevenoaks Town Council recommended refusal, unless SDC is satisfied that the "basement" as currently designed meets the requirements of the SPD and that the 3 new houses are not more prominent in the landscape than the existing stables .

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00999/HOUSE	Holly Pockett 07-05-2020	Cllr Eyre	Kent Building Control Ltd 01893 250001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Saveliev			8 Redlands Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/04/20	
Single storey front infill extension, alterations to fenestration and changing the front and part side elevation materials.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01000/CONVAR	Ray Hill 16-05-2020	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Anna White		Westra Lodge	114 Kippington Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/04/20	
Removal of condition 7 (the first floor windows of the north elevation shall be obscure glazed and therefore shall be maintained as such) of 01/00046/FUL to Demolition of existing and erection of detached house and garage. As amplified by additional/amended plans received 19.2.01, 2.3.01 and 23.3.01.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds that to allow "clear" glazing in the North Elevation will result in a loss of privacy for nearby properties.

Planning Applications Considered

Applications considered on 4-5-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01001/HOUSE	Holly Pockett 16-05-2020	Cllr Granville-Baxter	Real Design 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cook			39 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/20
Demolition of two existing sheds and terrace with the enlargement of existing single storey rear extension with rooflights and extension to existing lightweight shed roof.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01006/HOUSE	Ronald Tong 08-05-2020	Cllr Shea	Cobden Architectural Desi 0144 455000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Taylor		Northview	Hawthorn Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/20
Demolition of existing conservatory and single storey side extension. Erection of a single storey side/rear extension and 2 storey side extension with rooflights, formation of dormer in the roof and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01010/HOUSE	Alexis Stanyer 09-05-2020	Cllr Dr Canet	Pump House Designs 014 24 074 100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Burr			42 Uplands Way	Riverhead (adjoining parish)
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/04/20
(Adjoining Parish Consultation)				
Proposed extensions, new porch, tudor roof, including new boundary fencing, entrance gates, driveway improvements, landscaping, bin store, juliet balcony and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 4-5-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01030/FUL	Sean Mitchell 08-05-2020	Cllr Piper	Offset Architects 459829
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CAP 3D		Crofters	67 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/04/20
Demolition of existing dwelling and erection of a new detached 3 storey house and separate detached garage block.				

Comment

Sevenoaks Town Council recommended refusal due to the overlooking of no 69 Ilex Cottage at the rear.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01035/FUL	Sean Mitchell 13-05-2020	Cllr Hogarth	Sketch London 02037 743 888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs B Jones		Conyers	18 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/20
Demolition of existing house, garage and greenhouse and the erection of a replacement 5 bedroom house with integrated garage.				

Comment

Sevenoaks Town Council recommended approval, subject to the preservation of key trees on the southern and western boundaries and the Planning Officer conditioning that access during construction will not cause damage or excessive disturbance to neighbours.

Informative: Cllr Raikes declared a non-pecuniary interest in this application and therefore declined to comment.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01055/FUL	Ray Hill 12-05-2020	Cllr Clayton	Robinson Escott Planning 01600 888881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Ltd			51 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/20
Erection of linked two storey addition to side of existing dwelling to provide a 2 bedroom dwelling with associated parking, bin, cycle storage and private rear garden and provision of single storey rear extension to serve existing dwelling at No. 51.				

Comment

Sevenoaks Town Council recommended approval of the new house and extension, but is concerned about the loss of much of the rear garden, and the conversion of the entire front garden to hardstanding.

Planning Applications Considered

Applications considered on 4-5-20

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01056/FUL	Ray Hill 12-05-2020	Cllr Clayton	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes Ltd			51 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/20
Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space on land to rear of 51 Wickenden Road with access achieved from rear (Littlewood).				

Comment

Sevenoaks Town Council recommend refusal, on the ground that this is an undesirable and cramped form of backland development on a very small plot. It has almost no garden of its own despite being a family house, and it occupies part of the garden of no 51, which would be much reduced. In addition, although there are no windows overlooking the reduced garden of no 51, or 49 and 53, the addition of a family house at the bottom of their gardens would impact them.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01061/HOUSE	Ronald Tong 16-05-2020	Cllr Raikes	Level Architecture 01892 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Steggle			55 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/20
Single storey rear extension. Loft conversion with rear dormer and rooflights to the front.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there will be no unacceptable loss of amenity to neighbouring properties to either side or the rear through overlooking.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01065/HOUSE	Ronald Tong 12-05-2020	Cllr Shea	Peter Ferns Architecture 0
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Cornah			164 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/20
Proposed two storey extension to provide additional accommodation, replacement deck to rear with steps and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of design and appearance.

Planning Applications Considered

Applications considered on 4-5-20

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01067/HOUSE	S Simmons 12-05-2020	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Stradling		Heather Brae	60 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/04/20
Increase height of 3 fence panels.				

Comment

Sevenoaks Town Council recommended approval provided there is no loss of amenity to the neighbour at 62 The Rise.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01075/FUL	Mark Mirams 13-05-2020	Cllr Waite	Howard Sharp & Partners
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Ltd		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/04/20
Demolition of existing dwelling; erection of two detached dwellings with garaging and associated works incorporating minor revisions following consents under application references 18/00158/OUT and 18/02903/CONVAR.				

Comment

Sevenoaks Town Council recommended refusal, on the following grounds:

- Continued additional risk posed to the mature Oak Tree which has a TPO in place, given that the concrete slab will be larger and thicker than the existing concrete slab, which is situated within the Root Protection Area.
- The creeping increase in size of the two properties meaning that there will clearly be over development of site and density issues
- The proposal is not consistent with guidance contained in the Residential Character Assessment.
- The plan as it stands appears to override the planting plans agreed under previous permissions for the western boundary, which has recently been stripped of all vegetation, dug out and left as a gabion wall. The 'existing Thuja Brabant planting' referred to on the plan no longer exists. This is out of character with the surrounding area and the residential character assessment.

Informative: Sevenoaks Town Council recommends the District Council avoids granting any permissions for this site which weaken the environmental and planting conditions in previous proposals

Planning Applications Considered

Applications considered on 4-5-20

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01081/HOUSE	S Simmons 15-05-2020	Cllr Dr Canet	Mr P Hobbs
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Archview Projects Ltd			19 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/04/20
To raise roof in order to facilitate gable loft extension to add first floor. Dormer and fenestration alterations.				

Comment

Sevenoaks Town Council recommended approval for 19 Mount Close as long as the attached neighbours are not inconvenienced at 17 Mount Close.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01090/HOUSE	Holly Pockett 16-05-2020	Cllr Eyre	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Dunnett			12 Letter Box Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/04/20
Single storey rear extension with decking and basement under and rooflights.				

Comment

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01093/FUL	Ray Hill 14-05-2020	Cllr Mrs Parry	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Phillips		Briarwood	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/04/20
Demolition of existing house and detached garages. Erection of replacement detached dwelling, garage and associated driveway and rear terrace.				

Comment

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01118/MMA	Holly Pockett 19-05-2020	Cllr Bonin	Stephen Langer Assoc.018 02 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/04/20
Amendment to 20/00369/LBCALT.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied.

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Appeal Decision

Site visit made on 25 February 2020

by Mr D.R McCreery MA BA (Hons) MRTPI

An Inspector appointed by the Secretary of State

Decision date: 01 May 2020

Appeal Ref: APP/G2245/D/19/3240094

The Old Bakehouse, Six Bells Lane, Sevenoaks TN13 1JE

- 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 Saleem Ali against the decision of Sevenoaks District Council.
 - The application Ref 18/00577/HOUSE, dated 14 May 2019, was refused by notice dated 5 August 2019.
 - The development proposed is the conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one-bedroom annex for the Old Bakehouse.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appeal site is located within the Sevenoaks High Street Conservation Area and close to a number of listed buildings. In deciding this appeal I have therefore paid special regard to the desirability of preserving the setting of listed buildings and preserving or enhancing the character or appearance of the conservation area¹.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Sevenoaks High Street Conservation Area and the effect on nearby listed buildings.

Reasons

4. The appeal site is located within a core of historic buildings that are accessed via a footpath from Six Bells Lane and Sevenoaks High Street. The character of the immediate area is predominantly residential with traditional cottages that are mostly 2 storeys and subservient outbuildings closely packed in irregular configurations that reinforces the historic nature of the locality.

¹ S66(1) and S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

5. The Conservation Area Appraisal and Management Plan identifies the area as including the historic focus of the town. Six Bells Lane is characterised as a picturesque backwater off the High Street, with a footpath leading steeply downhill past a series of cottages, small scale with a distinctively different character from the High Street. As the appeal site is located on a footpath just off Six Bells Lane it shares many of these characteristics.
6. The statutorily listed building at 8 Six Bells Lane is also located adjacent to the site and there are a number of locally listed buildings nearby, including the adjacent 5 and 6 Six Bells Lane and the Old Bakehouse.
7. The site comprises an open courtyard, that is accessible directly from the adjacent footpath, and two outbuildings. The larger of the outbuildings has a pitched roof with a gable facing into the courtyard. The smaller outbuilding is orientated differently and has a steeper mono pitched roof. The courtyard and buildings are associated with the Old Bakehouse, which is a residential property located opposite on the other side of the footpath.
8. The appeal proposal would enclose the open courtyard and incorporate the 2 outbuildings to provide an annex to the Old Bakehouse. The main external changes includes the provision of a single pitched roof form that would span the courtyard and both outbuildings and create a new gable facing towards the footpath. The plans indicate that changes to the height of the walls at the boundary of the site would be required in order to accommodate the new roof form.
9. Due to the width of the appeal site, the span of the proposed roof form would be considerable when compared to those evident on outbuildings in the general locality. The effect would be to create a very shallow pitched roof that would appear as a single large roof form, in particular when viewed from neighbouring buildings. I do not consider the principle of a gable fronted outbuilding to be a concern in itself. However, the scale and appearance of the roof of the proposed development would bring a uniformity and prominence to the appearance of the outbuildings. This would look out of character in an area where outbuildings are generally of a small scale, reinforcing their subservience to their historic parent buildings, and exhibit a higher degree of variety in roof form and orientation that contributes to the character and appearance of the area.
10. In light of the above, I conclude that the proposed development would fail to preserve the character and appearance of the conservation area and, given their proximity to the appeal site, harm the setting of nearby listed buildings and fail to preserve their particular significance.
11. I note concerns raised by the Council about how the proposed development would be constructed and its relationship with the outbuilding and other potentially historic fabric of the adjoining listed building at 8 Six Bells Lane. I also note that the extent of listed structures and other historic fabric is disputed by the parties.

12. Notwithstanding this, I see limited evidence before me that properly identifies nearby potentially historic fabric and assesses its significance. Nor do I have firm evidence about the extent of demolition and rebuilding that would be necessary in connection with the proposed development. I am mindful of the need to ensure that the assessments necessary to support proposals are proportionate. However, on the evidence presented I am unable to conclude that the nature and extent of the development would not lead to substantial harm to nearby heritage assets as set out in paragraph 195 of the National Planning Policy Framework (the Framework).
13. Given the considerable weight to be given to the presumption that preservation of heritage assets is desirable and the need to properly assess the nature, extent and importance of their significance, it would not be appropriate to require this work to be undertaken as a condition of planning permission.
14. I have considered the appellant's points on public benefits to weigh against the harm identified to nearby heritage assets and the tests set out in paragraphs 195 and 196 of the Framework. Given the available evidence and level of harm identified above, including issues relating to the assessment of historic fabric, I give limited weight to the stated public benefits, including the view that the proposed development would lead to the optimum viable use of the site or remove the risk of the asset falling into disrepair.
15. In light of the above, I conclude that the proposed development would have a harmful effect on the character and appearance of the surrounding area and the setting of nearby listed buildings. The proposal would also fail to preserve or enhance the character or appearance of the Sevenoaks High Street Conservation Area. Consequently, I find conflict with policies in the Sevenoaks Local Plan, in particular Policy SP1 of the Sevenoaks Core Strategy and Policies EN1 and EN4 of the Sevenoaks Allocation and Development Management Plan which, taken together, seeks to ensure that new development achieves a high standard of design and preserves and enhances the historic character of the area and its assets.

Conclusion

16. For the above reasons the appeal is dismissed.

D. R. McCreery

INSPECTOR

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Dear Sir/Madam,

Kent Mineral Sites Plan

Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

Publication of Inspector's Report

You are receiving this letter because you previously wrote to the County Council as part of its Local Plan work.

As you may be aware, the Kent Mineral Sites Plan (MSP) and Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 (EPR) were submitted to the Secretary of State for Communities, Housing and Local Government on 3 May 2019. The Secretary of State subsequently appointed Planning Inspector Nicholas Palmer BA (Hons) BPI MRTPI to examine the Plan for its soundness and legality. The independent examination into the MSP and EPR included public hearings during October 2019. Once adopted, the MSP and Kent Minerals and Waste Local Plan 2013-30 (as modified by the EPR) will provide updated planning policy for waste management and minerals supply for Kent to 2031.

The Inspector has now issued his report to Kent County Council and, subject to certain modifications, he concludes that the Plan is legally compliant and sound. The modifications do not include any changes to the sites proposed for allocation in Kent Mineral Sites Plan and were discussed as part of the examination. The mineral sites proposed for allocation are:

- Extension to Stonecastle Farm Quarry, Hadlow
- Land at Moat Farm, Five Oak Green
- Chapel Farm (West), Lenham

The Inspector's Report is now available to view (and download) on the following website https://consult.kent.gov.uk/portal/second_call_for_sites_2016/document_library

In light of movement restrictions associated with the current coronavirus pandemic the County Council has not yet made hard copies of the report available for inspection. Once the relevant movement restrictions have been lifted, hard copies will be made available at Kent's main libraries, Gateways and main County Council offices.

Following consideration by the elected Members of Kent County Council, the Council will seek to adopt the Plan later this year.

All evidence documents relating to the submission of the MSP and EPR, the independent examination and modifications are available in the online examination library at the above weblink.

If you have any queries please do not hesitate to contact the Planning Policy team by telephone on 03000 422370 or by email to mwlp@kent.gov.uk. If you no longer wish to be kept informed about waste and minerals planning policy in Kent please contact us using the details above.

Yours faithfully,

Head of Planning Applications
Environment, Planning and Enforcement

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Report to Kent County Council

By Nick Palmer BA (Hons) BPI MRTPI
an Inspector appointed by the Secretary of State

Date: 23 April 2020

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Kent Minerals and Waste Local Plan Early Partial Review and Kent Mineral Sites Plan

The Plan was submitted for examination on 3 May 2019

The examination hearings were held between 8 and 15 October 2019

File Ref: PINS/W2275/429/9 and PINS/W2275/429/10

Abbreviations used in this report

AA	Appropriate Assessment
AONB	Area of Outstanding Natural Beauty
APC	Air Pollution Control
BHCC	Brighton and Hove City Council
C&I	Commercial and Industrial
CRRNH	Capacity Requirement for the Management of Residual Non-Hazardous Waste
EA	Environment Agency
EPR	Early Partial Review
ESCC	East Sussex County Council
HRA	Habitats Regulations Assessment
KJMWS	Kent Joint Municipal Waste Management Strategy
KMWLP	Kent Minerals and Waste Local Plan
LAA	Local Aggregates Assessment
LACW	Local Authority Collected Waste
MM	Main Modification
MSA	Mineral Safeguarding Area
MSP	Mineral Sites Plan
NDA	Nuclear Decommissioning Authority
NE	Natural England
PLA	Port of London authority
RDF	Refuse Derived Fuel
RWS	Resources and Waste Strategy
SA	Sustainability Appraisal
SEAWP	South East England Aggregates Working Party
SEWPAG	South East Waste Planning Advisory Group
SoCG	Statement of Common ground
SPD	Supplementary Planning Document
tpa	tonnes per annum
WFD	Waste Framework Directive
WSCC	West Sussex County Council

Non-Technical Summary

This report concludes that the Kent Minerals and Waste Local Plan Early Partial Review (EPR) and Kent Mineral Sites Plan (MSP) provide an appropriate basis for the planning of minerals and waste development in Kent, provided that a number of main modifications [MMs] are made to them. Kent County Council ("the Council") has specifically requested that I recommend any MMs necessary to enable the Plans to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over an eight-week period. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The MMs can be summarised as follows:

- Modification to Policy CSM2 to reflect current mineral reserves and monitoring requirements and to remove the expectation regarding allocation of sites for clay and chalk extraction;
- Modifications to Policy DM7 and its supporting text to provide further explanation of mineral safeguarding requirements;
- Modification to Policy CSW5 regarding the strategic waste allocation at Norwood Quarry and Landfill Site, Sheppey to ensure its effectiveness;
- Inclusion of a reference to the definition of recycling in the glossary to support Policy CSW7;
- Requirements for minerals development on the allocated sites to secure net gain for biodiversity;
- Requirements to examine the proposals at Stonecastle Farm and Moat Farm against national Green Belt policy;
- Requirements for development on all allocated sites to fully consider heritage impacts, in accordance with national policy;
- Measures to secure full assessment of potential impacts on water resources at Moat Farm, and necessary mitigation;
- Strengthened requirements for access at Moat Farm;
- Strengthened requirements for biodiversity, public rights of way and landscape considerations at Chapel Farm; and
- Addition of a timing requirement at Chapel Farm to minimise risk of cumulative impacts with a nearby site.

Introduction

1. This report contains my assessment of the Kent Minerals and Waste Local Plan EPR and MSP in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). It considers first whether the preparation of the Plans has complied with the duty to co-operate. It then considers whether the Plans are sound and whether they are compliant with the legal requirements. The National Planning Policy Framework 2019 (the Framework), in paragraph 35, makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the minerals and waste planning authority has submitted what it considers to be sound plans. The EPR of the Kent Minerals and Waste Local Plan (KMWLP) and the MSP, which were both submitted in May 2019 are the basis for my examination. They are the same documents as were published for consultation in January 2019.
3. The KMWLP was adopted in 2016. The EPR makes the following changes to the KMWLP, in summary:
 - it is not now proposed to produce a Waste Sites Plan, following a re-assessment of need for waste facilities over the plan period;
 - two policies which deal with safeguarding of minerals resources and minerals and waste infrastructure are to be amended to ensure their effectiveness; and
 - a policy change in respect of the Strategic Site Allocation at Norwood Quarry to ensure that the site can be suitably restored should it no longer be used for tipping of flue ash.
4. The MSP allocates two sites for sharp sand and gravel extraction and one site for soft sand extraction.

Main Modifications

5. In accordance with section 20(7C) of the 2004 Act the Council requested that I recommend any MMs necessary to rectify matters that make the Plans unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **EPR/MM1**, etc for the EPR and **MSP/MM1**, etc for the MSP. These are set out in full in Appendices 1 and 2.
6. Following the examination hearings, the Council prepared schedules of proposed MMs and carried out sustainability appraisal (SA) of them. The MM schedules and SAs were subject to public consultation for eight weeks. I have taken account of the consultation responses in coming to my conclusions in this report. The MMs do not affect the Habitats Regulations Assessment (HRA) previously carried out.

Policies Map

7. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as 'Safeguarded Wharves and Rail Transportation Depots' and 'Mineral Safeguarding Areas' in section 9 of the KMWLP. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it.

Assessment of Duty to Co-operate

8. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the preparation of the Plans.
9. The duty applies to strategic matters which are defined as sustainable development or use of land that has or would have a significant impact on at least two planning areas or on a county matter in a two-tier area. The requirement is for local authorities to engage constructively, actively and on an on-going basis with prescribed bodies in order to maximise the effectiveness of plan preparation.
10. The processes of engagement in respect of both the EPR and the MSP began in 2016 and continued up to submission of the Plans. The Council has engaged with District and Borough Councils in Kent, with adjoining authorities and other authorities which either send or receive waste to or from Kent in preparing the EPR. This included a targeted consultation exercise with respect to hazardous waste disposal and residual waste management capacity. There has been active engagement on waste matters through the South East Waste Planning Advisory Group (SEWPAG). This has informed the EPR process through a greater understanding of cross-boundary movements of waste in the south-east and the need for hazardous waste facilities. Concerns have been expressed at the intention to not allocate a site for asbestos disposal, but the Council has demonstrated that there is no need to allocate a site for this purpose. Irrespective of whether there may be an outstanding point of objection on this matter, the Council has demonstrated that it has engaged actively and constructively in preparing the EPR.
11. Statements of common ground (SoCG) have been progressed with Kent District and Borough Councils throughout the period up to submission which principally concern safeguarding of minerals and of mineral and waste facilities. This demonstrates active, constructive and on-going engagement in the EPR. Some of those SoCGs were not completed until after submission but this does not mean that the duty to co-operate has not been met.
12. With respect to the MSP, there has been active engagement on minerals through the South East England Aggregates Working Party (SEEAWP). There has been engagement with minerals planning authorities in the south-east regarding the supply of soft sand given the constraint imposed by the South

Downs National Park designation which lies outside Kent. A SoCG has been agreed between the Council and West Sussex County Council (WSCC), East Sussex County Council (ESCC), Brighton and Hove City Council (BHCC) and the South Downs National Park Authority on this matter. I consider this further in paragraph 55 of this report.

13. On both plans there has been active and direct engagement with the Environment Agency (EA), Historic England, Natural England (NE), Highways England and the Marine Management Organisation. This has strongly influenced the determination of the proposed site allocations in the MSP.
14. Engagement with NE has resulted in an addendum to the HRA in respect of the EPR and the MSP. A SoCG between the Council and NE was signed after submission but the process of constructive dialogue during preparation is demonstrated. The Council has also engaged with the other bodies prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012 (the 2012 Regulations).
15. I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plans and that the duty to co-operate has therefore been met in respect of the EPR and the MSP.

Assessment of Soundness

Main Issues

16. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified four main issues upon which the soundness of the EPR and MSP depend. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy or policy criterion in the Plan.

Issue 1 – Whether or not the waste policies as amended by the Early Partial Review would be positively prepared, justified and otherwise sound

Background

17. The KMWLP was adopted in July 2016. A number of its policies state that sites for waste development will be identified in the Waste Sites Plan. Policy CSW8 makes provision for sites for recovery facilities, Policy CSW12 provides for allocation of a site for landfilling of asbestos waste and Policy CSW14 provides for a site for disposal of dredgings. Policies CSW6 and CSW7 make provision for sites to be allocated for recovery and green and kitchen waste development. The Council has reviewed the need for the waste facilities identified in the above policies and no longer proposes to produce a Waste Sites Plan.

Recovery Provision

18. Part of the strategy for waste management capacity as set out in the KMWLP is to maintain net self-sufficiency whereby sufficient facilities are provided in Kent to manage the equivalent quantity of waste as is produced in Kent with

some provision for a reducing amount of London's waste. This recognises that in reality waste crosses County boundaries in accordance with the operation of the market. This approach is continued in the EPR.

19. Article 16 of the Waste Framework Directive (WFD)¹ states that the network of waste recovery and disposal installations shall be designed to enable the European Community as a whole to become self-sufficient and to enable member states to move towards that aim individually. Net self-sufficiency of individual authorities is an agreed strategy between the SEWPAG authorities as set out in their Memorandum of Understanding. This recognises that it may not be possible for each authority to provide for all of its waste management needs and that there will inevitably be cross-boundary movements of waste. The approach is consistent with the aims of the WFD in this respect.
20. The Capacity Requirement for the Management of Residual Non-Hazardous Waste² (CRRNH) has assessed the need for provision for residual non-hazardous waste arising in Kent, including Local Authority Collected Waste (LACW) and Commercial & Industrial (C&I) waste, as well as some waste originating from London. The calculation of need takes into account revised recycling rates which are based on government guidance and the actual rates achieved. The forecast requirement is based on continuing reductions in landfill.
21. The CRRNH considers the capacities of existing consented facilities and the extent to which they would satisfy identified need. A permitted facility at Barge Way has not been built. Irrespective of whether there is any uncertainty as to whether that facility will be provided, the strategy for waste management capacity does not depend on its provision. Waste arisings are forecast for intervals of 5 years up to the end of the Plan period in 2030/31. The proposed diversion of LACW and C&I waste from landfill is greater than that in the KMWLP. The proportions of those waste streams that are to be subject to other recovery instead of recycling/composting are greater in the EPR than in the KMWLP, taking into account the re-assessed recycling rates.
22. Since adoption of the KMWLP, a significant new waste recovery facility has been built at Kemsley and is being commissioned. This provides capacity of 525,000 tonnes per annum (tpa). Policy CSW7 of the KMWLP identifies a recovery requirement of 562,500 tpa but this requirement has been re-assessed in the CRRNH having regard to the revised recycling rates and revised figures for diversion of waste from landfill.
23. Table 9 of the CRRNH shows that there is no gap in capacity for other recovery treatment of residual non-hazardous waste throughout the Plan period and demonstrates that the Kemsley facility together with the existing Allington facility will provide a surplus of other recovery capacity. On this basis there is no need to allocate sites. However, Policies CSW6 and CSW7 provide flexibility in that they are permissive policies that would allow for other recovery facilities to be developed should they be required.

¹ Directive 2008/98

² Part of the Kent Waste Needs Assessment 2018 (KCC/SP38)

24. The manufacture of Refuse Derived Fuel (RDF) is an intermediate process prior to its incineration. At present RDF is exported to mainland Europe for incineration but uncertainties have been identified by waste operators as to the extent to which this will continue in the future. If the export market for RDF were to change in the future, then this could require additional incineration capacity in this country. The Council has taken into account RDF that is manufactured in Kent in its assessment of C&I waste need.

Recycling/Composting

25. Recycling targets have been scaled back to reflect targets set in the Government's Resources and Waste Strategy³ (RWS) and to be more realistic having regard to actual recycling rates achieved.
26. Policy CSW4 of the KMWLP requires as a minimum the targets for recycling and composting identified in the Kent Joint Municipal Waste Management Strategy (KJMWMS) to be achieved. The policy does not specify the actual targets but acknowledges that the KJMWMS may be subject to amendment and that targets may change. The targets set out in Policy CSW4 in the EPR are consistent with the KJMWMS of 2018 and the targets in the Government's RWS. Progression to the RWS targets has been amended to more realistically reflect those that have been achieved. The Council has demonstrated that increases in recycling rates will be achieved through a variety of initiatives including food waste recycling.
27. Policy CSW7 identifies a need for an additional 64,000 tpa capacity in 2024 for green and kitchen wastes. There is a surplus of capacity for recycling facilities⁴ throughout the Plan period but the KMWLP identifies a need for additional composting facilities. The calculation of green and kitchen waste treatment capacity in Policy CSW7 was based on targets from the former Regional Spatial Strategy, the South East Plan. There is no justification, however, for separate consideration of these wastes, and it is appropriate to consider these as part of the overall recycling and composting requirement.
28. There is no shortfall, and indeed there is a surplus, of recycling and composting facilities considered together throughout the Plan period. Policy CSW7 is permissive in respect of proposals that may come forward.
29. The supporting text to Policy CSW7 should be clear that composting forms part of recycling as defined in the Glossary to the KMWLP. This change is necessary to ensure the policy is effective. **EPR/MM6** adds a footnote which clarifies this and is necessary for soundness.

Hazardous Waste

30. The KMWLP, in Policy CSW5 identifies an extension to Norwood Quarry on the Isle of Sheppey as a landfill site for hazardous flue dust ash residues from facilities in Kent. Air pollution control (APC) residues are landfilled on the

³ Our Waste, Our Resources: A Strategy for England, Defra, December 2018

⁴ Tables 2, 3 and 10, Kent Waste Needs Assessment 2018 Non Hazardous Waste Recycling/Composting Capacity Requirement (KCC/SP37)

basis of a derogation under the Landfill Directive. The Strategy for hazardous waste management in England (March 2010) sets out high level principles for management of hazardous waste. One of these is that the practice of relying on higher Landfill Directive waste acceptance criteria to enable some hazardous waste to continue to be landfilled must end.

31. In recognition of this, the Plan policy needs to be flexible to facilitate changes to the existing arrangement if required as a result of changing government policy. If landfilling of APC residues were to cease, then it would be necessary to ensure restoration of Norwood Quarry can be achieved and to consider other types of landfill in order to achieve this. Policy CSW5 of the EPR provides for this and also allows for flue dust ash residues to be imported from outside Kent, in recognition that the facility is of more than local importance.
32. Because Policy CSW5 of the EPR would allow by inference for other waste to be deposited in the circumstances described in amended criterion (1), in order to avoid any potential ambiguity and to ensure effectiveness it is necessary to amend the first paragraph of the policy to refer to this provision. **EPR/MM5** makes this change.

Asbestos Waste

33. The Council's assessment of hazardous waste needs identifies that Pinden Quarry has sufficient capacity to accommodate asbestos waste arising in Kent over the remainder of the Plan period, and to accommodate asbestos waste from outside the County. On this basis the allocation of a site for landfilling of asbestos waste as provided in Policy CSW12 of the KMWLP is not justified. Policy CSW12 of the EPR is necessary to remove this provision. This policy is consistent with national policy without modification.

Disposal of Dredgings

34. Policy CSW14 of the KMWLP provides for the allocation of a site for disposal of dredgings, that is material dredged from estuaries to ensure they are navigable, and which cannot be re-used. The Port of London Authority (PLA) and the Medway Ports Authority are responsible for such dredging and the PLA has stated that there is a lack of certainty as to whether a site will need to be provided within the Plan period. Policy CSW9 allows for development of non-inert landfill sites. For these reasons the deletion, in the EPR, of the part of Policy CSW14 that states that a site for disposal of dredgings is to be allocated is justified.
35. The policies in the KMWLP are permissive and allow for development for waste treatment without the need to allocate specific sites. On this basis the Council does not intend to prepare a Waste Sites Plan and I am satisfied this approach is sound, taking into account the foregoing. The Local Development Scheme will need to be amended accordingly.

Radioactive Waste

36. The Nuclear Decommissioning Authority (NDA) and Magnox have made representations concerning Policy CSW17. That policy does not form part of the EPR and is not for my consideration. The Council advised however that it

will liaise with the NDA and consider this matter as part of a future review of the Plan. I note that a SoCG in this respect has been prepared.

Conclusion on Issue 1

37. The strategy for provision of waste facilities in the EPR seeks to meet the area's objectively assessed needs. It is informed by agreements with other authorities and is positively prepared. The supporting text to Policy CSW7 and Policy CSW5 are not sound but would be sound if the recommended MMs are made. Otherwise, the waste policies as amended by the EPR are positively prepared, justified and otherwise sound.

Issue 2 – Whether or not the amended safeguarding requirements for minerals and waste in the Early Partial Review are sound

38. The EPR proposes amendments to Policies DM7 and DM8 of the KMWLP which concern safeguarding of mineral resources and minerals management, transportation, production and waste management facilities. The amendments make clear that sites that are allocated in local plans for other development are only exempt from safeguarding requirements where mineral safeguarding was previously considered as part of local plan examination.

Policy DM7 – Safeguarding Mineral Resources

39. Policy DM7 of the KMWLP requires any non-mineral development that is incompatible with minerals safeguarding to demonstrate that one of seven criteria are met. The seventh criterion is that the development would be on a site allocated in the adopted development plan. It is to be expected that local plans will consider the need to safeguard mineral resources in allocating land for non-mineral uses, as stated in paragraph 5.5.14 of the KMWLP. However, the existing policy criterion does not require this. As such, there is the possibility that non-minerals development could sterilise mineral resources if safeguarding has not been considered in the local plan process. The EPR proposes additional text to criterion 7 of the policy to ensure this requirement is clear.
40. Safeguarding of mineral resources is a requirement of national policy. The Framework states that planning policies should safeguard mineral resources and that "*known locations of specific mineral resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked)*". Mineral Safeguarding Areas (MSA) are shown on the Policies maps. Urban areas are excluded from the MSAs as the mineral resource is already sterilised by non-mineral development with very little prospect of future working.
41. The Council's Supplementary Planning Document (SPD) on safeguarding explains how the policy is to be applied to development proposals and in preparation of local plans. The Council explained that the SPD is to be updated following publication of my report.
42. The supporting text in the EPR states that proposals in MSAs will usually need to be accompanied by a Minerals Assessment. In order to be effective, the

text should provide further explanation that development that has not previously been subject to minerals assessment as part of the local plan process should provide such assessment as part of the application process. **EPR/MM7** makes this change which is necessary to ensure soundness.

43. In order for the policy to be effective and sound, it is necessary to explain that there may be circumstances where mineral extraction would not be practicable. It is necessary to provide further explanation as to how mineral safeguarding should be considered in local plan preparation and that the Safeguarding SPD will provide guidance. Clarification as to how safeguarding will be considered in respect of non-allocated sites is also necessary, including consideration of need for non-mineral development. **EPR/MM7** and **EPR/MM8** are necessary to provide clarification and ensure effectiveness.
44. District and Borough Councils have expressed concerns about the application of the policy to sites that are allocated in local plans that were adopted before the KMWLP in which minerals safeguarding was not considered. Otherwise, there is a good level of agreement between the authorities regarding safeguarding requirements. The policy would require a minerals assessment where one has not previously been carried out and this is in accordance with national policy. The criteria of Policy DM7 in the EPR would allow for balanced and flexible decisions to be made.
45. Mineral safeguarding was considered in the Maidstone Borough Local Plan (2017). The Inspector concluded that non-mineral development on allocations within the Limestone Hythe Formation (Kentish Ragstone) and the Sandstone-Sandgate Formation would not result in a material inconsistency with national policy since these minerals are not likely to be needed. As submitted, policy DM7 of the EPR and its supporting text would conflict with that plan and would not be justified. **EPR/MM7** is necessary to amend the supporting text to Policy DM7 to make changes in this respect. Because the SPD will also provide detailed guidance, it is necessary for the policy to refer to this document in order to ensure it is effective. **EPR/MM8** is necessary to make this change.

Policy DM8 – Safeguarding Minerals Management, Transportation, Production & Waste Management Facilities

46. Policy CSM7 of the KMWLP safeguards other mineral plant infrastructure and Policy CSW16 safeguards existing waste management facilities. Policy DM8 of the KMWLP sets out the criteria against which development that is incompatible with this infrastructure and those facilities will be assessed. Criterion (2) of that policy allows for development that is incompatible with safeguarded minerals management, transportation, production and waste management facilities on sites that have been allocated in local plans.
47. Safeguarding of sites for minerals processing, production and transportation is required by the Framework. The National Planning Policy for Waste requires consideration of the impact of non-waste related development on existing waste management facilities and sites allocated for those facilities.
48. The EPR makes a change to Policy DM8 of the KMWLP to remove the possibility that safeguarding of minerals and waste infrastructure and facilities could potentially be overridden if this was not considered during local plan

preparation and adoption. The criteria of Policy DM8 of the EPR allow for various factors to be taken into account by authorities in making decisions on developments other than minerals and waste development. The criteria would allow for balanced and flexible decisions to be made. The policy is consistent with national policy, effective and sound without modification.

Conclusion on Issue 2

49. The policies for safeguarding mineral resources and minerals and waste infrastructure in the EPR as submitted are not sound for the reasons given. The MMs as described and set out in the appendices are necessary to make those policies sound.

Issue 3 – Whether or not the Mineral Sites Plan and Early Partial Review would provide adequately for aggregates in accordance with national policy

Objectively assessed need

50. Policy CSM2 of the KMWLP states that mineral working will be granted planning permission at sites identified in the MSP. The submitted MSP allocates two sites for extraction of sharp sand and gravel (Stonecastle Farm and Moat Farm) and one site for soft sand (Chapel Farm).
51. The Local Aggregates Assessment (LAA) considers that use of the last 10 years sales data, as required by national policy is the most reliable metric for considering demand over the Plan period. Modelling based on local demand was previously considered in examination of the KMWLP, but this was found to be unreliable and to be significantly lower than the 10-year sales average. SEEAWP endorses the use of the 10-year sales average without any supplementary local demand modelling. I agree that the use of 10 years sales data is the most reliable method of forecasting demand. No alternative approach using local modelling has been demonstrated to be reliable.

Sharp Sand and Gravel

52. The KMWLP states in paragraph 5.2.20 that diminishing land-won sharp sand and gravel supplies will increasingly be substituted over the plan period by supplies from production of alternative materials including secondary and recycled aggregates, marine-dredged aggregates and imported aggregates. Because the sharp sand and gravel resource has been greatly depleted by extensive historical working, the planned provision of at least 10.08mt made in Policy CSM2 for this material is less than the identified requirement of 13.26mt. Paragraph 3.5 of the MSP states that, since the KMWLP was adopted, the permitted reserves of sand and gravel have increased, and the 10-year sales average has decreased. This leads to a revised calculation of sharp sand and gravel requirements in Figure 1 of the MSP. However, paragraph 3.5 of the MSP gives an inaccurate figure of 10.8mt in respect of the KMWLP provision and is not effective. **MSP/MM1** is necessary to correct this.
53. The revised calculation of the sharp sand and gravel requirement is for 5.75mt up to the end of the Plan period and including a 7-year landbank as required

by the Framework. The two sites proposed to be allocated would provide 2.5mt, leaving a deficit of 3.25mt over the Plan period. This does not differ significantly from the deficit of 3.18mt envisaged in the KMWLP. On this basis, the provision for site allocations to be made in the MSP would be reasonably closely aligned with the provision identified in Policy CSM2.

54. The deficit is to be addressed by provision for secondary and recycled aggregates and importation of marine-dredged aggregates as well as land-won aggregates from elsewhere. Supplies of secondary and recycled aggregates are provided for by Policies CSM7 and CSM8 of the KMWLP. Minerals infrastructure is safeguarded by Policies CSM6, CSM7, CSM12 and DM8 of the KMWLP and the EPR.

Soft Sand

55. In the south-east the supply of soft sand is constrained by the South Downs National Park designation. The Framework requires, as far as is practical, the maintenance of landbanks of non-energy minerals from outside National Parks. The SoCG with WSCC, ESCC, BHCC and the South Downs National Park Authority sets out how the authorities will plan, jointly and individually for the steady and adequate supply of soft sand. There is also a Soft Sand Position Statement that Mineral Planning Authorities in the south-east are party to. Paragraph 3.18 of the MSP, which states that the surplus of soft sand will contribute to wider regional need is consistent with the joint working that is taking place.
56. The allocated site at Chapel Farm provides for a surplus of soft sand relative to the identified requirement in Policy CSM2 of the KMWLP, which includes a 7-year landbank as required by the Framework. The surplus has increased from 0.7mt to 1.122mt following an adjustment to average sales figures to reflect a reduction in sales in 2018.
57. ESCC and BHCC are wholly reliant on imports of soft sand while WSCC has limited reserves. Soft sand is exported to those Counties and this is accounted for in the 10-year sales average. The Council recognises that monitoring of soft sand use in the south-east is an ongoing matter which may require a future review of the Plan.
58. The Housing Delivery Test 2018 measurements show that the average housing delivery in Kent authorities over the previous 3 years was 109% of the requirements for Kent or 98% of the requirements for Kent and Medway. While this indicates that house building was close to, or above delivery requirements, the 3-year average for soft sand sales of 0.506mt is below the 10-year average of 0.568mt which forms the LAA rate. This provides reassurance that the soft sand requirement in the MSP would allow for an increased rate of house building than has recently taken place.

Alternatives

59. The Plan envisages greater use of alternatives to indigenous land-won aggregates. The LAA shows that there is existing capacity to significantly increase production of secondary and recycled aggregates in the county.

60. Marine-dredged sand and gravel is imported via Kent wharves and the Council anticipates that the use of this material could be increased to address the shortfall in land-won resources. There are extensive reserves of this material, which is similar in quality to land-won aggregates. It is generally more expensive to produce, but this does not make it uneconomic.
61. The LAA states that wharf capacity is 7.3mtpa with 42% of that capacity being used. It does not follow that the remaining identified capacity will be available for importation of marine-dredged aggregates, as capacity will depend on factors such as the availability of stocking space. The wharves also serve a much wider area than Kent. However, there is clear evidence of spare capacity at Kent's wharves and although the precise amount of that spare capacity is uncertain there is scope for greater importation of marine dredged aggregates.
62. The Plan provides flexibility in order to meet the predicted shortfall in supply of land-won sharp sand and gravel. Policy CSM5 of the KMWLP and Policy DM7 of the EPR safeguard mineral resources and opportunities for development of 'windfall' reserves are provided by Policy CSM4 of the KMWLP. The Plan provides for the continued supply of alternative materials alongside indigenous land-won aggregates throughout the Plan period. This provision ensures a steady and adequate supply of aggregates in accordance with the Framework.

Other minerals

63. The KMWLP states, in Policy CSM2, that sites will be identified in the MSP for supplies of brickearth and clay for brick and tile manufacture, and chalk for agriculture and engineering purposes. The MSP does not allocate any site for production of these minerals. The latest Annual Monitoring Report identifies that there is a stock of total permitted reserves of brickearth of almost 25 years. The provision is slightly below the requirements of Policy CSM2 and national policy for reserves of at least 25 years. However, the provision is sufficient to support existing brick and tile manufacturers and there is no need for the MSP to allocate a site for brickearth or clay for brick and tile manufacture. This does not however alter the ongoing need to ensure sufficient reserves of this material are available.
64. Chalk is abundant in Kent but there are no plants dependant on this material in the County. The indicative landbank for chalk for agricultural and engineering purposes is estimated to be 17.6 years as of 2018. This provides an adequate landbank over the Plan period, but it will be necessary to monitor demand for this material.
65. The EPR and MSP as submitted make no explicit change to Policy CSM2 in these respects. However, in order for the Plan as a whole to be justified and effective it is necessary to make amendments to Policy CSM2 of the KMWLP and the supporting text to that policy to remove references to the allocation of sites and to provide for applications for new sites to be dealt with in accordance with the policies of the KMWLP. It is also necessary for soundness to ensure that demand is monitored in relation to the stock of existing permissions. **EPR/MM1** and **EPR/MM2** make changes to the supporting text to Policy CSM2 of the KMWLP to explain that there is a need to ensure

sufficient reserves of brickearth are available and that reserves of chalk and rates of demand will be monitored. **EPR/MM3** is necessary to make amendments to Policy CSM2 part 2 regarding brickearth and clay. **EPR/MM4** is necessary to make amendments to Policy CSM2 part 4 regarding chalk for agriculture and engineering purposes. These MMs are necessary for soundness.

Conclusion on Issue 3

66. For the reasons given above, the MSP would provide adequately for aggregates in accordance with national policy. MMs are necessary to the EPR to ensure clarity and effectiveness in respect of Policy CSM2 of the KMWLP. These changes are necessary for soundness.

Issue 4 – Whether or not the Site Allocations in the Mineral Sites Plan would be consistent with national policy, effective and otherwise sound

Extensions to Stonecastle Farm Quarry, Hadlow/Whetsted

67. The extension is in an area where mineral working would have potential to affect groundwater. A hydrological and hydrogeological appraisal has been undertaken. Both the EA and South East Water are satisfied that mineral extraction can take place provided that this is managed in a way that does not adversely affect groundwater, including in terms of pollution. Wet working is to be used to avoid adverse effects on groundwater.
68. The development management criteria in the MSP require provision of a buffer between extraction and nearby watercourses, demonstration that there would be no adverse impact on hydrology or hydrogeology and other management measures. These include consideration of the two abstraction licences in the vicinity and restoration requirements.
69. The EA has no objection in terms of flood risk although a Flood Risk Assessment would be required with any planning application. The EA similarly has no objection on grounds of potential contamination of ground water or in terms of water supply, subject to the inclusion of development management criteria. Such criteria are included. These are effective and consistent with national policy in terms of managing flood risk and protecting water resources.
70. It is proposed to restore the site to reedbeds and lakes. Although over 27 ha of agricultural land would be lost, this is of grade 3b, which is not best and most versatile land in accordance with the definition in the Framework. As such, use of this land would not be inconsistent with the Framework.
71. The highway authority has no objection in terms of highway safety, but transport criteria are necessary to ensure that the existing quarry access is used and that the volume of traffic is limited by working the quarries in the area sequentially.
72. The site is within the Metropolitan Green Belt. The Framework states that mineral extraction is a form of development that is not inappropriate in Green Belt provided that its openness is preserved, and development does not conflict with the purposes of including land in it. In order to be consistent with

national policy, the development management criteria should include a requirement to examine the proposals against national Green Belt policy. **MSP/MM2** adds a criterion to cover this.

73. The biodiversity criteria do not refer to the need to secure net gains for biodiversity, as required by national policy. **MSP/MM3** adds this requirement to the first criterion and is necessary for soundness.
74. The second criterion under 'Heritage' should be amended to require the impact of proposals upon Listed Buildings and their settings to be considered to ensure consistency with national policy and effectiveness. **MSP/MM4** makes this change and is necessary for soundness.

Moat Farm, Capel, Tonbridge

75. The introductory information relating to the Moat Farm allocation states that the site is within Tonbridge and Malling Borough Council's area, but the site is within the area of Tunbridge Wells Borough Council, the boundary running along the Hammer Dyke. This aspect of the site allocation is not effective. **MSP/MM5** is necessary to correct this information.
76. The site is within the Metropolitan Green Belt. The Framework states that mineral extraction is a form of development that is not inappropriate in Green Belt provided that its openness is preserved, and development does not conflict with the purposes of including land in it. In order to be consistent with national policy, the development management criteria should include a requirement to examine the proposals against national Green Belt policy. **MSP/MM6** adds a criterion to cover this.
77. As the Moat Farm site would use the same access as Stonecastle Farm, the requirement that all quarry traffic is to use the existing access onto Whetsted Road and to only turn left when exiting the site should be applied. This is to ensure that Heavy Goods Vehicles travel directly to and from the strategic road network and not via minor roads which lead through Five Oak Green, which could potentially affect highway safety and amenity. **MSP/MM7** is necessary to add this to the second transport criterion to ensure effectiveness and consistency with national policy.
78. The development management criteria do not include a requirement for a flood risk assessment. This is required in accordance with national policy as the site is within an active floodplain. **MSP/MM8** is necessary to add a criterion in this respect.
79. The site overlies a gravel aquifer and is close to a source protection zone for a public water abstraction borehole. It is necessary to employ wet working in order to avoid any adverse effect on water resources. There are no requirements in this regard within the development management criteria, and **MSP/MM9** is necessary to address this matter and to ensure consistency with national policy and effectiveness.
80. Monitoring of groundwater quality in relation to the adjacent former landfill is subject to control under the Environmental Permitting regime. The Council,

the EA and South East Water have taken this into account in the site allocation process. It is necessary to require local water quality monitoring in association with the allocated site in accordance with a scheme to be agreed with the EA and South East Water to ensure protection of water resources.

MSP/MM10 provides this requirement and is necessary for effectiveness and consistency with national policy.

81. In order to alleviate flood risk it is necessary to provide a 16 metre buffer between areas of extraction and nearby watercourses. The first criterion under 'Water Resources' is not effective in that it does not make it clear that this requirement applies to areas that have previously been subject to extraction as well as future areas of extraction. **MSP/MM11** is necessary to amend the criterion in this respect.
82. The biodiversity criteria do not refer to the need to secure net gains for biodiversity, as required by national policy. **MSP/MM12** adds this requirement to the first criterion and is necessary for soundness.
83. The heritage criterion makes no reference to the need to assess effects on nearby listed buildings and their settings, as required by national policy. In order to ensure the development management criteria are effective and consistent with national policy **MSP/MM13** is necessary to add a criterion in this respect.

Chapel Farm, Lenham (Western Site)

84. It is proposed to restore the site to agriculture using existing soils. The proposed restoration as stated under the Chapel Farm allocation is not entirely clear in that it states that this would be to a "lower level of agriculture". The lower level refers to the finished topography of the site. The SA states that the land is of grade 2 quality which is best and most versatile. It is necessary to ensure that agricultural land quality is maintained, in accordance with national policy, and additional text is necessary to explain this. To ensure the requirements are effective **MSP/MM14** is necessary.
85. The second biodiversity criterion requires consideration of impacts upon nearby Sites of Special Scientific Interest and adjacent Local Wildlife sites. The SA records that priority habitats are adjacent to the site, which have potential for ground nesting birds, great crested newts, reptiles and bats. It will be necessary for the developer to undertake a detailed ecological appraisal which sets out mitigation measures in accordance with national policy. **MSP/MM15** adds a criterion in this respect and is necessary for soundness.
86. The biodiversity criteria do not refer to the need to secure net gains for biodiversity, as required by national policy. **MSP/MM16** is necessary to add a criterion in this respect.

87. The first biodiversity criterion requires maintenance of a 15-metre buffer around an Ancient Woodland which adjoins the site access. It is also necessary to ensure adequate protection for adjacent protected trees. **MSP/MM17** amends that criterion in this respect.
88. The Kent Downs Area of Outstanding Natural Beauty (AONB) is to the north of the A20 and the development would be visible from parts of the AONB. The site should therefore be considered as forming part of the setting of the AONB. The Council has provided cross-sections which demonstrate that the quarry could be visually screened in views from the AONB by provision of bunding and planting. The landscape criterion requires mitigation of visual impacts and demonstration that the setting of the AONB will not be adversely impacted. This does not impose any need to mitigate landscape impacts or to ensure that views into, and out of the AONB are not harmed. In order to ensure the effectiveness of the policy, **MSP/MM18** is necessary. It is not, however, necessary for the policy to prescribe the type of mitigation required, as this would be a matter to be assessed in connection with a planning application.
89. The heritage criterion identifies nearby listed buildings in respect of which consideration of impacts is required. The site is also in an area of archaeological interest. Changes are required to ensure effectiveness and consistency with national policy in terms of consideration of the settings of listed buildings and any necessary mitigation and an archaeological assessment. **MSP/MM19** and **MSP/MM20** make these changes.
90. Public rights of way run through the site and will require diversion and screening measures in order for the policy to be effective. **MSP/MM21** adds a criterion in this respect.
91. The operator currently extracts mineral from a nearby site at Burleigh Farm, Charing. Traffic from the proposed site would use the same road as the existing quarry. To ensure that there is no detrimental effect on highway safety and amenity it is necessary to require the proposed site to be worked sequentially to the existing site. **MSP/MM22** is necessary for effectiveness in this regard.
92. The Council has explained that the site could be worked sequentially to Burleigh Farm well within the Plan period, having regard to the likely period of working at that site. Indeed, the Chapel Farm site would be needed later in the Plan period to provide for a steady and adequate supply of soft sand.

Conclusion on Issue 4

93. For the reasons given above, the Site Allocations in the MSP as submitted are not sound in terms of consistency with national policy and effectiveness. The MMs as set out would make those allocations sound.

Assessment of Legal Compliance

94. My examination of the legal compliance of the EPR and MSP is summarised below.
95. The EPR and the MSP have been prepared in accordance with the Council's Local Development Scheme.
96. Consultation on the EPR and the MSP and the MMs was carried out in compliance with the Council's Statement of Community Involvement.
97. Sustainability Appraisals have been carried for the EPR and the MSP including the MMs, which are adequate.
98. The Appropriate Assessment (AA) of the EPR and MSP (November 2018) and the Addendum to the HRA Screening Report and AA for the EPR and the MSP (May 2019) set out why further AA is not necessary. This is because likely significant effects on Natura 2000 sites have been screened out.
99. The KMWLP includes policies designed to secure that the development and use of land in the mineral and waste planning authority's area contribute to the mitigation of, and adaptation to, climate change. In particular, Policy DM1 requires sustainable design and Policy DM10 requires that development does not exacerbate flood risk. The development management criteria in the MSP include requirements in terms of enhancing biodiversity and mitigating flood risk.
100. The EPR and MSP comply with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.
101. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of the development management criteria in the MSP which seek to safeguard living conditions for all groups.

Overall Conclusion and Recommendation

102. The Plans have a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of them as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
103. The Council has requested that I recommend MMs to make the Plans sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendices the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 and the Kent Minerals and Waste Local Plan Mineral Sites Plan satisfy the requirements of Section 20(5) of the 2004 Act and meet the criteria for soundness in the National Planning Policy Framework.

Nick Palmer

Inspector

This report is accompanied by the following Appendices containing the Main Modifications:

Appendix 1: Main Modifications to Early Partial Review

Appendix 2: Main Modifications to Mineral Sites Plan

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2020

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Mark Mirams 22-05-2020	Cllr Bonin	Mr R Sonnex 455066
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/05/20	
<p>Conversion of existing redundant commercial building to provide 3 self-contained flats.</p> <p>19/02804/FUL - Amended plan</p> <p>Two separate planning and listed building applications were originally submitted, both for conversion to 3no flats. These have been amalgamated into one planning and listed building application to incorporate the entire building of 43-45 High Street and the conversion into 6no flats.</p> <p>19/02804/FUL - Amended plan</p> <p>Amended proposal description:</p> <p>Conversion of existing redundant commercial building to provide 6 self-contained flats.</p> <p>19/02804/FUL - Amended plan</p> <p>Submission of amended drawings, omitting windows.</p> <p>19/02804/FUL - Amended plan</p> <p>Additional Fuller Long Heritage Statement now provided with drawing SS/201473/FL1 Southdowns Environmental Air Quality Report & Recommendations now provided. Peter Moore Acoustic Report now provided. Plan SS/201473/W&C Showing Waste and Recycling Storage and Bicycle Storage to be provided</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PYSJS0BK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02805/LBCALT	Mark Mirams 22-05-2020	Cllr Bonin	Mr R Sonnex 455066
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/05/20	
<p>Conversion of existing redundant commercial building to provide 6 self-contained flats.</p> <p>19/02805/LBCALT - Amended Plan</p> <p>Additional Fuller Long Heritage Statement now provided with drawing SS/201473/FL1 Southdowns Environmental Air Quality Report & Recommendations now provided. Peter Moore Acoustic Report now provided. Plan SS/201473/W&C Showing Waste and Recycling Storage and Bicycle Storage to be provided.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PYSK3GBK0LO00			

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2020

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00436/HOUSE	Ronald Tong 29-05-2020	Cllr Parry	Mrs Buckland 885484
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr I Coxon		17 Brattle Wood	Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/20
Hard and soft landscaping works to front and rear garden, installation of pool.				
20/00436/HOUSE - Amended Plan:				
Amended plan and an additional image file received with regard to the application, the Applicant/agent states that the change would comprise the following:				
Re-designed the garden				
Removed the originally proposed decking				
Relocated the small pool down to the lower area				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q5NGF1BKJ6C00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00669/HOUSE	S Simmons 23 05 2020	Cllr Parry	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr P Harvey		1 The Middlings	Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/20
Convert existing single garage to a double garage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q6S71BBKL7J00			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00945/HOUSE	Ray Hill 21-05-2020	Cllr Eyre	Essenden Design Limited
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr J Bacon		12 Beaconfields	Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/20
Construction of new pitched roof to rear utility room; first floor side extension; ground floor side extension and front porch with ground floor pitched roof.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q864C1BKFWJ00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01030/FUL	Sean Mitchell 27-05-2020	Cllr Piper	Offset Architects 459829

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
CAP 3D	Crofters	67 Oakhill Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			06/05/20
Demolition of existing dwelling and erection of a new detached 3 storey house and separate detached garage block.			
20/01030/FUL - Amended Plan			
Revised Block Plan reflecting the amount of trees and planting that exists along northeastern boundary and a dimension showing the separation distance between houses.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q8S0IRBK0LO00		

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01115/HOUSE	Holly Pockett 21-05-2020	Cllr Granville Baxter	KHD Architecture Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mrs H Lovell				
147 Bradbourne Vale Road				
Northern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
29/04/20				
Demolition of existing conservatory and rear extension with single-storey ground floor rear extension, a rooflight in the new flat roof and internal modifications to the layouts.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q95AZVBKHEC00			

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01140/HOUSE	Holly Pockett 28-05-2020	Cllr Granville Baxter	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr C Cooper				
119 Bradbourne Vale Road				
Northern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
05/05/20				
Proposed loft conversion. Enlarged front gable, side hip to gable, rear dormer, window to garage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q990ASBKHKZ00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01159/HOUSE	Ronald Tong 29-05-2020	Cllr Parry	Ideaplan 02084645147
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Elliot Larkin Surveyors				
7 Downsview Road				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
06/05/20				
Conversion of garage with double storey side and ground floor rear extension with roof lantern, rear dormer extension with front roof lights and alterations to fenestration and steps at front door.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9AUXKBKHP500			

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2020

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01164/HOUSE	Ray Hill 21-05-2020	Cllr Waite	MLA Architecture Ltd 07952 9401
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Morris-Brown			123 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/20
Proposed demolition of existing single-storey rear extensions and erection of new single-storey rear and side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9AU9Y9BKHPF00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01169/HOUSE	S Simmons 21-05-20	Cllr Clayton	Sevenoaks Plans Ltd 240140
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Der Velde			18 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/04/20
Proposed ground, first and second floor rear extension; proposed dormer at sides, Juliette balcony, balcony, rooflights and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9GEZ4BKHXAO0			

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01209/HOUSE	Ray Hill 27-05-2020	Cllr Shea	Draw and Plan 0800 689 0101
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
I Harper			113A Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/20
Ground floor side extension and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9LYY8BK16L00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01217/HOUSE	Ronald Tong 27-05-2020	Cllr Dr Canet	Harringtons 2006 742200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Olorenshaw			10 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/05/20
To erect a first floor side extension with rear dormer, extend the main roof with a gable end, rear dormer and roof lights to front roof slope and alter the elevational treatments.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9NTL3BK19W00			

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2020

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01228/MMA	Alexis Stanyer 02-06-2020	Cllr Eyre	Gareth Roberts 07939068310
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Grylls		Tweedbank Cottage	Fernside Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/05/20
Minor material amendment to 19/00970/HOUSE.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9TDN2BKIGQ00			

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01229/HOUSE	S Simmons 28-05-2020	Cllr Eyre	Glyn Doughty Design 01959 5627
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Scott		Arkendale	14 Turners Gardens	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/05/20
Two storey annexe to include double garage, landscaping and 2m timber fence.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9TDN9BKIGS00			

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01233/HOUSE	Ronald Tong 30-05-2020	Cllr Shea	Mr P Hobbs 07973 255135
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ingram			40 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/20
Enlarged roof conversion with a new dormer window to the front of the property.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9UQ4QBK0L000			

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01235/HOUSE	Ronald Tong 29-05-2020	Cllr Hogarth	Harringtons 2006 742200
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Meon & Lee			34 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/05/20
Demolition of existing single storey rear extension, single storey side and rear extension with roof lights, loft conversion with rear dormer and rooflights to front elevation.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9V89VBKIL300			

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01243/HOUSE	Holly Pockett 01-06-2020	Cllr Morris Brown	Kent Building Control Ltd 01303 6

Planning Applications to be Considered

Planning Applications received to be considered on 18 May 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Menzel		53A Hartslands Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			11/05/20
Conversion of garage to single storey side and rear extension, new patio, new steps and roof lights.			
20/01243/HOUSE - Amended Plan:			
Change of proposal description: Demolition of existing garage and erection of a single storey side and rear extension, new patio, new steps and roof lights.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9V8C0BKILJ00		

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01243/HOUSE	Holly Pockett 30-05-2020	Cllr Morris Brown	Kent Building Control Ltd 01303 6
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Menzel				
53A Hartslands Road				
Eastern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
07/05/20				
Conversion of garage to single storey side and rear extension, new patio, new steps and roof lights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9V8C0BKILJ00			

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/01249/HOUSE	S Simmons 02-06-2020	Cllr Piper	Carmen Austin Architecture Ltd 07
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr and Mrs Kenyon				
27 The Rise				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
11/05/20				
Demolition of conservatory and erection of a double rear extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9X2X2BKIPT00			