

8<sup>th</sup> August 2018



You are summoned to attend a meeting of the PLANNING COMMITTEE to be held at 7:00pm in the Council Chamber at the address below on **Monday** 13<sup>th</sup> August 2018.

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

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

Town Clerk

#### Committee Members

Cllr Arnold  
Cllr Busvine OBE  
Cllr Canet  
Cllr Chakowa  
Cllr Clayton  
Cllr Eyre – **Vice Chairman**  
Cllr Hogarth  
Cllr Mrs Parry

Cllr Parry  
Cllr Parson  
Cllr Piper - **Chairman**  
Cllr Raikes  
Cllr Schneider  
Cllr Towell  
Cllr Waite  
Cllr Walshe

#### PUBLIC QUESTION TIME

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

#### AGENDA

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

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)



Town Clerk

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES

To receive and sign the minutes of the planning committee meeting held 30th July 2018.

5 DRAFT LOCAL PLAN CONSULTATION JULY 2018

To consider Sevenoaks Town Council's consultation response.

To note that a copy of the Presentation made by Sevenoaks District Council to the Town and Parish Council Forum on 10<sup>th</sup> July is being circulated with the agenda for information.

6 BRADBOURNE LAKES CONSULTATION JULY 2018

To note that a copy of Sevenoaks District Council's draft document "Bradbourne Lakes – A vision for the future" is being circulated with the agenda for information.

To note that Sevenoaks District Council will be holding two public consultation events by the monolith in the south park of Bradbourne Lakes:

Thursday 9<sup>th</sup> August: 2pm and 5pm  
Saturday 11<sup>th</sup> August: 10am to 1pm

To note that there will be the opportunity for public comment online, from Thursday 9<sup>th</sup> August until 12 noon on Friday 24<sup>th</sup> August.

7 PLANNING APPLICATIONS

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

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

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending 8th August 2018.

8 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 30<sup>th</sup> July 2018 at 7:00pm

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**Present:**

**Committee Members**

Cllr Arnold	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Busvine OBE	<b>Apologies</b>	Cllr Parson	<b>Arrived 7:03pm</b>
Cllr Canet	<b>Present</b>	Cllr Piper - <b>Chairman</b>	<b>Present</b>
Cllr Chakowa	<b>Present</b>	Cllr Raikes	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Schneider	<b>Present</b>
Cllr Eyre – <b>Vice Chairman</b>	<b>Present</b>	Cllr Towell	<b>Present</b>
Cllr Hogarth	<b>Present</b>	Cllr Waite	<b>Apologies</b>
Cllr Mrs Parry	<b>Present</b>	Cllr Walshe	<b>Present</b>

**Also in attendance:**

Assistant Town Clerk

Planning Assistant

3 members of the public

**PUBLIC QUESTION TIME**

None

179 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

180 **DECLARATIONS OF INTEREST**

None

181 **DECLARATIONS OF LOBBYING**

All Councillors present declared they had been lobbied on applications concerning 38 High Street.

Cllrs Clayton, Parson and Walshe declared they had been lobbied on applications concerning Summerhill, Seal Hollow Road.

182 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 16<sup>th</sup> July 2018

**RESOLVED:** that the minutes be approved and signed as an accurate record.

183 **LOCAL LIST**

An update was received regarding the status of the local list.

184 **APPEALS**

(a) The Committee received and noted the following appeals have been determined:

- i. 32 Granville Road – Allowed
- ii. 118A London Road – Allowed

iii. 118A London Road – Costs

185 NATIONAL PLANNING POLICY FRAMEWORK

The Committee received and noted a copy of the new National Planning Policy Framework.

186 PLANNING APPLICATIONS

(a) The meeting was adjourned to enable members of the public to speak for 3 minutes on the following applications by prior arrangement:

- i. Summerhill, Seal Hollow Road – Against
- ii. Summerhill, Seal Hollow Road – For

(b) The meeting was reconvened and the Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 25<sup>th</sup> July 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

187 PRESS RELEASES

None

Finished 8:25pm

# Planning Applications Considered

Applications considered on 30-7-18

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00850/HOUSE	Louise Cane 02-08-2018	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heath			8 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/18
<p><b>Demolition of garage and rear bay window. Erection of a two storey extension; single storey ground floor extension at rear with roof-lights; two storey extension at front and a new open porch at front. Roof alterations.</b></p> <p><b>18/00850/HOUSE - Amended plan</b></p> <p><b>The proposed development has been amended.</b></p> <p><b>18/00850/HOUSE - Amended plan</b></p> <p><b>The proposed plans have been amended.</b></p> <p><b>18/00850/HOUSE - Amended plan</b></p> <p><b>The proposed plans have been amended.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02052/HOUSE	Emma Gore 07-08-2018	Cllr Mrs Walshe	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Rabe & S Tamkaew			44 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/07/18
<p><b>Demolition of existing rear conservatory and chimney located on the East elevation. Erection of single storey rear extension with partially glassed panelled roof. Removal of two rooflights to facilitate the enlargement of the roof and chimney located on West elevation. Loft conversion to include two new velux rooflights and the construction of dormer window to the rear with a glass balustrade. Alterations to fenestration. Landscaping works to the rear.</b></p>				

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there are no detrimental effects, including loss of privacy, on neighbouring properties.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02092/FUL	Mr M Mirams 03-08-2018	Cllr Eyre	Offset Arch. 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Putnam			28 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/18
<p><b>Erection of a new detached dwelling and garage with new entrance access and pavement crossover. Erection of new detached garage for no 28.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02105/MMA</b>	Holly Pockett 31-07-2018	Cllr Waite	Mr Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dennis			14 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/18
<p><b>Minor material amendment to 17/01305/FUL (Demolition of existing double garage. Erection of 1 no. two bedroom dwelling and associated works) to add an obscured window to the side.</b></p> <p><b>18/02105/MMA - Amended plan</b></p> <p><b>Non-obscured glazing to rear bedroom window.</b></p>				

**Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there is no overlooking of neighbouring properties.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02130/HOUSE</b>	Natalie Rowland 07-08-2018	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Giles			41 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/07/18
<p><b>Removal of existing garage and erection of replacement garage.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02147/HOUSE</b>	Holly Pockett 01-08-2018	Cllr Waite	Mr Weston 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walker			1 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/18
<p><b>New dormer window to front elevation.</b></p>				

**Sevenoaks Town Council recommended approval, subject to:**  
**The materials used being in keeping with the rest of the property**  
**The Planning Officer being satisfied there will be no detrimental impact on the Street Scene**  
**There being no impact on nearby locally listed buildings.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02166/HOUSE	Holly Pockett 02-08-2018	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lingreen			69 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/07/18
<b>Loft Conversion.</b>				

**Sevenoaks Town Council recommended approval, subject to a Loss of Light Assessment being carried out and the Planning Officer being satisfied that the alterations to the gable roof will not result in a terracing effect, detrimental to the character of the area.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02167/HOUSE	Emma Gore 31-07-2018	Cllr Raikes	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Silver		Kinsdale	9A Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/07/18
<b>Loft conversion with new rooflight and alterations to fenestrations.</b>				

**Sevenoaks Town Council recommended approval.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02171/HOUSE	Holly Pockett 10-08-2018	Cllr Chakowa	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Leahy			3 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/18
<b>Demolition of shed. Erection of two storey rear extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02177/HOUSE	Alexis Stanyer 03-08-2018	Cllr Hogarth	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Clark			24 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/18
<b>Demolition of existing conservatory and store room. Erection of single storey rear extension. Conversion of roof void into living accommodation with three dormers to rear.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02181/HOUSE	Natalie Rowland 02-08-2018	Cllr Schneider	Miss Yianni 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Jones			38 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/18
<b>Refurbishment of property with internal alterations and alterations to the fenestration.</b>				

**Sevenoaks Town Council unanimously recommended refusal on the grounds that the heritage information supplied with the application appears to be inconsistent with conflicting information supplied by a member of the public.**

**//Informative: The Town Council would encourage the applicant to conduct a further, more in-depth, heritage assessment. Tailoring their proposals more carefully to respect the heritage fabric, in particular the staircase//**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02182/LBCALT	Natalie Rowland 02-08-2018	Cllr Schneider	Miss Yianni 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs G Jones			38 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/07/18
<b>Refurbishment of property with internal alterations and alterations to the fenestration.</b>				

**Sevenoaks Town Council unanimously recommended refusal on the grounds that the heritage information supplied with the application appears to be inconsistent with conflicting information supplied by a member of the public.**

**//Informative: The Town Council would encourage the applicant to conduct a further, more in-depth, heritage assessment. Tailoring their proposals more carefully to respect the heritage fabric, in particular the staircase//**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02198/CONVAR	Emma Gore 06-08-2018	Cllr Parson	Mr Thompson 01689 836 001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Hyde			54 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/18
<b>Variation of condition 2 (operating hours) of SE/16/03502/FUL with amendment to operating hours to: Monday to Saturday from 08:00 to 21:00, Sunday from 10:00 to 17:00, Bank and Public Holidays from 09:00 to 16:00.</b>				

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 30-7-18

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02242/HOUSE</b>	Natalie Rowland 09-08-2018	Cllr Piper	Mr De Pascalis 760712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Matson		Timbers	65 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/07/18
<b>Erection of a summer house, decking and brise soleil to rear garden.</b>				

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02260/HOUSE</b>	Alexis Stanyer 09-08-2018	Cllr Mrs Parry	Mr Gay 07748778563
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Garner			46 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/07/18
<b>Demolition of existing conservatory to accommodate the erection of a two storey rear extension and raising the roof height to create a two storey dwelling.</b>				

**Sevenoaks Town Council recommended approval.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02267/HOUSE</b>	Holly Pockett 10-08-2018	Cllr Parry	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Durant		The Oaks	62A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/18
<b>Demolition of rear conservatory. Erection of a rear orangery, new dormers and rooflights.</b>				

**Sevenoaks Town Council recommended approval**

# Planning Applications Considered

Applications considered on 30-7-18

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02277/CONVAR</b>	Mr M Mirams 10-08-2018	Cllr Waite	N/A
<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>
				24/07/18
<p><b>Removal of condition 5 (scale parameters) and variation of condition 13 (approved plans) of 18/00158/OUT for demolition two detached dwellings and garaging facilities; erection of 4 detached dwellings, garages and associated works with amendment to the requirement that development shall be carried out in accordance with the following approved plans: 4658-PD4-03, 4658-PD4-06 and 4658-PD4-07.</b></p>				

**Sevenoaks Town Council recommended refusal due to the detrimental impact of the bulk, mass and siting of the proposed dwellings on the residential amenities of surrounding properties. The revised plans represent an overdevelopment of the site, particularly due to the increase in bulk and mass, and the removal of internal garages.**

**The Town Council noted that plans submitted appear to be very similar to those refused under 18/01569/FUL.**

**//Informative: Sevenoaks Town Council requests that the Planning Officer reviews the paper trail with regard both to this proposal and related applications 18/00158/OUT and 18/01569/FUL, as there appear to be discrepancies in the proposal descriptions//**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02278/HOUSE</b>	Natalie Rowland 10-08-2018	Cllr Piper	Mr Barrett 02031211056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriott		Winter Ride	2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/18
<p><b>Proposed front entrance gates, piers and railings.</b></p>				

**Sevenoaks Town Council recommended approval.**

**//Informative: Sevenoaks Town Council noted that the proposed front entrance gates exceed two metres in height//**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02280/HOUSE</b>	Alexis Stanyer 10-08-2018	Cllr Canet	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Leonard			37 Betenson Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/07/18
<p><b>Garage conversion and extension to front and rear of garage.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 30-7-18

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02285/HOUSE	Emma Gore 10-08-2018	Cllr Mrs Walshe	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Woo			26 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/18
<p><b>Demolition of existing side and rear ground floor extension to facilitate erection of single storey rear extension with rooflights and two storey side extension. Construction of front extension to include porch. Landscaping works to include enlargement of parking area to accommodate two vehicles.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03425/FUL	S Mitchell 06-08-2018	Cllr Raikes	Mr James 004420740380
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Regal Care Homes Ltd		Alpine Residential Home	10 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/07/18
<p><b>Demolition of the existing 24 person care home and the erection of 16 care flats together with associated communal facilities, matters of access and car parking on this site.</b></p> <p><b>SE/17/03425/FUL - Amended plan</b></p> <p><b>Revised off-street parking layout to include ambulance parking bay.</b></p> <p><b>SE/17/03425/FUL - Amended plan</b></p> <p><b>Revised elevations/use of external materials and planning statement.</b></p> <p><b>SE/17/03425/FUL - Amended plan</b></p> <p><b>Amended plans.</b></p>				

**Sevenoaks Town Council recommended refusal on the following grounds:**

- The proposal would be out of keeping with neighbouring properties and excessively bulky, resulting in the development being injurious to the street scene.**
- Overdevelopment of the site.**
- Proposals are contrary to guidance set out in the Residential Area Character Assessment SPD.**
- Under-provision of car parking spaces in a particularly congested area of town, especially during the morning and evening school run.**

# Draft Local Plan

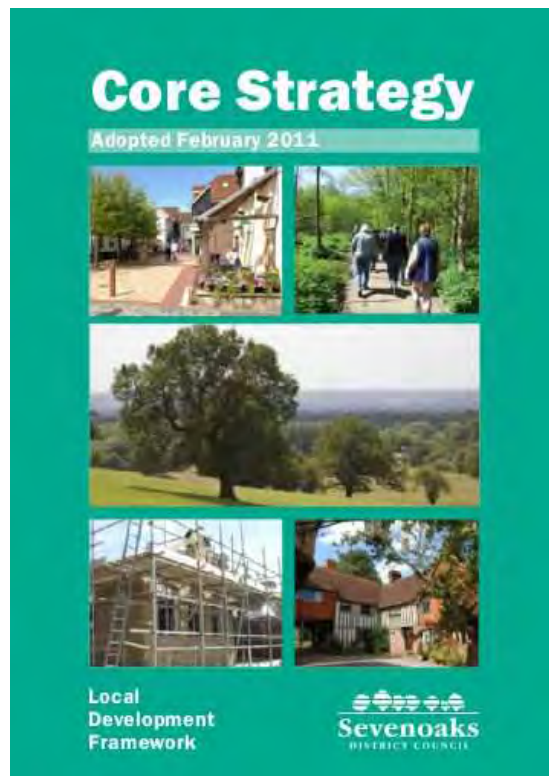
Hannah Gooden, July 2018

Sevenoaks District  
**Draft Local Plan**  
Consultation July 2018

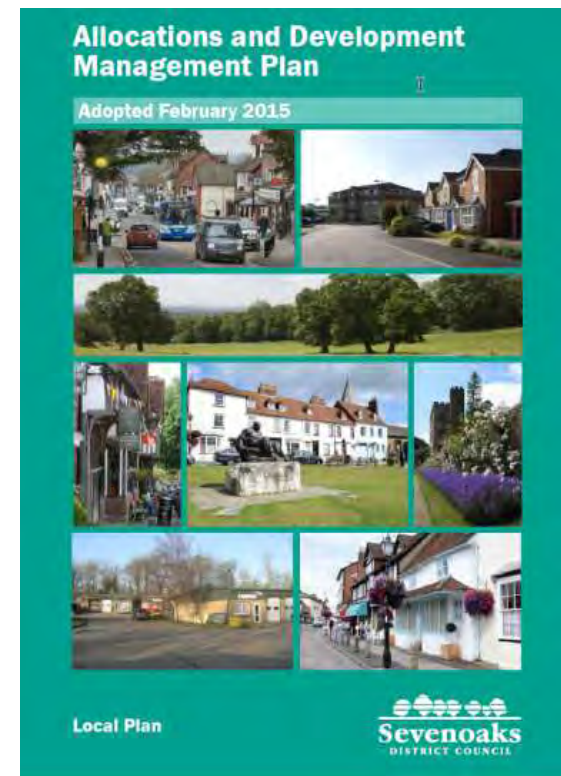


[www.sevenoaks.gov.uk/draftlocalplan](http://www.sevenoaks.gov.uk/draftlocalplan)

# What is our existing Plan?



- Currently adopted Local Plan consists of a Core Strategy (2011) and Allocations and Development Management Plan (ADMP) (2015)
- Existing SDC adopted policy sets a target of 3,300 homes (2006-2026) (165 per annum)



# How well has the Local Plan done?

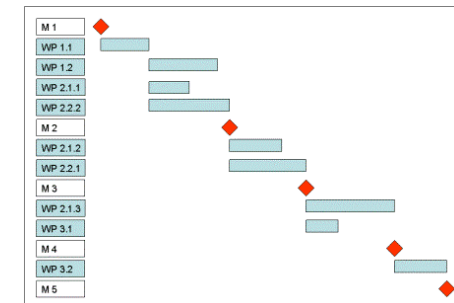


- 2,500 homes built over the last 10 years (against target of 165 pa)
- Core Strategy (2006-2026) is now ten years old
- Changes in national planning policy (NPPF)
  - Specifically process for calculating housing need



## Key Milestones for the new Sevenoaks District Local Plan?

- Summer 2017 - **1<sup>st</sup> Public Consultation** on Issues and Options - Magnificent response - 15,000 surveys (30% of households)
- Summer 2018 - **2<sup>nd</sup> Public Consultation** on draft local plan - to be agreed by Cabinet on Thursday - to run for 8 weeks from 16 July - 10 September 2018
- Late 2018 - Publication (**3<sup>rd</sup> Public Consultation**) and Submission for examination by planning inspector\*
- 2019 - Examination and Adoption



# Issues and Options 2017

- Survey to every home in the District - 15,000 responded and overwhelmingly supported our ideas
- Views on the ‘issues’ facing the area and ‘options’ for dealing with them





You said...	We are proposing to...
Continue to protect the Green Belt which accounts for 93% of the area	Continue to protect the Green Belt and only support development in 'Exceptional Circumstances' (as set out by government) where it provides significant social and community benefits
Build new homes on brownfield land	Focus new housing in existing settlements and on brownfield land in the Green Belt
Deliver new and improved infrastructure where and when needed to support new housing, particularly new schools and medical facilities	Take advantage of the opportunities for new and improved infrastructure where needed, funded by developers. We will work with partners to ensure the timely delivery of improvements
Build new housing at higher densities in existing urban areas	Allow new homes to be built at higher densities in our existing settlements to help us to continue to protect the Green Belt

# Key Evidence Base

- **Housing needs** - 13,960 to 2035 (or 698 pa) - government standardised figure (4 fold increase from Core Strategy)
- **Economic needs** - 11.6ha to 2035
  - 7.2ha for office use (B1a/b)
  - remainder for industrial, warehousing and storage
- **Retail study** -32,100m<sup>2</sup> retail floorspace to 2035
  - 21,700m<sup>2</sup> comparison goods (non food) e.g. 80 retail units
  - 10,400m<sup>2</sup> convenience goods (food) e.g. 6 medium supermarkets



# Local Plan Objectives

1. Promote **housing choice** for all
2. Promote well designed, safe places and safeguard and enhance the district's distinctive high quality **natural and built environments**
3. Support a **vibrant local economy** both urban and rural
4. Support lively communities with well performing **town and village centres** which provide a range of services, facilities and infrastructure
5. Promote **healthy living opportunities**
6. Promote a **greener future**



# What is the Draft Local Plan?

- New planning policy that outlines what can be built and where and what should be protected up to 2035
- Covers employment, retail, housing, infrastructure and the environment
- Once adopted, will be used to determine planning applications
- Will replace our Core Strategy and Allocations and Development Management Plan (ADMP)
- Key issue is the ability to build new housing in an area that is 93% Green Belt



# Development Strategy

- Prioritising land in existing built up areas - towns and villages
- Then considering contribution of previously developed or 'brownfield' land
- This would provide only half the new homes needed
- Considering green field Green Belt sites only in '*Exceptional Circumstances*' -where sites are providing social and community infrastructure that meets an existing local need

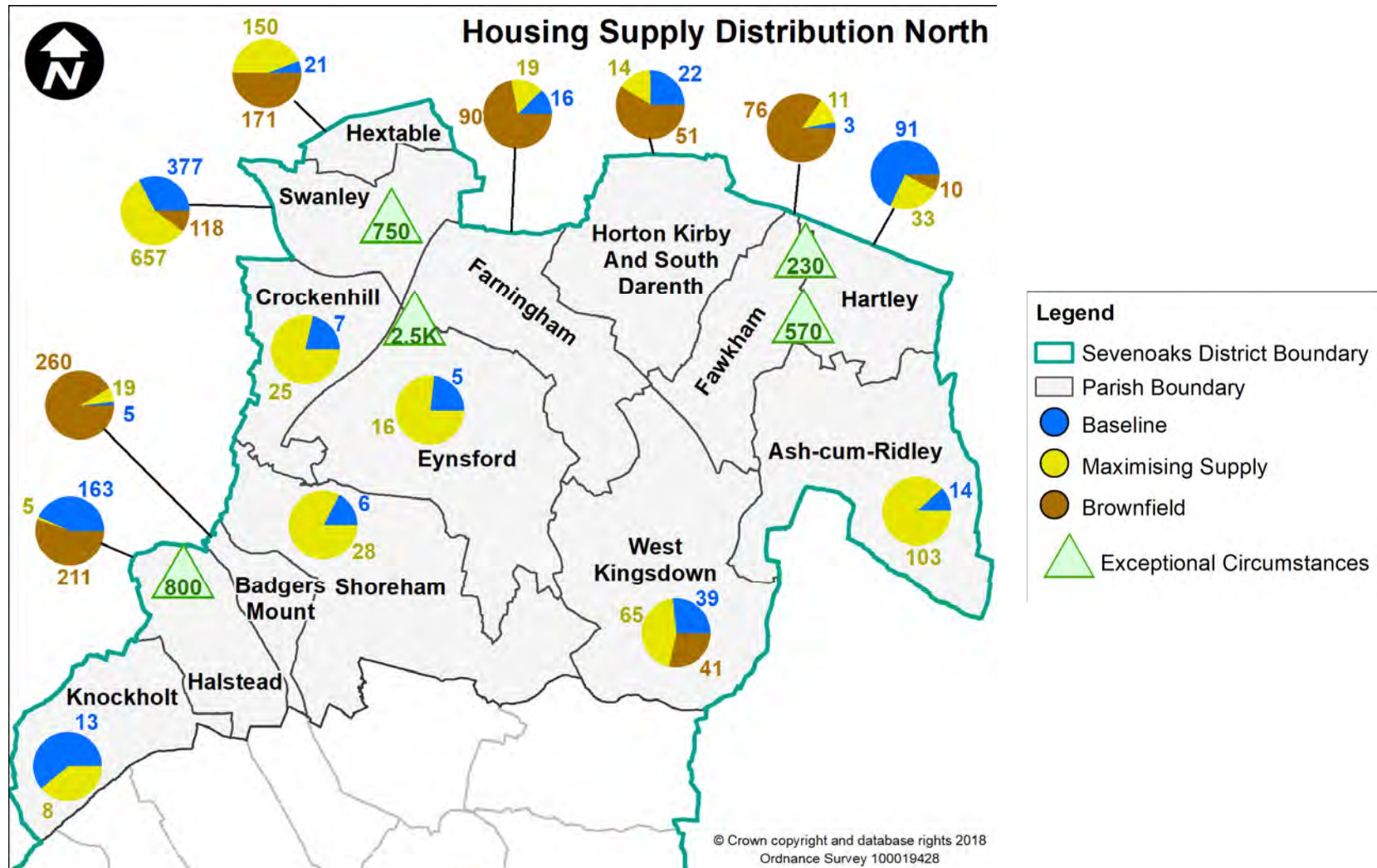


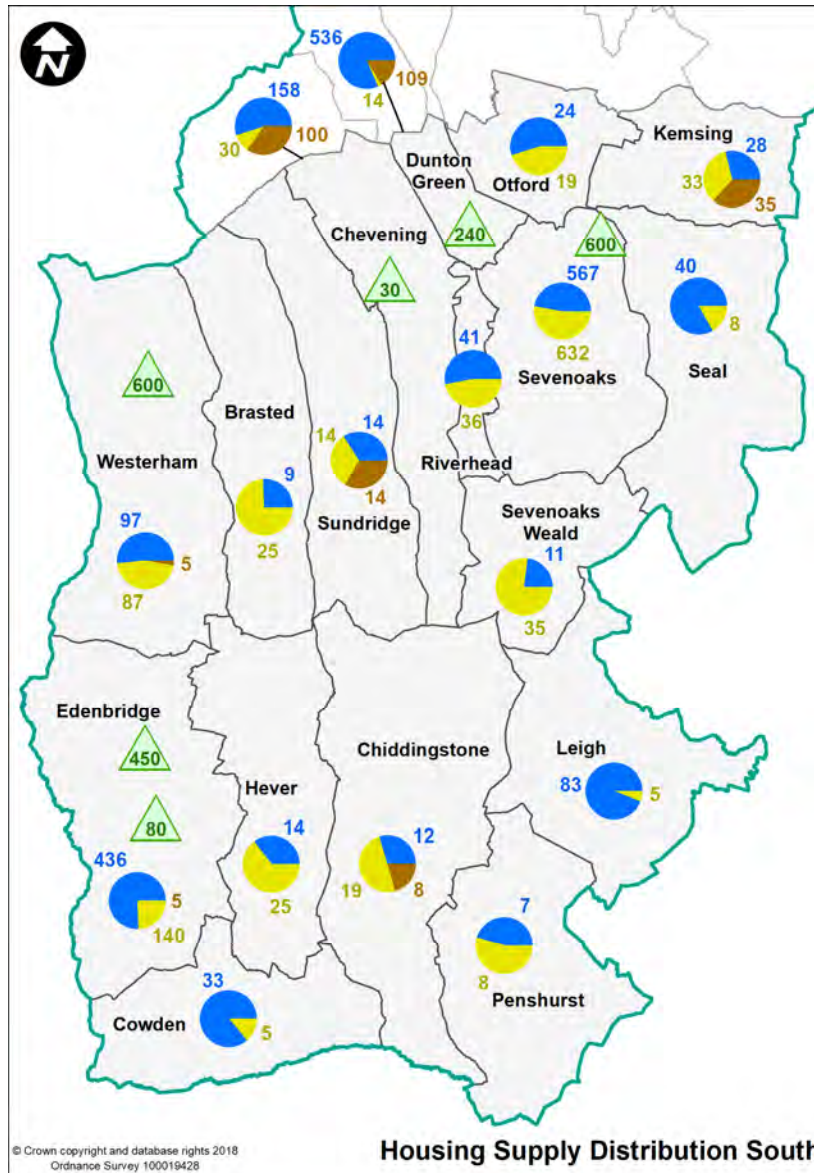
## Exceptional Circumstances Sites

- 12 Green field Green Belt sites across the District under consideration
- All propose social and community infrastructure in addition to housing
- Inclusion in the consultation does not guarantee their inclusion in the final draft of the Plan - we are testing their ‘exceptional circumstances’, informed by stakeholder and community consultation



# Housing Supply Distribution





**Legend**

- Sevenoaks District Boundary
- Parish Boundary
- Baseline
- Maximising Supply
- Brownfield
- Exceptional Circumstances



# Key Messages

- Despite national pressures, our draft Local Plan continues to protect 99% of our existing Green Belt and the rural nature of our District together with space for jobs, retail, leisure and open space - all essential components for the future prosperity of our District.
- Meeting development needs is a key aim of the Plan - but just as important is the need to place high value on the varied and distinctive places that make up Sevenoaks

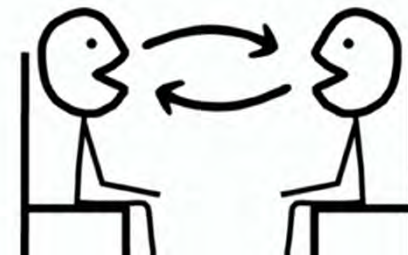


# Consultation - Drop-Ins

Town	Date	Time	Location
Westerham	19 July	2pm-8pm	Westerham Town Council Offices, Russell House, Market Square, TN16 1RB
Sevenoaks	26 July	11am-3pm	Blighs Market Place, Opposite Costa Coffee, Sevenoaks, TN13 1DA
Hartley	31 July	2pm-8pm	All Saints Church Hall, Ash Road, Hartley, DA3 8EL
Edenbridge	14 August	2pm-8pm	Waitrose Edenbridge, Mont St Aignan Way, Edenbridge, TN8 5LN
Swanley	29 August	2pm-8pm	Swanley Link, London Road, Swanley, BR8 7AE
Sevenoaks	5 Sept	2pm-8pm	Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG

# Consultation

- 16 July - 10 September
- In Shape publication to all households
- Interactive map / web portal / Social media presence
- Prefer online response, but still can email or write
- Paper copies of the Plan at SDC offices, libraries across the District and will be sent to town/parish councils
- Engagement with hard to reach groups - young, commuters, gypsy and travellers
- Please encourage all to respond!



# Next Steps

- Draft Local Plan consultation - Summer 2018
- Pre-submission Publication - Winter 2018
- Submission and Examination - Spring 2019
- Adoption - Autumn 2019



# Planning Applications to be Considered

Planning Applications received to be considered on 13 August 2018

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01794/FUL	Mr M Mirams 28-08-2018	Cllr Schneider	Mr R Sonnex 455066
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Wilson			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/18
<b>Conversion of cellar to habitable accommodation and conversion of barn to two storey residential unit.</b>				

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01795/LBCALT	Mr M Mirams 28-08-2018	Cllr Schneider	Mr R Sonnex 455066
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Wilson			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/08/18
<b>Conversion of cellar to habitable accommodation and conversion of barn to two storey residential unit.</b>				

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01820/HOUSE	Louise Cane 23-08-2018	Cllr Piper	Mr D Dennis 240140
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Palin			4 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/08/18
<b>Demolition of the conservatory and chimney. Erection of ground floor rear extension with rooflights and ground &amp; first floor side extension; proposed roof conversion with rear dormer; alteration to fenestration; new retaining wall at side; enlarging car parking area.</b>				
<b>18/01820/HOUSE - Amended Plan</b>				
<b>Amended plans have been submitted.</b>				

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01985/HOUSE	Natalie Rowland 24-08-2018	Cllr Busvine	Mr Kaczmarczyk 864459

# Planning Applications to be Considered

Planning Applications received to be considered on 13 August 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Chandler	Ivy Lodge	Hitchen Hatch Lane	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			06/08/18
<b>Demolition of outbuilding to facilitate erection of timber framed studio with rooflights in the rear garden.</b>			

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02148/HOUSE	Natalie Rowland 27-08-2018	Cllr Parry	Mr Knight 07966484610
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Jiggins		7 Downsvie Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/08/18	
<b>Demolition of existing garage and the erection of a part two storey and single storey side and rear extension, first floor rear extension and single storey front extension.</b>				

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02270/HOUSE	Alexis Stanyer 20-08-2018	Cllr Mrs Parry	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs S Lotherington		192A Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/07/18	
<b>Single storey brick extension to the front of the house. Installation of two sun tunnels.</b>				

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02283/LDCPR	Alexis Stanyer 20-08-2018	Cllr Towell	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Gilman		26 Bosville Drive	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/07/18	
<b>Erection of a dropped kerb and hardstanding to the front.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 13 August 2018

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02306/FUL	Mr M Mirams 14-08-2018	Cllr Waite	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<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>
				25/07/18
<p><b>Demolition of existing dwelling and garage. Erection of two replacement two storey with roof accommodation dwellings (sic) with garage facilities and associated works.</b></p> <p><b>Amended Plan (for information only) received from SDC 25-07-2018:</b></p> <p><b>The demolition of existing garage has been removed.</b></p> <p><b>Amended proposal description:</b></p> <p><b>Demolition of existing dwelling. Erection of two replacement two storey with roof accommodation dwellings (sic) with garage facilities and associated works.</b></p>				

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02321/FUL	Natalie Rowland 16-08-2018	Cllr Piper	Mr Wells 01634 786728
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecombe Investments		Wildbriar	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/07/18
<p><b>Erection of a new 5 bedroom detached residential dwelling with attached garage and store room and associated access and amenity area.</b></p>				

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02322/FUL	Mr M Mirams 22-08-2018	Cllr Hogarth	Mr Alderman 01689 8363
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent House Partnership		Pine Ridge	97 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/08/18
<p><b>Demolition of existing hotel buildings and change of use and the construction of a four storey residential building comprising 7 x 2 bedroom apartments and 1 x 3 bedroom apartment, part retention of existing single storey building to rear to provide 1 x 2 bedroom apartment (9 flats in total) with 11 off-street parking spaces and communal amenity space.</b></p>				

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02324/HOUSE	Holly Pockett 15-08-2018	Cllr Chakowa	Mr D Dennis 240140

# Planning Applications to be Considered

Planning Applications received to be considered on 13 August 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jones		145 Bradbourne Park Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			27/07/18
<b>Demolition of rear conservatory. Erection of ground floor rear extension with rooflights. Alterations to fenestration.</b>			

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02335/CONVAR	Emma Gore 27-08-2018	Cllr Towell	Mr Williams 01656 64445
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Toolstation	Unit 1, Bat & Ball Enterprise	Bat And Ball Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/08/18	
<b>Variation of condition 4 of 17/02387/FUL to change of use from Class B1 to Class B8 (Storage &amp; Distribution) with Ancillary Trade Counter with amendment to the hours to 07:00 to 20:00 Monday to Saturday (including Bank Holidays) and 09:00 to 17:00 on Sundays. No deliveries shall be taken at or dispatched from the site outside the hours of 05:00 to 22:00 Monday to Sunday.</b>				

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02380/HOUSE	Alexis Stanyer 20-08-2018	Cllr Parry	Mr Bunce 01622 691169
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr A Hogg		16 Hurst Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/07/18	
<b>Erection of a new garage with attic storage.</b>				

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02416/HOUSE	Holly Pockett 22-08-2018	Cllr Busvine	Mr Tomsett 01303 65600
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr B Wilkinson	2 Red House Cottages	High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/08/18	
<b>Replacement of windows and a new satellite dish.</b>				



# Planning Applications to be Considered

Planning Applications received to be considered on 13 August 2018

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>18/02437/HOUSE</b>	Alexis Stanyer 23-08-2018	Cllr Parry	Mr Blackford 0793819083
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr R Lloyd	The Larkins	107 Solefields Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/08/18	
<b>Erection of a new porch with fenestration constructed inline with an existing front projection with new roof and inclusion of rooflight within existing roof.</b>				