

19th September 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** 24th September 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 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
web: 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 10th September 2018.

5 DRAFT LOCAL PLAN CONSULTATION JULY 2018 – DEVELOPERS’ FORUM

a) To note that a copy of the presentation made by Sevenoaks District Council at the Developers’ Forum Meeting on 30th August 2018 is being circulated with the agenda for information.

b) To note that copies of the following, forwarded by the Planning Policy Officer after the meeting, are being circulated with the agenda for information:

- i. Letter from Rt Hon Sir Michael Fallon MP to Rt Hon James Brokenshire MP, regarding homebuilding targets in Sevenoaks
- ii. Response from Rt Hon Jake Berry MP

6 PLANNING APPEALS

To receive and note the following appeal decision:

- APP/G2245/W/18/3198430: SE/17/01857/FUL – 30 South Park (Appeal Dismissed)

7 PLANNING APPLICATIONS

a) To receive and note planning applications considered under Chairman’s Action.

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

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

c) The meeting will be reconvened to consider planning applications received during the two weeks ending 19th September 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 10th September 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper - Chairman	Present
Cllr Chakowa		Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Apologies
Cllr Hogarth	Present – Arrived 7.03pm	Cllr Waite	Apologies
Cllr Mrs Parry	Present – Departed 7.20pm	Cllr Walshe	Present

Also in attendance:

Town Clerk
Planning Assistant

PUBLIC QUESTION TIME

None

229 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

230 DECLARATIONS OF INTEREST

Councillors Canet and Raikes declared a non-pecuniary interest in:

[6] - REVISED GAMBLING POLICY: CONSULTATION

Councillors Piper, Parry, Eyre, Raikes and Hogarth declared a non-pecuniary interest in:

[Plan no. 8] - 16 Oak Warren

231 MINUTES

The Committee received and considered the minutes of the Planning Committee meeting held on 28th August 2018.

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

[213] [iii] – DRAFT LOCAL PLAN CONSULTATION JULY 2018

It was noted that the final version of Sevenoaks Town Council's response had been submitted to Sevenoaks District Council on 5 September 2018.

Informative: It was agreed that a copy of the response would be circulated with the Minutes.

232 DEVELOPMENT CONTROL COMMITTEE

The Committee received and noted the Development Control notice for:

SE/17/03508/FUL – 3 Webbs Court, Buckhurst Lane

It was noted that Councillor Parson represented Sevenoaks Town Council at Development Control Committee on 6th September 2018 and spoke against the application, which was subsequently refused by Sevenoaks District Council.

233 REVISED GAMBLING POLICY CONSULTATION

The Committee received and noted Sevenoaks District Council's consultation document "Draft Gambling Policy 2019".

The Committee noted that, while there are currently very few gambling outlets in the Town, the document was nonetheless important for clarifying and updating regulations.

RESOLVED: That Sevenoaks Town Council would respond positively to the Consultation.

234 PLANNING APPLICATIONS

a) The Committee noted applications submitted under Chairman's Action.

b) The Committee considered planning applications received during the two weeks ending 4th September 2018. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

235 PRESS RELEASES

It was RESOLVED that Sevenoaks Town Council's response to the DRAFT LOCAL PLAN CONSULTATION JULY 2018 be released to the Press.

Finished 7.35pm

Planning Applications Considered

Applications considered on 10-9-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02379/CONVAR	Sean Mitchell 12-09-2018	Cllr Hogarth	Mr Wise 07901 667735
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Tremaine			148-152 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/18
Variation of condition nos. 11 & 13 of 17/01706/OUT (Outline application for proposed construction of a new building on car sales site, to provide a new single shop unit with 6 No. residential apartments and associated alterations to the fenestration of No. 154 with some matters reserved) to show amendment to the windows of the side elevation of 154 St Johns Road.				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02515/HOUSE	Alexis Stanyer 12-09-2018	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van der Merwe			30 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/18
Demolition of existing garage, conservatory, and a portion of the ground and first floor. New two-storey rear and side extension, loft accommodation and alteration to fenestration. Erection of a new garage.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02522/HOUSE	Emma Gore 10-09-2018	Cllr Parson	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Humphries			9 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/18
Single storey rear extension with rooflights. Landscaping works to include new retaining walls and reduce ground levels to the rear.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02566/ADV	Natalie Rowland 11-09-2018	Cllr Busvine	Mr Jarvis 01618 300600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jarvis		A And J Kitchen Designs	14-18 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/18
Non-illuminated shop front Fascia and non-illuminated Hanging Sign.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-9-18

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02581/HOUSE	Emma Gore 14-09-2018	Cllr Piper	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Redgate		Loxwood	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/18
Conversion and extensions to the existing house and garage, together with landscape works to include location of an open air swimming pool.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02584/HOUSE	Holly Pockett 18-09-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/18
Side extension set back from original dwelling, single storey side aspect with skylights removed entirely, lowered and pitched extension roof-line to the principal elevation and reduction in width of two storey rear extension.				

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the materials will be in keeping with the existing property and surrounding area.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02584/HOUSE	Holly Pockett 20-09-2018	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/18
Side extension set back from original dwelling, single storey side aspect with skylights removed entirely, lowered and pitched extension roof-line to the principal elevation and reduction in width of two storey rear extension.				

18/02584/HOUSE - Amended plan

The proposal has been amended for clarification:

Part single/part two storey side and rear extensions.

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the materials will be in keeping with the existing property and surrounding area.

Informative: Sevenoaks Town Council noted the clarified proposal description

Planning Applications Considered

Applications considered on 10-9-18

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02611/HOUSE	Holly Pockett 18-09-2018	Cllr Parry	Miss Davies 0771753368
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P Furse			16 Oak Warren	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/18
Demolition of rear conservatory. Erection of single storey side extension and two storey rear extension with a glazed balustrade to balcony and juliet balcony at rear. Modifications to roof structure to facilitate the loft conversion to habitable space. Alterations to fenestration.				

Sevenoaks Town Council recommended refusal, on the following grounds:

The property is situated on Metropolitan Green Belt Land.

The proposal is overbearing and of excessive bulk.

The proposal would have an unacceptably adverse impact on the amenity of neighbouring properties.

The proposal could potentially set a precedent for the conversion of bungalows into two-storey houses in this area.

Informative:

Sevenoaks Town Council believes that the conservatory which is to be demolished was added after the original build. With regards to this, Sevenoaks Town Council queries how great an increase in overall mass would be permissible.

Sevenoaks Town Council believes that there may be historic conditions attached to development on this land and would ask the Planning Officer to take any such conditions into consideration.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02639/LBCALT	Natalie Rowland 19-09-2018	Cllr Parson	Miss C Proto 462100
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/08/18
Install a new roof access system to the Chapel roof.				

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

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02676/ADV	S Mitchell 19-09-2018	Cllr Canet	Mr Walcott 01189 507700
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Aldi Stores Ltd		Haywards	Oxford Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/08/18
Installation of signs.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 10-9-18

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02699/HOUSE	Emma Gore 21-09-2018	Cllr Mrs Walshe	Mr Hardwick 0796484056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Otto			23 Hilingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/18
Single storey rear extension with rooflights. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

Sevenoaks Town Council (STC) considered the Draft Local Plan on 28th August 2018 and has prepared the following response:

Sevenoaks Town Council notes that current provision of transport and infrastructure in Sevenoaks is already inadequate and is concerned that the document fails to clearly define existing problems, which will only be exacerbated by proposed development on such a large scale.

Sevenoaks Town Council recommends that the document should clearly set out:

- Potential solutions for providing transport and infrastructure that will be fit for purpose for future generations
- Barriers to the implementation of such solutions (e.g. funding) and how these might be overcome

Sevenoaks Town Council considers it paramount that, where necessary infrastructure improvements are proposed to make larger development schemes viable, infrastructure delivery should be placed at the beginning of the build programme, rather than occurring after housing development, to avoid under-delivery by developers.

In terms of rail services into London, Sevenoaks Town Council expresses concern that the document does not address the need to increase capacity substantially, given that the local working population is expected to rise by around 25% during the plan period.

Faced with the continued expansion of secondary school provision in Sevenoaks, STC wishes to emphasise the need to improve transport capacity in respect of this and to address traffic congestion and poor air quality. The Council also notes that many pupils are forced to travel into Sevenoaks from surrounding settlements and Towns and suggests that secondary school provision across the District be increased to avoid this.

Sevenoaks Town Council expresses concern that staff working at schools in Sevenoaks are forced to commute into the town from outside the area, owing to a lack of affordable housing. In periods of heavy snow, schools are often forced to remain closed to pupils through lack of staff. Sevenoaks Town Council would be sympathetic to on-site delivery of Key Worker housing, suggesting that it should qualify as 'exceptional circumstances'.

Sevenoaks Town Council also wishes to underline a general lack of school provision: Both primary and secondary schools in Sevenoaks are already oversubscribed and overstretched.

Sevenoaks Town Council notes that current GP and Health provision in Sevenoaks is inadequate. Existing services are overstretched and struggling to cope with demand. STC insists that capacity be drastically increased, in anticipation of the increase in population which would arise from the housing delivery targets set out in the Local Plan. STC also urges SDC to address the problem of GPs and other NHS personnel being unable to afford to live in Sevenoaks (and resultant recruitment issues) through provision of affordable housing for Key Workers.

Sevenoaks Town Council believes that a 40% affordable housing target must be adhered to, but also wishes to raise the issue of a tendency for housing developments in Sevenoaks Town to be comprised of a small number of units. Small developments such as these are not required to make on-site provision in line with targets and financial contributions are collected by Sevenoaks District Council which, historically, have remained unspent. STC would welcome more powers enabling Local Authorities to directly deliver and manage affordable housing, believing that Local Authorities are

better placed than Housing Associations to meet the longer term needs of the area and ensure effective allocation of homes.

With regards to various affordable housing options, Sevenoaks Town Council is firmly of the opinion that socially rented housing should be prioritised, especially where Essential Workers are concerned. STC also wishes to assert that that such housing should be located where the need is greatest (i.e. within Sevenoaks Town) even though other areas of the district are more attractive to Housing Associations due to their significantly lower land values.

Sevenoaks Town Council is aware that the District lacks a clear path of housing progression for an increasingly ageing population. STC would welcome increased provision within Sevenoaks Town, i.e. close to facilities, but would advise against the creation of a retirement village, emphasising the need to retain a diverse mix. STC agrees that downsizing should be encouraged, as this would free up larger homes for younger families, but equally notes that around 80% of older people currently live in owner-occupied properties, which could impede this process.

Where the development of new smaller (1-2 bedroom) homes is concerned, Sevenoaks Town Council recommends that maximum plot sizes be restricted to ensure that such smaller properties are retained in perpetuity. This would limit the possibility of subsequent extension into 3/4/5 bedroom homes, as currently often occurs due to high land values in Sevenoaks making it financially attractive. Sevenoaks Town Council strongly supports the delivery of small 1-2 bedroom homes on small plots.

STC wishes to underline the need for mixed housing developments, which offer a variety of options with regards to tenure. STC also cautions against the “commuter village” effect, especially in the light of the current trend of outward migration from London.

Given that many people living in Sevenoaks work in London, Sevenoaks Town Council considers it all the more important that the town’s economy should be able to thrive, with vibrant Town (and Local) Centres able to face the challenges posed by online shopping. STC would aim to retain 70% of frontages as retail. STC notes the potential closure of banks in Sevenoaks Town Centre: imposing buildings that would need to be put to appropriate use. To help maintain a thriving town centre, STC believes that residential development on the first floor (and above) in the Town Centre should be encouraged. STC suggests that it might be possible to deck over Town Centre car parks to create additional housing, given that these are empty at night.

Regarding local business development, STC believes that it is vital to provide a favourable environment for high-tech and high-value service industries, which would in turn facilitate improvements in infrastructure. This would include the upgrading of the Vestry Estate as outdated industries move out.

However, with regards to all the points outlined in this response, Sevenoaks Town Council acknowledges the difficulties in maintaining coordination between local authorities and multiple Central Government agencies (and their providers), in order to achieve common goals. Sevenoaks Town Council recognises that the remoteness and inflexibility of Central Government, whose predictions and imposed targets are generally based on crude calculations at a national level, present an ongoing challenge in preparing a Local Plan.

Sevenoaks Town Council

5th September 2018

Sevenoaks District

Draft Local Plan

Consultation July 2018



Draft Local Plan

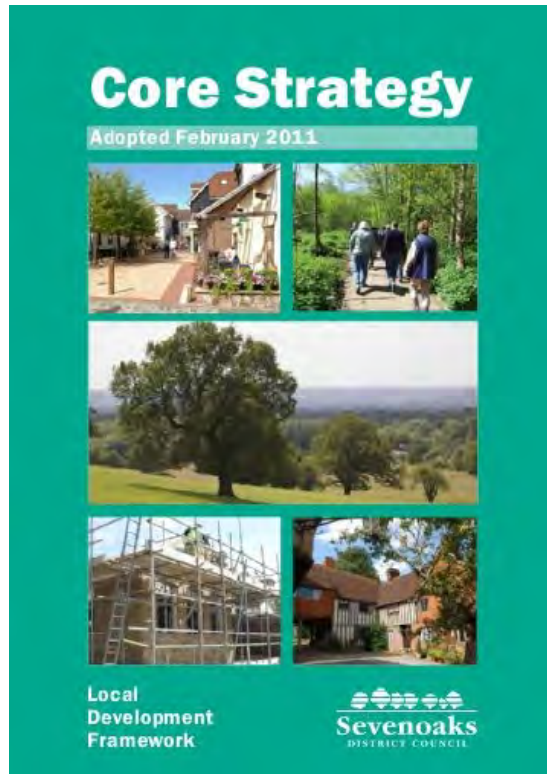
Hannah Gooden
August 2018



- Welcome
- Presentation
- Q&A session 1
- Group exercise and feedback
- Q&A session 2
- Close


- Some context
- What did we learn from Issues and Options?
- Aims and Objectives of the Draft Local Plan
- Development Strategy
- Exceptional Circumstances - what are they?
- Consultation & Next steps

What is our existing Plan?



Core Strategy
Adopted February 2011

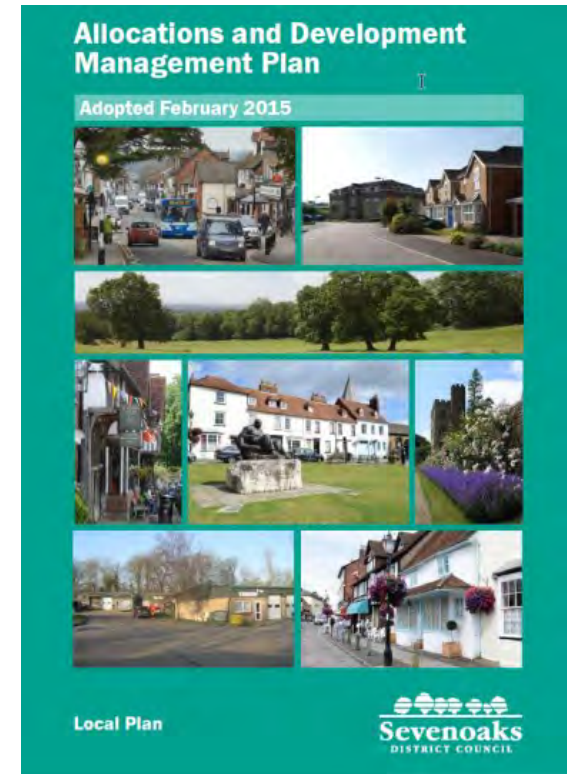
Local Development Framework



Sevenoaks
DISTRICT COUNCIL


The cover features a teal background with the title 'Core Strategy' in white. Below the title is a light green bar with the text 'Adopted February 2011'. The central area contains five photographs: a street scene with a house, a group of people walking on a path, a large tree in a field, a building under construction with scaffolding, and a traditional timber-framed house. At the bottom left is the text 'Local Development Framework' and at the bottom right is the Sevenoaks District Council logo.

- 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)



Allocations and Development Management Plan
Adopted February 2015

Local Plan



Sevenoaks
DISTRICT COUNCIL

The cover features a teal background with the title 'Allocations and Development Management Plan' in white. Below the title is a light green bar with the text 'Adopted February 2015'. The central area contains a collage of eight photographs showing various townscapes, streets, and buildings. At the bottom left is the text 'Local Plan' and at the bottom right is the Sevenoaks District Council logo.

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



Issues and Options - summer 2017

- Survey to every home in the District-15000 responded (30% of households) and overwhelmingly supported our ideas
- Views on the ‘issues’ facing the area and ‘options’ for dealing with them



You said...	We are proposing to...
<p>Continue to protect the Green Belt which accounts for 93% of the area</p>	<p>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</p>
<p>Build new homes on brownfield land</p>	<p>Focus new housing in existing settlements and on brownfield land in the Green Belt</p>
<p>Deliver new and improved infrastructure where and when needed to support new housing, particularly new schools and medical facilities</p>	<p>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</p>
<p>Build new housing at higher densities in existing urban areas</p>	<p>Allow new homes to be built at higher densities in our existing settlements to help us to continue to protect the Green Belt</p>

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** -32,100m² retail floorspace to 2035
 - 21,700m² comparison goods (non food) e.g. 80 retail units
 - 10,400m² convenience goods (food) e.g. 6 medium supermarkets



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 - it provides certainty
- Covers employment, retail, housing, infrastructure and the environment
- Once adopted, will be used to determine planning applications and will replace the Core Strategy and ADMP
- It's based on evidence to ensure future development meets the needs of current and future generations
- Key issue is the ability to build new housing in an area that is 93% Green Belt



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**



Development Strategy

- Building in existing towns and villages, at higher density
- Building on previously developed or ‘brownfield’ land, in sustainable locations
- 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

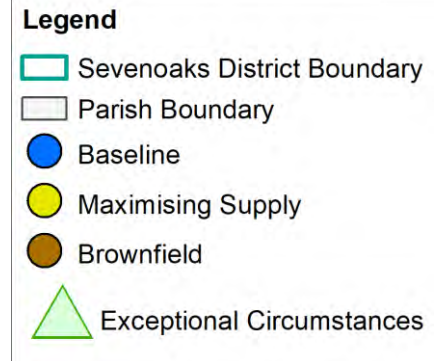
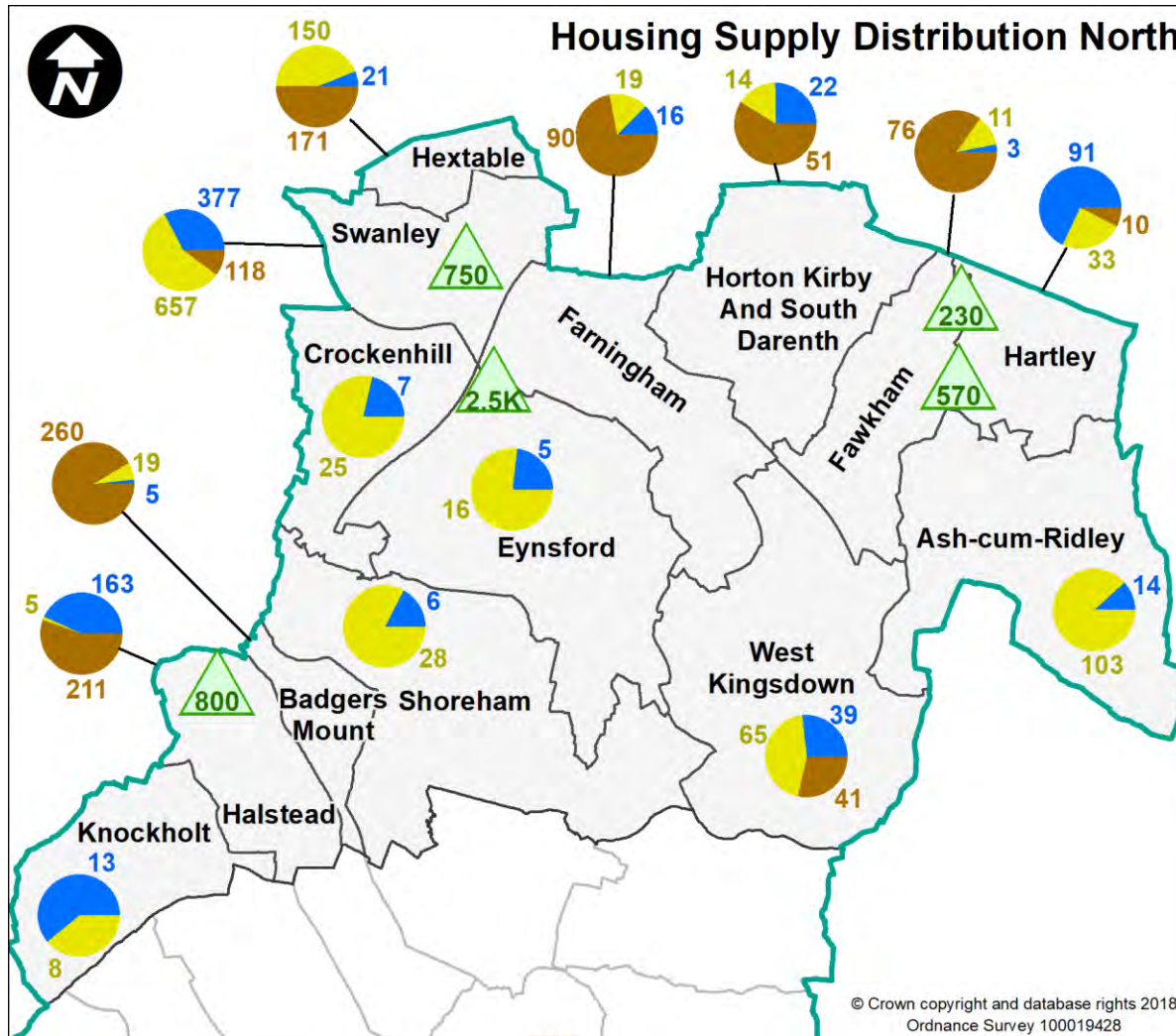


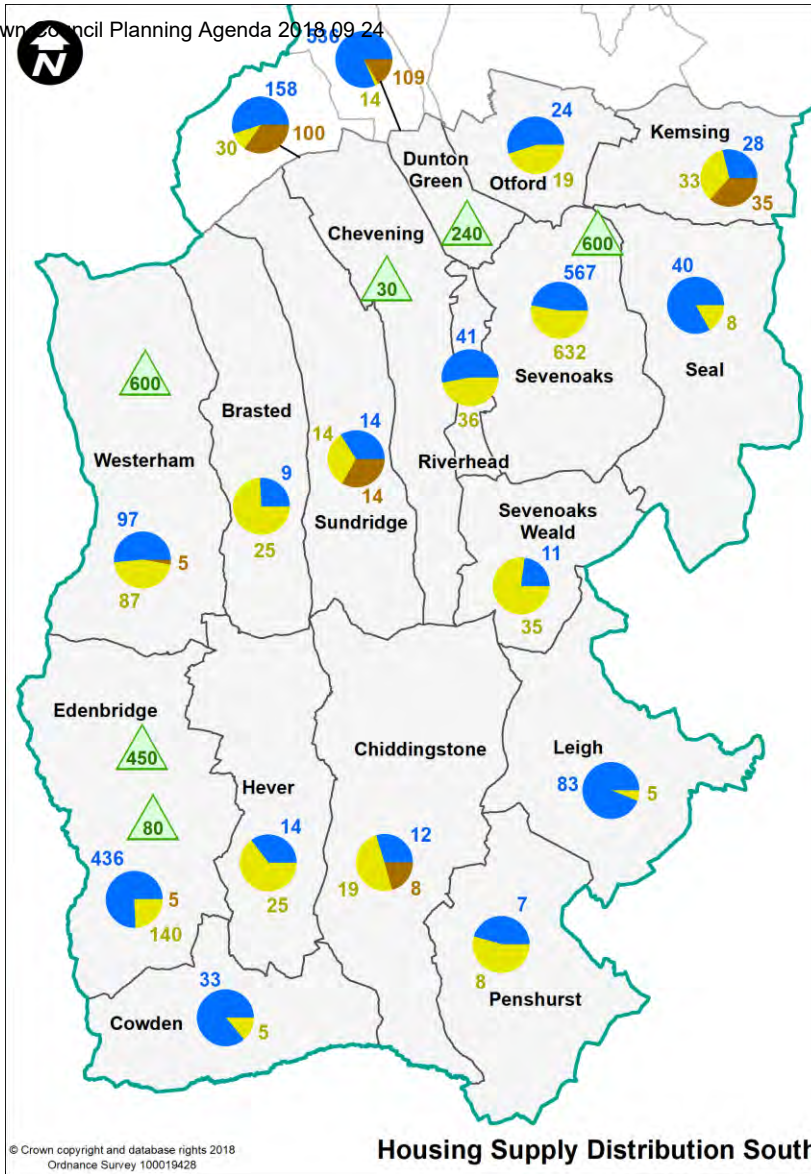
Exceptional Circumstances Sites

- No national definition
- 12 Green field Green Belt sites across the District currently under consideration
- All propose social and community infrastructure in addition to housing
- Inclusion in consultation does not guarantee their inclusion in the final draft of the Plan-testing their ‘exceptional circumstances’, informed by stakeholder and community engagement



Housing Supply Distribution





Legend

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

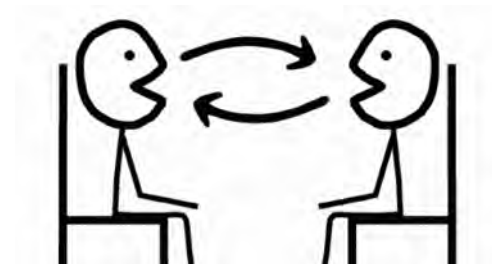
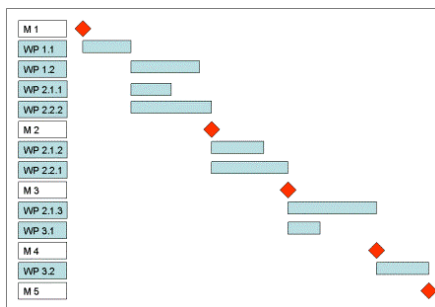
Key Messages

- 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



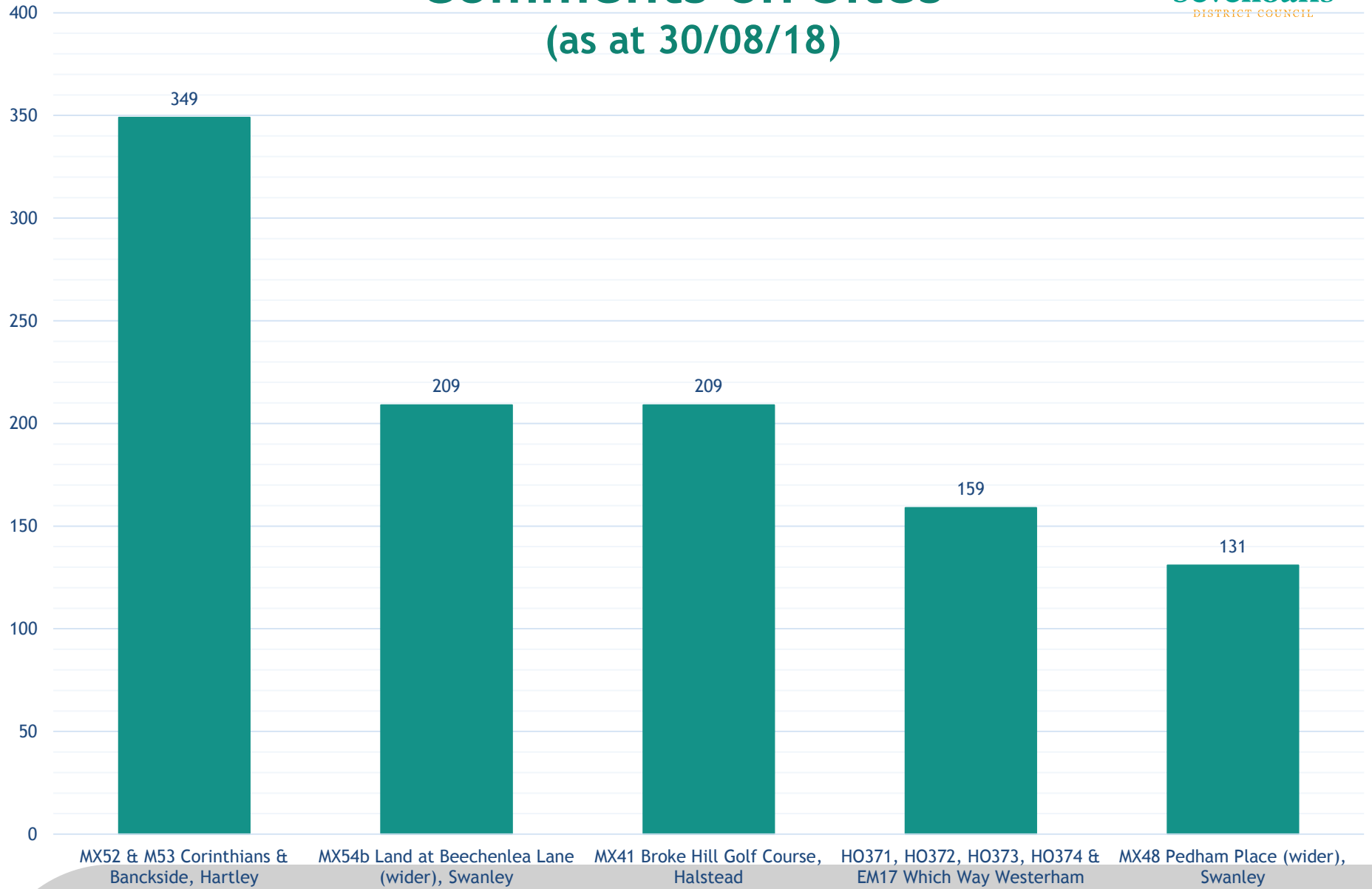
Consultation

- 16 July - 10 September
- In Shape publication to all households / social media
- Interactive map - 1,900 responses to date
- Engagement with hard to reach groups - young, commuters, gypsy and travellers
- Please respond, preferably online!



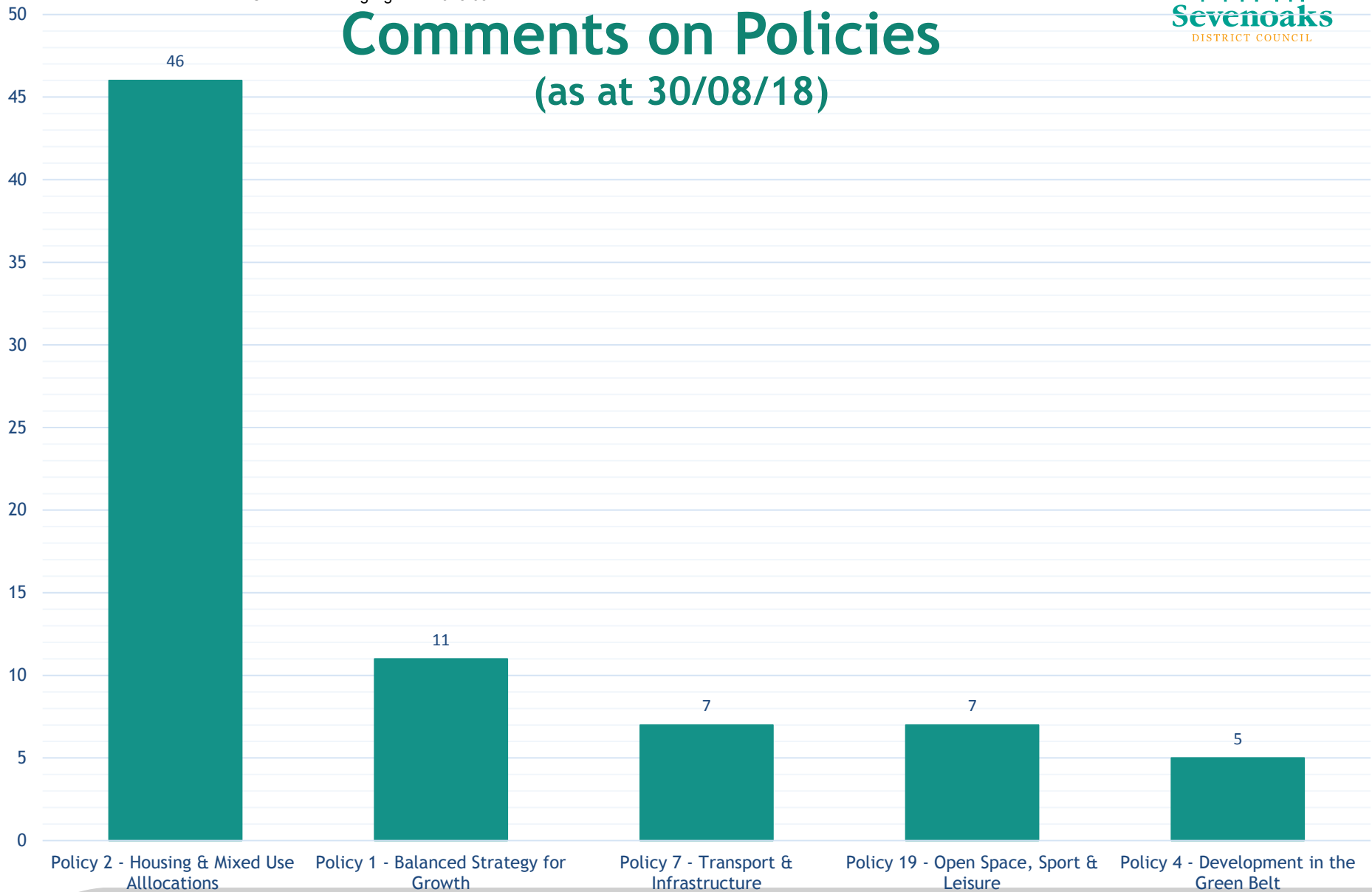
Comments on Sites

(as at 30/08/18)



Comments on Policies

(as at 30/08/18)



Next Steps

- Draft Local Plan consultation - Summer 2018
- Pre-submission Publication - Winter 2018
- Submission & Examination - Spring/Summer 2019
- Adoption - by the end of 2019



Any Questions?



Group Exercise - Group A

1. Do you agree with our approach to ‘**Exceptional Circumstances**’? and do you have any thoughts on this strategy?
2. What do you think of **Article 4 directions** being set on new office accommodation, to protect our employment base?
3. What are your thoughts on providing more **affordable housing**? For example; smaller sites, cross subsidy and rural exceptions.
4. What are your thoughts on the stream-lined **Green Belt policies**?



Group Exercise - Group B

1. Do you agree with our approach to ‘**Exceptional Circumstances**’? and do you have any thoughts on this strategy?
2. What are your thoughts on a **Design Review Panel**?
3. What is your opinion on the more **flexible** approach to **Town Centre uses and Housing Densities**?
4. Health and well-being are important issues in this Plan. What are your views on promoting **healthy living** and do you have any further suggestions?



16th May 2018

Rt Hon James Brokenshire MP
Secretary of State for Housing, Communities and Local Government
Ministry of Housing, Communities and Local Government
2 Marsham Street
London
SW1P 4DF

I am writing regarding the house building target in my constituency, Sevenoaks.

As you will be aware, Sevenoaks is 93 per cent Green Belt and 6 per cent AONB, making my constituency one of the hardest hit by the new housing target. I have reviewed the target carefully with the District Council and I have met a number of residents groups from villages throughout the constituency. It is clear to me that the current target of 14,000 new homes by the year 2035 is simply unrealistic. The Council is working hard to identify brownfield sites and others that might be brought forward to significantly increase the annual totals for which planning permission can be given, but I see no point in requiring the Council to comply with a target that is unachievable.

I am therefore asking you to look again at this particular target given the huge proportion of Green Belt land involved. As you know, all of us committed to protecting that Green Belt in our recent Election Manifesto.

With all best wishes,

MICHAEL FALLON

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Ministry of Housing,
Communities &
Local Government

The Rt Hon Sir Michael Fallon MP
House of Commons
London
SW1A 0AA

Jake Berry MP

Minister for the Northern Powerhouse and Local Growth

Ministry of Housing, Communities & Local Government

Fry Building
2 Marsham Street
London
SW1P 4DF

Tel: 0303 444 3440

Email: jake.berry@communities.gsi.gov.uk

www.gov.uk/mhclg

Our Ref: 3777957

05 JUN 2018

Dear Sir Michael

Thank you for your letter of 16 May to the Rt Hon James Brokenshire MP about homebuilding targets in your constituency of Sevenoaks and Swanley.

As the Prime Minister said in her statement on 5 March, to stop the seemingly endless rise in house prices, we simply have to build more homes – especially in the places where unaffordability is greatest. Making sure we plan for the right number of homes is a crucial first step. The National Planning Policy Framework has been revised to make it clear that authorities will use the standard methodology for assessing local housing need to ensure that the starting point in the process is a realistic reflection of the number of homes the country needs. Our consultation on the revised draft Framework closed on 10 May and we are currently analysing the substantial number of responses we received. A copy of the consultation document and the associated updated guidance is available at: <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>.

The proposed standard approach to assessing local housing need relies on publicly available and robust data. The proposed methodology uses projected household growth for the area of the local authority as a starting point. It is for local planning authorities to determine the housing requirement for their plans. Local authorities still need to consider how much of their need they can accommodate, taking into account any constraints, such as the Green Belt.

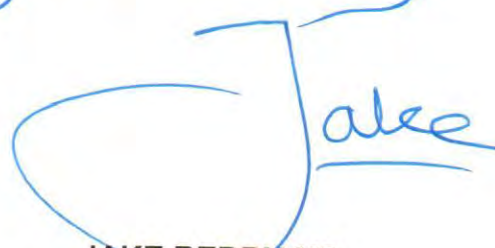
We are committed to maintaining the existing strong protections for the Green Belt. Local planning authorities may alter Green Belt boundaries only in exceptional circumstances, through the Local Plan process. The standard method for assessing housing need does not change that, but your constituent may wish to note the clarification of the 'exceptional circumstances' test we are proposing in our current National Planning Policy Framework consultation.

If adopted, the revised Framework would say that a local authority's strategy should:

- make as much use as possible of suitable brownfield and under-used land;
- optimise density of development, significantly raising minimum densities in town and city centres, and other locations well served by public transport; and
- be informed by discussion with neighbouring authorities to see if they could take some of the necessary development, as agreed in a Statement of Common Ground.

The current National Planning policy includes a duty for authorities to cooperate with each other on strategic planning matters. The draft National Planning Policy Framework included a new requirement for areas to produce statements of common ground. The statements would document cross boundary matters being addressed in plans and the progress being made on these. Effective joint working is integral to addressing needs that cannot be met wholly in one plan area.

We aim to publish the new version of the National Planning Policy Framework in late summer.

Yours sincerely

JAKE BERRY MP

Appeal Decision

Site visits made on 3 and 7 September 2018

by Joanna Reid BA(Hons) BArch(Hons) RIBA

an Inspector appointed by the Secretary of State

Decision date: 17 September 2018

Appeal Ref: APP/G2245/W/18/3198430 30 South Park, Sevenoaks TN13 1DU

- 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 Robert Dee against the decision of Sevenoaks District Council.
 - The application Ref SE/17/01857/FUL, dated 9 June 2017, was refused by notice dated 18 December 2017.
 - The development proposed is demolition of the existing building and construction of replacement dwelling.
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect that the proposed development would have on the living conditions of the occupiers of Gainsborough House, Cranfield House and Burtrand House with regard to outlook.

Reasons

3. The appeal site is within a mainly residential suburban area that is close to Sevenoaks town centre. The existing roughly south facing 2-storey dwelling at the site is at a higher level than, and set back from, the road, which drops down as it curves round to the north west. The nearby dwellings at 32, 34 and 36 South Park are similarly set back from the road. To the east is the part Victorian style roughly L-plan Gainsborough House, which is at a slightly higher level and closer to the road.
4. Gainsborough House and the 2 link detached dwellings behind it, Cranfield House and Burtrand House, **which are 3 of the 4 dwellings in the 'Millwood development'**, have modest back gardens that are side on to **the site's east** side boundary. The east side of the existing dwelling is alongside much of the back garden of Gainsborough House, which is about as wide as its single aspect west facing single storey kitchen/breakfast area (kitchen) link. Due to the form, scale and siting of the existing dwelling, with its low eaves of its catslide roof closest to the common boundary with the Millwood development, the lie of the land, and the tall fence between them, it does not look out of place in views from the dwelling and its private garden at Gainsborough House.
5. The existing dwelling would make way for the proposed dwelling, which would be in about the same place at the front. There would be a little more space

between the proposal and its east side boundary. However, the taller main part of the 3-storey dwelling, with its upper floor rooms in its part hipped part **flat (or 'crown') roof, would be** much taller, deeper and bulkier than the existing dwelling, and its single storey generally flat-roofed rear outshoot would project further rearwards into its fairly long back garden.

6. I saw the site from the dwellings and their back gardens at Gainsborough House, Cranfield House, Burtrand House and 32 South Park. The Council has not raised concerns about the single storey rear outshoot, and I see no reason to disagree. However, the taller main part of the proposal would be seen above the west side boundary fence at Cranfield House from the west facing glazing in the dual aspect garden room close by, from the west facing glazing in the single aspect dining area further away, and from its partly deeper L-plan garden. The proposal would be out of keeping with the spacious character of the suburban area, but as much of the open aspect above the common boundary fence and to the north would remain, the living conditions of the occupiers of Cranfield House would not be unacceptably harmed.
7. The proposal would also look out of place in views from the back garden of the dwelling at Burtrand House. However, due to the greater west/east depth of its back garden, and its distance away, the outlook of the occupiers of Burtrand House would not be significantly harmed. Also, due to its scale, siting and form and its relationship to the dwelling and its back garden at 32 South Park, the proposed dwelling would not unacceptably harm the outlook of the occupiers at 32 South Park.
8. However, because of its form, siting and depth, the main part of the proposal would extend from about the front of the formerly existing dwelling to well beyond the north boundary fence of the back garden at Gainsborough House. Whilst its hipped roofs would slope up away from the common boundary with Gainsborough House, because of its considerable scale, bulky form, tall height and siting, the main part of the dwelling would harmfully enclose almost all of the west side of the private garden at Gainsborough House. Thus, the proposal would have a significant oppressive effect on the outlook from the north facing drawing room doors and windows at Gainsborough House. However, because it would not affect the mainly open south outlook from that triple aspect room, the proposal would not significantly harm **its occupiers' living conditions**.
9. Even so, the west facing kitchen of Gainsborough House and its modest private garden are likely to be some of the most well-used parts of that dwelling. Because the proposal would harmfully intrude into the outlook from the single aspect kitchen relatively close by and from almost the entire private garden, it would have an unacceptably oppressive and overbearing impact on the outlook of its occupiers, which would significantly harm their living conditions.
10. The present vegetation by the west boundary fences at the Millwood development is taller than the fences in places but, as it is not within the control of the appellants, little weight can be afforded to its partial screening effect. Also, as the existing fairly sparse planting at the site could not reasonably be controlled by condition for more than a few years, it could not be relied upon to partly screen the proposal. Whilst the recommendation note for the Millwood development explained that its design took account of the living conditions of the occupiers of 30 South Park that does not imply that the proposal would be acceptable. The occupiers of the Millwood development

would reasonably expect that the existing dwelling at 30 South Park might be extended or replaced at some stage. However, they would also reasonably expect any future extension or new dwelling to comply with permitted development rights and/or local and national policy as relevant. The ground floor accommodation, which would satisfy the appellant's personal circumstances, is acceptable. As there is scope for reasonable bedroom and bathroom provision in a different scheme, the appellant's personal circumstances do not support this harmful proposal.

11. Therefore, I consider that the proposal would harm the living conditions of the occupiers of Gainsborough House with regard to outlook. It would be contrary to Policy EN2 of the *Sevenoaks District Council Allocations and Development Management Plan* which aims to safeguard the amenities of existing and future occupiers of nearby properties. It would also be contrary to the *National Planning Policy Framework* which seeks places with a high standard of amenity for existing and future users.

Conclusions

12. **The outcome of this appeal decision engages the appellant's rights principally** under Article 8 of the Convention rights in Schedule 1 of the *Human Rights Act 1998*. However, those rights are qualified and my role in relation to this appeal is to ensure that any interference with those rights is in accordance with the law and is necessary in a democratic society, applying the principle of proportionality. My decision to dismiss the appeal could result in the appellant having to reconsider his plans for the proposed dwelling, but I take the view that in this case the harm to the neighbouring occupiers' **living conditions are** such that dismissal of the appeal is a necessary and proportionate response.
13. In reaching my conclusion I have had due regard to the Public Sector Equality Duty (PSED) contained in section 149 of the *Equality Act 2010*, which sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. The appeal is made for the development of part of the site as a dwelling for a disabled person and their family, and they are persons who share a protected characteristic for the purposes of the PSED.
14. It does not follow from the PSED that the appeal should succeed. I appreciate from the evidence put to me that the proposal is intended to meet existing and future needs for adequate ground floor accommodation for a disabled person. Whilst it would also include space for **that person's** family to continue their own lives, I am satisfied that the legitimate policy aims to protect the living conditions of the occupiers of Gainsborough House, with regard to outlook, can only be adequately safeguarded by a refusal of planning permission. I shall therefore dismiss the appeal for the proposed development.

Joanna Reid

INSPECTOR

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Planning Applications Considered

Applications considered on 14-9-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02494/HOUSE	Alexis Stanyer 29-08-2018	Cllr Arnold	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Ford		Garden House	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/08/18
Single storey side extension.				

28-08-2018: Sevenoaks Town Council recommended refusal, owing to insufficient information.

14-09-2018: Following requests for clarification from the SDC Planning Officer, Sevenoaks Town Council reconsidered the application, under Chairman's Action. The above recommendation was amended to:

Sevenoaks Town Council has no objection, subject to the Planning Officer being satisfied that sufficient information has been supplied.

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Planning Applications to be Considered

Planning Applications received to be considered on 24 September 2018

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02260/HOUSE	Alexis Stanyer 04-10-2018	Cllr Mrs Parry	Mr Gay 07748778563
<i>Case Officer</i>				
<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>
				14/09/18
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.				
18/02260/HOUSE - Amended plan				
Revised plans received showing amended appearance on elevations.				
<i>Web link</i>				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02380/HOUSE	Alexis Stanyer 04-10-2018	Cllr Parry	Mr Bunce 01622 691169
<i>Case Officer</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>
				14/09/18
Erection of a new garage with attic storage.				
18/02380/HOUSE - Amended plan				
The roof pitch has been amended, revised plans submitted.				
<i>Web link</i>				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02649/HOUSE	Holly Pockett 04-10-2018	Cllr Busvine	Mr Davis 07971398989
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr Hawkins		35 Argyle Road	Town	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/09/18
Single storey rear extension with rooflights. Associated landscaping works.				
<i>Web link</i>				

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02672/FUL	Holly Pockett 27-09-2018	Cllr Busvine	Ms O Le 07587091010

Planning Applications to be Considered

Planning Applications received to be considered on 24 September 2018

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms N T Pham	Sarah Brown	157 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			10/09/18
Change of use from an A1 shop to a Nail bar.			
<i>Web link</i>			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02685/FUL	Natalie Rowland 01-10-2018	Cllr Eyre	Offset Arch. 753333
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Savidge	Craggan House	58 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/09/18	
Proposed demolition of existing dwelling and the erection of replacement dwelling and external garage.				
<i>Web link</i>				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02708/HOUSE	Natalie Rowland 25-09-2018	Cllr Parson	Mr Trifiletti 01892 537124
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Tumkaya		1 Chestnut Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/09/18	
Demolition of existing chimney to facilitate erection of two storey side and a single storey rear extension. Alterations to fenestration and construction of new front porch.				
<i>Web link</i>				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02736/HOUSE	Emma Gore 27-09-2018	Cllr Raikes	Offset Arch. 753333
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Cedervall		5 Lyle Park	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/09/18	
Two storey side extension, single storey orangery and front gable extension. Alterations to fenestration and external refurbishments including new front porch, garage roof and external finishes.				
<i>Web link</i>				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02751/LBCALT	Mr M Mirams 04-10-2018	Cllr Schneider	Mr R Sonnex 455066

Planning Applications to be Considered

Planning Applications received to be considered on 24 September 2018

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
RHF Developments Ltd		48 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			14/09/18
Remedial works to defective structure.			
<i>Web link</i>			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02778/HOUSE	Alexis Stanyer 01-10-2018	Cllr Piper	Mr Gerken 01424 871120
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Brindle	Westover	59 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/09/18	
Demolition of single storey rear extension to facilitate part single, part two storey rear extension with rooflight. Alterations to fenestration and a new canopy to side.				
<i>Web link</i>				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02780/HOUSE	Emma Gore 01-10-2018	Cllr Clayton	N Thompson 01689 836334
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs D Dennis	Plot 1	14 Wickenden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/09/18	
Alterations to fenestration including amendment to specification of rear facing first floor (study) window. Landscaping works to include new steps to the side of the dwelling.				
<i>Web link</i>				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02788/MMA	Emma Gore 02-10-2018	Cllr Canet	Mr Moss 01892 533321
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Willis + Mr & Mrs Harris		2 And 3 Crawshay Close	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/09/18	
Minor material amendment to 18/01547/FUL.				
<i>Web link</i>				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02810/FUL	Aaron Hill 08-10-2018	Cllr Eyre (Vice Chairman OOW	Mr Sharpe 01892 518094

Planning Applications to be Considered

Planning Applications received to be considered on 24 September 2018

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council	Sevenoaks Community Centre	Otford Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			19/09/18
Front and side extension, link extension to the rear and external alterations of existing community centre. Erection of a cycle shed and bin store.			
<i>Web link</i>			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02814/HOUSE	Emma Gore 03-10-2018	Cllr Mrs Walshe	Mrs Melody 01278 764426
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Barkhan	Ramsay House	14 Vine Court Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/09/18	
Single storey timber orangery.				
<i>Web link</i>				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02863/HOUSE	Emma Gore 08-10-2018	Cllr Towell	Mr B Best 455029
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr K Kasimi-Hassan		42 Robyns Way	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/09/18	
Construction of additional dormer windows at first floor level to the side of the property.				
<i>Web link</i>				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02883/HOUSE	Alexis Stanyer 08-10-2018	Cllr Busvine	Mrs Dixon 01227 456699
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
CCH Build Solutions Ltd		31 Granville Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/09/18	
Lower ground floor extension and alterations to rear and side elevation.				
<i>Web link</i>				