

5th February 2020



You are summoned to attend a meeting of the PLANNING COMMITTEE, to be held at **7pm** in the Council Chamber at the address below on **Monday 10th February 2020**.

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 Bonin
Cllr Busvine OBE
Cllr Camp – **Chairman**
Cllr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter
Cllr Hogarth

Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry
Cllr Parry
Cllr Piper – **Vice Chairman**
Cllr Raikes
Cllr Shea
Cllr Waite

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

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 approve and sign the minutes of the Planning Committee meeting held on 27th January 2020.

5 BT CONSULTATION ON THE REMOVAL OF PUBLIC CALL BOXES

(a) To receive copies of the following:

- i. Letter from the Payphone Planning Manager at BT dated 16th January 2020 giving notification that the formal consultation process regarding the removal of public payphones has now commenced.
- ii. Copy of the consultation response form.
- iii. Sample copy of a BT Payphone Removal Notice.

(b) To receive copies of the following Ofcom documents:

- i. Letter dated 2nd May 2019 from the Ofcom Director of Consumer Policy.
- ii. Copy of Section 4 ("Public Call Boxes") extracted from the Ofcom Review Of The Universal Service Obligation (March 2006).
- iii. Copy of page 24 ("Public Payphones") extracted from the Ofcom Affordability Report (July 2014).
- iv. Copy of the summarised version of the Ofcom Guidance on the Removal of Public Call Boxes.

(c) To note that the full versions of the above Ofcom documents may be viewed online, via the following links:

- i. Ofcom Review Of The Universal Service Obligation (March 2006):
https://www.ofcom.org.uk/__data/assets/pdf_file/0021/34266/statement.pdf
- ii. Ofcom Affordability Report (July 2014):
https://www.ofcom.org.uk/__data/assets/pdf_file/0010/40231/affordability_report.pdf
- iii. Ofcom Guidance on the Removal of Public Call Boxes:
https://www.ofcom.org.uk/__data/assets/pdf_file/0022/28507/removals.pdf

(d) To note that the Town Council is a consultee with regards to the removal of the five public payphones listed in the table below, as part of the first stage of the BT consultation.

(e) To note that the SDC deadline for comments is Wednesday 12th February 2020.

(f) To consider the applications below:

Application Ref.	Location of Public Payphone	Ward	No of calls in last 12 months, as of 17/12/2019	Allocated to Ward Councillor:
SE/20/00013/CAN	Outside 83 Bradbourne Vale Road	Northern	0	Cllr Shea
SE/20/00114/CAN	East Of Gas Compound, Grange Road	Kippington	5	Cllr Piper
SE/20/00115/CAN	Outside 11 to 15 Otford Road	Northern	8	Cllr Dr Canet
SE/20/00116/CAN	Lea Road	Kippington	0	Cllr Parry
SE/20/00117/CAN	Outside 14 Hillingdon Rise	Eastern	3	Cllr Clayton

6 KENT COUNTY COUNCIL PARISH HIGHWAYS IMPROVEMENT PLAN

As resolved at the previous Planning Committee on 27th January 2020 [Minute no. 465]:

(a) To consider an updated version of the draft list of locations suggested by Members for inclusion in the Highway Improvement Plan.

(b) To set priorities so that the list may be submitted to KCC.

7 SEVENOAKS QUARRY: REVISED FIVE-YEARLY REVIEW OF PROGRESSIVE WORKING AND RESTORATION SCHEME

(a) To note that the above item was deferred from the previous Planning Committee Meeting on 27th January 2020 [Minute no. 466].

(b) To consider planning application SE/08/675/RA, for which the full documentation may be accessed online through the Planning Portal on the KCC website, via the link below:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0011/2019?cuuid=B3B25091-57BA-496A-9F6D-62B8BB698367>

INFORMATIVE:

Kent County Council kindly agreed to grant Sevenoaks Town Council a one-day extension to the comment deadline (i.e. from 10th February to 11th February) [Minute no. 466].

8 APPEALS

To receive notice of the submission of the following appeal:

W/4000581 SE/19/01911/FUL: 138 – 140 High Street

INFORMATIVE: Sevenoaks Town Council considered the above application at Planning Committee on 15th July 2019 and made the following recommendation:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the loss of light to the existing flats in 140A and 142A High Street is within acceptable levels.

9 DEVELOPMENT CONTROL

(a) To receive notice that the following application is due to be considered by Development Control Committee on 13th February 2020:

19/03106/LDCPR 41 Bradbourne Park Road (Replacement windows and doors).

(b) To note that Sevenoaks Town Council was not consulted on this application.

(c) To note that the full documentation may be accessed through the District Council's Planning Portal, via the link below:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0GDPGBK0LO00>

(d) To nominate a St John's Ward Councillor to attend the meeting, if deemed appropriate.

10 PLANNING APPLICATIONS

(a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

(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 12noon 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 4th February 2020.

11 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 27th January 2020 at 7:00 pm.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Present
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Apologies
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Apologies
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Apologies	Cllr Waite	Present – Arrived 7.53pm

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Planning Assistant
 1 Member of the Public

PUBLIC QUESTION TIME

None.

461 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

462 **DECLARATIONS OF INTEREST**

None.

463 **DECLARATIONS OF LOBBYING**

None.

464 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 13th January 2020, previously approved at Council on 20th January 2020. **It was RESOLVED that** that the minutes be received and signed.

465 **KENT COUNTY COUNCIL PARISH HIGHWAYS IMPROVEMENT PLAN**

(a) The Committee received and noted the email dated 9th January 2020 from the Chief Executive of the Kent Association for Local Councils (KALC) regarding the Parish Highways Improvement Plan.

(b) The Committee received and noted a copy of the associated Supplementary Procedure Note from KCC, dated 23rd December 2019.

(c) The Committee received and noted a copy of the Highways Improvement Plan template.

- (d) The Committee received and noted a draft list (in progress) of priority locations suggested by members.

INFORMATIVES:

The Town Clerk gave a verbal update, recommending that the matter of the proposed mobile SIDs (Speed Information Devices) should remain separate from the wider highway safety matters included in the draft list.

Members expressed concern over a number of issues, in particular with regards to the safety of school children on Bradbourne Vale Road and other areas around local schools. However, it was also acknowledged that there was a need to define priorities, in order to produce a list that could be realistically addressed by Kent Highways.

Councillor Dr Canet reported that she had recently attended a meeting between Parish Councils and the Highways Department. It was agreed that her notes from this meeting would be circulated to Members.

It was RESOLVED that:

- The Town Council would move forward in ensuring the installation of the three proposed Mobile SIDs, in the previously agreed locations [Minute no. 155] as follows:

Bradbourne Road, above Sevenoaks Primary School
(Just below the entrance to Sevenoaks Adult Education Centre, facing uphill)

Bayham Road, close to St John's CE Primary School
(Just below the school, facing downhill in the direction of Seal Hollow Road)

Bradbourne Vale Road, close to Knole Academy
(Close to the entrance to Bradbourne Riding Centre, facing towards Riverhead)

- Members would have a final opportunity to make suggestions for inclusion in the Highway Improvement Plan, which would then be brought back to the next Planning Committee on Monday 10th February, when priorities would be set. The list would subsequently be submitted to KCC.
- A procedure would be put in place to review the list annually.

INFORMATIVE: Please could Members submit any further suggestions to the Planning Committee Clerk at planning@sevenoakstown.gov.uk by close of business on Friday 31st January at the latest.

466 SEVENOAKS QUARRY: REVISED FIVE-YEARLY REVIEW OF PROGRESSIVE WORKING AND RESTORATION SCHEME

- (a) The Committee received notice of the submission of application ref. SE/08/675/RA to Kent County Council by Tarmac Trading Ltd, pursuant to Condition 5 of previous planning permission ref. SE/08/675 which requires the submission of an updated Progressive Working and Restoration Scheme at five-yearly intervals.

- (b) The Committee noted that SE/08/675/RA is a revised version of the original submission made in April 2018.
- (c) The Committee noted that the full documentation may be viewed online via the Planning Portal on the KCC website:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0011/2019?cuuid=B3B25091-57BA-496A-9F6D-62B8BB698367>

INFORMATIVE: Cllr Parry recommended that Members read the documentation as a matter of interest, given the context of the Sevenoaks Town Neighbourhood Development Plan (STNDP).

It was RESOLVED that:

- As a statutory consultee, the Town Council would submit comments on the application.
- The Town Council would request an extension of one day to the comment deadline (i.e. from 10th February to 11th February) so that the item could be brought back to the next Planning Committee on 10th February.
- If Kent County Council were unable to grant an extension, the application would be considered under Chairman's Action.

INFORMATIVE: Please could Members submit any comments to the Planning Committee Clerk at planning@sevenoakstown.gov.uk by close of business on Wednesday 5th February at the latest.

467 DAVID TUCKER TRANSPORT ASSESSMENT

- (a) The Committee received and noted a copy of the Northern Sevenoaks Transport Assessment (minus appendices) which was referenced in the presentation given by Tarmac Ltd at the previous Planning Committee Meeting on 13th January 2020.
- (b) The Committee noted that the full version of the document is available to view on the Sevenoaks Neighbourhood Development Plan website, via the link below:

<https://sevenoaksndp.files.wordpress.com/2020/01/transport-assessment-document.pdf>

INFORMATIVES:

Councillors expressed a number of concerns over the document, including the following:

- That planned improvements to Bat and Ball junction would not be implemented for another 10 years and not until after the completion of the construction of the first phase of new housing (circa 150 dwellings) on the Tarmac site. This is within the context of growing numbers of schoolchildren using the pedestrian crossings, given the projected expansion of Trinity and other local schools which would also result in a major increase in the volume of bus traffic passing through the junction. However, it was equally recognised that bringing forward limited changes to the junction could financially prejudice the overall improvement plan, designed to serve 800 houses.

- That improvements to the pedestrian access link to Sainsbury’s superstore, which form part of the Neighbourhood Development Plan, have been deemed unworkable on the western side of the railway line and that this needs to be re-addressed.
- That there is a lack of clarity regarding construction and resident vehicle access to the Tarmac site, with particular concern raised over the effects on residents in Greatness Lane, Watercress Drive and Mill Lane during Phase 1, given that roads in this area are very narrow with vehicles parked on both sides and on the pavement.
- That no extra provision is being made for additional infrastructure, including school places and healthcare, in advance of the first stage of house building, given that Sevenoaks Primary School, St John’s CE Primary School, Seal CE Primary School and St John’s Medical Practice are currently already stretched to over-capacity.

However, the Committee also noted that the Transport Assessment serves to support an outline planning application which is not due to be submitted for another three years, which should allow sufficient time for revision and for the Town Council to provide feedback on an ongoing basis.

It was RESOLVED that the Town Council would respond to David Tucker Associates thanking them for providing the opportunity to view the document in its early stages and setting out some general, broadly-based, feedback in order to begin a dialogue which would be maintained over the coming months.

468 PLANNING APPLICATIONS

- (a) The Committee received and noted comments made on applications considered under Chairman’s Action, submitted to Sevenoaks District Council.
- (b) No members of the public had registered to speak on individual planning applications.
- (c) The Committee considered planning applications received during the two weeks ending 21st January 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

469 PRESS RELEASES

None.

Finished: 8.15pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 27-1-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03437/HOUSE	Rebecca Fellows 07-02-2020	Cllr Hogarth	Mr Coleman 01892 53712
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Corkery			44 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/20
Replacement roof with hipped gable ends and front facing dormer window forming habitable bedroom space. Single storey rear extension and side extension to provide replacement garage.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03449/HOUSE	Samantha Simmons 10/02/20	Cllr Clayton	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Kabir			143 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/20
Single storey rear extension.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no impact on the residential amenity of no. 141.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03455/FUL	Emma Gore 06-02-2020	Cllr Michaelides	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Batley			5 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/20
Replacement dwelling.				

Comment

Sevenoaks Town Council recommended approval, subject to the Arboricultural Officer being satisfied with regards to the retention of existing trees and that there is sufficient screening provided.

INFORMATIVE: Cllr Parry abstained from voting as he was absent for part of the discussion.

Planning Applications Considered

Applications considered on 27-1-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03458/FUL	Emma Gore 10/02/20	Cllr Bonin	Ms Thomas 02074 90770
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School		Lambardes	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/20
The demolition of the existing Lambardes Boarding House, and the construction of a new boarding house for 60 boarders, including 3 residential staff units.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Arboricultural Officer being satisfied.
- The Planning Officer being satisfied that there are no issues of overlooking of the residential roads behind.
- The Planning Officer being satisfied that the Construction Traffic Plan is adequate and that rush hour periods are avoided to minimise congestion.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03460/HOUSE	Holly Pockett 03-02-20	Cllr Morris Brown	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Henderson			42 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Single-storey side and rear extension to the ground floor. Internal and external alterations.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that there is no loss of amenity and privacy to neighbouring property no. 40.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03542/HOUSE	Holly Pockett 28-01-2020	Cllr Raikes	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rees		Combourne	3 Oakwood Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/20
Single storey rear extension; new gable to porch and internal reconfigurations.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-1-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03562/HOUSE	S Simmons 28-01-2020	Cllr Eyre	Ms N Ledger 459578
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Catherall		Fenners	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/20
Single storey porch with pitch roof to front elevation, first floor extension over existing playroom and utility room with pitch roof and replacing existing conservatory with new flat roof conservatory and glazed roof lantern.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03565/MMA	Holly Pockett 28/1/2020	Cllr Raikes	Mrs L Becker
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Marvell			35 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/20
Minor material amendment to 19/00269/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03568/HOUSE	Rebecca Fellows 03/02/2020	Cllr Bonin	Stephen Langer 01892 52 4555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Conversion of existing garage into ancillary accommodation. Demolition of greenhouse.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03569/LBCALT	Rebecca Fellows 30/01/2020	Cllr Bonin	Stephen Langer 01892 52 4555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/20
Conversion of existing garage into ancillary accommodation. (Demolition of greenhouse).				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 27-1-20

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03574/FUL	Alexis Stanyer 07-02-2020	Cllr Eyre	Mrs Austin 07866 962268
<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>
				20/01/20
Demolition of existing house, construction of new house with a detached garage.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03586/ADV	Rebecca Fellows 31-01-2020	Cllr Clayton	Robinson Escott 01689 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dennis		Alices Tea Shop	114 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Four signs for office use.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the new, larger, signs (especially those on the frontage to Wickenden Road) do not adversely affect the residential character of Wickenden Road.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00004/HOUSE	Alexis Stanyer 31-01-2020	Cllr Raikes	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Addition of metal railings above existing boundary wall, widening of existing access, installation of sliding vehicular gate and pedestrian gate increase in height of gate piers (sic).				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00019/LBCALT	Scott Fisher 04-02-2020	Cllr Camp (Chairman OOW)	Theis & Khan 01892 5180
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Bat And Ball Railway Station	Bat And Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/02/20
Refitting the existing door within the existing opening to change the direction of swing.				

Comment

Sevenoaks Town Council declined to comment, as it is the applicant.

Planning Applications Considered

Applications considered on 27-1-20

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00024/HOUSE	Louise Cane 03-02-20	Cllr Morris Brown	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Velsen		Spicer House	16 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/20
Demolition of existing single storey side and rear extensions. Removal of external fire escape staircase and dormer access door to second floor. Construction of single storey side and rear extensions with rooflights. Fenestration alterations.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of potential loss of light to neighbouring property no. 14.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00047/HOUSE	Holly Pockett 04/02/2020	Cllr Hogarth	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Doyle		Spinnaker	1 Hunsdon Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/20

Erection of gate and pillars.

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00067/HOUSE	Scott Fisher 05-02-2020	Cllr Camp	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T McGuane			22 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/20

To erect a single storey rear extension with a part flat part pitched roof, three roof lights and a raised patio.

Comment

Sevenoaks Town Council recommended approval.

[Page deliberately left blank]



Chief Planning Officer
Sevenoaks District Council Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

16 January 2020

TIME SENSITIVE - 90 Day Consultation period end date: 15 April 2020

Dear Chief Planning Officer,

Further to our previous letter, we are writing to you as part of a formal consultation process regarding our current programme of intended public payphone removals. This letter formally starts our consultation with you and the local community.

There are currently 11 public payphones in your area which have been identified and proposed for removal by BT under the 90-day consultation process and details of these payphones are attached.

To ensure that the local community are fully informed, we have placed consultation notices on the relevant payphones, and a sample notice is enclosed. We have also included the date we posted these notices on the payphones. The consultation period will close on 15 April 2020.

This consultation process gives your local communities the opportunity to adopt a traditional red 'heritage' phone box and make it an asset that local people can enjoy. It's really simple to do and it costs just £1 - <http://bt.com/adopt>

Overall use of payphones has declined by over 90 per cent in the last decade and the need to provide payphones for use in emergency situations is diminishing all the time, with at least 98 per cent of the UK having either 3G or 4G coverage. This is important because as long as there is network coverage, it's now possible to call the emergency services, even when there is no credit or no coverage from your own mobile provider.

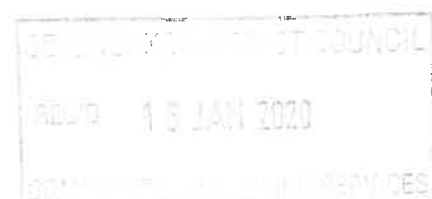
You may also want to consider Ofcom's affordability report which found that most people do not view payphones as essential for most consumers in most circumstances -

http://stakeholders.ofcom.org.uk/binaries/research/affordability/affordability_report.pdf

On the 14 March 2006 Ofcom published a statement following their 2005 review of universal service in the telecommunications market, which includes a requirement for payphone provision to meet reasonable needs. Part of that statement amended our obligations with regard to the removal of payphone service:

https://www.ofcom.org.uk/data/assets/pdf_file/0021/34266/statement.pdf

British Telecommunications plc
Registered office:
81 Newgate Street
London EC1A 7AJ
Registered in England No 1800000
www.bt.com



As stated in Ofcom's 2005 review, it is the responsibility of the local authority to initiate its own consultation process to canvas the views of the local community. They would normally expect these consultations to involve other public organisations such as parish or community councils and work within the terms of the Communications Act 2003. This means that you must be able to objectively justify your decisions.

Full guidance on the removal process can be viewed at:

<http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removals.pdf>

and a summary is available at:

http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removing_callboxes.pdf

The guidance also details the appeals process we must follow in case of unreasonable objections.

What you need to do next

Please complete and return the attached annex with your decision on each payphone.

If the decision is that the local community wish to 'adopt', please provide their contact details and we'll do the rest.

If you wish to 'object', you'll need to complete the last column with your reasons, having reviewed all of the factors set out in Annex 1 of Ofcom's guidance (see link above), and the information sent to you in our previous letter.

If the information is incomplete for any payphone in the list, then we'll assume you have no objection to its removal and also that you do not wish to adopt it.

The best way to respond to us is by email at btp.authorisation.team@bt.com. Please retain proof that the email was sent or apply a read receipt. If you would prefer to respond by post please use the following address and allow at least two days for postal delivery:

BT Payphones
pp 4th Floor Monument TE
11 – 13 Great Tower Street
London
EC3R 5AQ

You will need to obtain proof of postage and be aware that we are unable to receive mail that requires a signature.

If you've got any questions then please get in touch with us by emailing btp.authorisation.team@bt.com.

Yours sincerely

Rick Thompson
Payphone Planning Officer

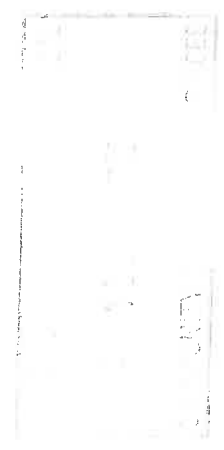
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**Please use this annex and return in this format to ensure that the telephone number of the kiosk is clearly shown.
A separate sheet can be used for further comments if required.
If you would like an electronic copy of this letter, please e mail btp.authorisation.team@bt.com**

Sevenoaks

Telephone Number	Address	Post Code	Number of calls in last 12 months	Posting Completed Date	Agree/ Adopt/ Object	Comments/Reasons
01322863164	PCO PCO1 HIGH STREET EYNSFORD DARTFORD	DA4 0AA	0	17/12/2019		
01322863184	O/S PARISH HALL OPP BARCLAYS PCO1 HIGH STREET FARNINGHAM DARTFORD	DA4 0DG	18	17/12/2019		
01474873402	ADJ NEW ASH GREEN SHOPS PCO1 THE ROW NEW ASH GREEN LONGFIELD	DA3 8JB	9	17/12/2019		
01732451023	O/S NO.83 PCO1 BRADBOURNE VALE ROAD SEVENOAKS	TN13 3DN	0	17/12/2019		
01732452251	JCN OAK LANE PCO1 GRANGE ROAD SEVENOAKS	TN13 2PG	5	17/12/2019		
01732452290	CNR OTFORD RD PCO1 BRADBOURNE VALE ROAD SEVENOAKS	TN13 3QJ	8	17/12/2019		
01732452296	JCN WEALD RD PCO1 LEA ROAD SEVENOAKS	TN13 1QP	0	17/12/2019		
01732454990	PCO PCO1 HILLINGDON RISE SEVENOAKS	TN13 3RD	3	17/12/2019		
01732462594	JCN WITH CRESCENT RD PCO1 STATION ROAD DUNTON GREEN SEVENOAKS	TN13 2XA	11	17/12/2019		
01732742248	PCO PCO1 THE SQUARE SEVENOAKS	TN13 2AA	29	17/12/2019		



Telephone Number	Address	Post Code	Number of calls in last 12 months	Posting Completed Date	Agree/ Adopt/ Object	Comments/Reasons
11 01959522235	PCO PCO 1 EAST HILL PARK KNATTS VALLEY SEVENOAKS	TN15 6YF	5	17/12/2019		

Signature:
 Area: Sevenoaks

British Telecommunications plc
 Registered office:
 81 Newgate Street
 London EC1A 7AJ
 Registered in England No 1800000
www.bt.com

Notice date:



We're thinking about removing this payphone

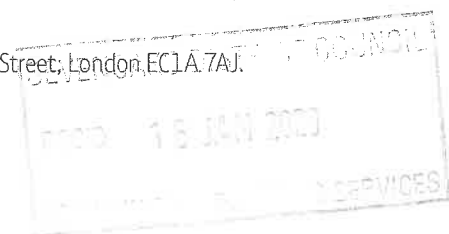
Our research shows that this payphone just isn't used enough for us to carry on running it. Because of this, we think we should remove it.

Do you have any comments or feedback?

If so, please contact your local authority within 42 days of the above date.

If you'd like to know where the next nearest payphone is, or who your local authority is, please call **0800 661 610** and choose option 1.

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Registered in England No. 1800000



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2 May 2019

Jane Rumble

Director Consumer Policy

publiccallboxes@ofcom.org.uk

Dear Sir/Madam,

Public call box removals

BT is currently engaged in a round of public call box removals and may be contacting you to seek your views, in accordance with regulatory obligations imposed by Ofcom. This letter gives more information about your role as a relevant local authority under those obligations and some factors you may wish to consider in your response.

Under Universal Service obligations set by Ofcom, BT must provide public call boxes in order to meet the reasonable needs of end-users in terms of geographical coverage, the number of public call boxes and the quality of call box services.

A public call box is a public pay telephone which is permanently installed on public land and to which the public has access at all times. This definition excludes many public pay telephones in locations such as stations.

If BT proposes to remove the last public call box at a site, it must notify the relevant local authority, and it cannot remove the box if the local authority objects in writing within 90 days (the 'local veto'). A site is defined as any area within a walking distance of 400 metres from that public call box. This means that a box could be nearer than 400 metres away as the crow flies, but not easily accessible because of an obstacle such as a railway line.

The process for removal of such public call boxes is set out in a Direction and Guidance published by Ofcom. We are writing to draw your attention to the Direction and Guidance and to respond to some questions that have been raised with us.

Direction: <http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/callboxdirection.pdf>

Guidance: <http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removals.pdf>

Why does BT seek to remove some public call boxes?

Public call box use has been in heavy decline, and 20% of public call boxes have not been used to make a call in the last twelve months. Mobile take-up and coverage are both high - 94% of adults personally use a mobile phone and 98% of premises have 3G/4G coverage. Mobile 'roaming' for emergency calls has been in place since 2009, meaning that where a caller has no signal from their provider, a 999 call will be switched automatically to another provider's network if there is one available.



BT uses its own published criteria (www.bt.com/payphones/removals) when considering which public call boxes to remove. These are intended to ensure that boxes are retained either where they are actively used or where there is a social need for their retention.

BT's 'overriding criteria' for payphone retention are:

- No mobile coverage (from any provider);
- Suicide hotspot;
- Accident blackspot;
- Coastal location.

Its 'reasonable needs' criteria are:

- The public call box in question is the only one within 800 metres;
- There are at least 500 households within 1 kilometre;
- At least 12 calls have been made from the public call box within the previous 12 months.

If a public call box meets any of the overriding criteria or all the reasonable needs criteria, BT has stated that it will not be proposed for removal.

Can a local authority veto the removal of a public call box because it is a local landmark or on 'heritage' grounds?

Ofcom's Guidance sets out matters that local authorities should take into account when making a decision to consent or object to BT's proposal to remove the last box from a site. In particular, at Annex 1 it sets out factors which Ofcom considers relevant to the decision. The Guidance explains that local authorities should refer to these factors and publish the reasons for their decision. BT could challenge a veto that it considers to be inappropriate in the Competition Appeal Tribunal.

BT's Universal Service Obligation applies to the telephone, not the kiosk. It would therefore be inappropriate for a local authority to object to removal of a public call box because it is a local landmark or on 'heritage' grounds. However, BT has a scheme (www.bt.com/adopt) whereby kiosks can be 'adopted' by bodies such as parish councils for £1. The telephone equipment is removed, and the kiosk can then be used for another purpose such as a community book exchange

Can a local authority veto all public call box removals in its area?

Each public call box should be considered separately. Any local authority objection to removal of a public call box should be supported by clear, objective and proportionate reasons, related to the provision of the communications service at the box in question.

Can Ofcom give us more information about the public call boxes in our area?

Ofcom does not hold details of the locations of public call boxes or individual boxes that BT may be proposing for removal. BT will be able to give you information about the boxes in your area.

Yours faithfully,



Jane Rumble

Section 4

Public Call Boxes

- PCBs provide a service that is valued and needed by many people without a land line or a mobile or those away from home, who cannot use their mobile.
- PCBs are particularly valued in rural areas, some of which suffer from lack of mobile coverage and in communities, rural and urban, where there are disadvantaged and vulnerable consumers who still rely heavily on PCBs.
- BT and Kingston are each required under the USO to ensure the adequate provision of PCBs to meet the reasonable needs of end-users in terms of numbers, geographical coverage and quality of services.
- Revenues from BT's PCBs have been falling and, according to BT, about 60 per cent of its PCBs are now unprofitable.
- Ofcom has reviewed the approach to regulating PCBs to establish an appropriate balance between delivering adequate local provision while enabling BT and Kingston to respond to changing commercial circumstances.
- Ofcom's view is that what constitutes adequate coverage is best determined at a local level and this is best ensured by continuing the right of a local public body to object to the removal of the last PCB from a site ('the local veto').
- The maintenance of the local veto will be supported by measures to make the process more transparent, accountable and consistent.
- The local veto will be held at district or unitary authority or equivalent level. Other local public bodies will continue to be consulted. The consultation period is being extended from 42 to 90 days.
- The definition of "site" is being amended to a walking distance of 400 metres from a PCB; how a site is defined determines which PCBs are subject to the local veto.
- Ofcom is publishing guidance on procedures for PCB removals, including factors to be taken into account by public bodies when considering requests for PCB removal.
- BT and Kingston are to have greater flexibility to make use of cashless PCBs - up to 30 per cent of PCBs can be cashless.

The payphone market

- 4.1 A PCB is a public pay telephone located on a public highway. There are approximately 67,000 PCBs in the UK, of which around 64,500 are provided by BT. Ofcom research (published in the January consultation) shows that over a third of adults use PCBs at least occasionally and seven per cent use them regularly. The most frequent users of PCBs are younger consumers, consumers from lower income groups and those consumers with a mobile phone only or those without a fixed or mobile telephone.

- 4.2 BT Payphones is a cash positive and profitable business. BT's regulatory Financial Statements 2004 show that BT Payphones' turnover was £176 million per annum and achieved a return of £60 million. These figures have been revised by Ofcom to £152 million and £29 million respectively for 2005, based on data provided by BT. Nevertheless, BT's revenues from payphones have been falling – by around 47 per cent between 2000 and 2006. BT argues that this trend is mainly due to increased mobile phone penetration.
- 4.3 The contrast of the continuing profitability of the business overall while revenues are declining reflects BT's success in maximising the profitability of parts of its PCB network. Many PCBs in city centres are highly profitable; others primarily in rural areas are highly unprofitable.
- 4.4 According to BT, the average annual running costs per PCB are £1,673. This figure is based on BT's operational costs and includes its indirect costs. BT advises that of its PCBs about 26,000 (40 per cent) are profitable and 38,500 (60 per cent) unprofitable. Of the unprofitable PCBs, about 18,000 PCBs do not cover their operational costs - for example cash collection, cleaning, maintenance and vandalism. The balance of 20,500 PCBs cover their operational costs but do not cover their indirect costs - for example people costs, external contracts, accommodation, depreciation, research and development.
- 4.5 BT is undertaking a rationalisation programme with the aim of reducing the number of unprofitable PCBs and so improving the profitability of its business. It has already removed about 28,500 since March 2002. Kingston has not yet commenced a rationalisation programme.
- 4.6 BT and Kingston have to ensure that the USO is met and follow Ofcom requirements set out in a Direction, published in 2003, before they remove the last PCB from a site. "Site" is defined as any area within a walking distance of 100 metres from a PCB. This means that if there are two PCBs within 100 metres of each other, BT and Kingston can remove one PCB without consultation. If they want then to remove the remaining PCB, BT and Kingston have to follow the requirements set out in the Direction.
- 4.7 The Direction requires BT and Kingston to display a notice on the PCB which they propose to remove informing the public of the proposed change and setting out the period for representations (42 days) and to whom such representations can be made. Notice of the proposal must also be given to relevant local public bodies setting out the nature and effect of the proposal and that objections may be made by the bodies to which the notice has been given. Public bodies that have to be notified are:
- The local planning authority;
 - The local parish council (in the case of England);
 - The local community council (in the case of Scotland and Wales); and
 - In Northern Ireland, the local council and any appropriate local community groups.
- 4.8 BT and Kingston must not remove the PCB if they have received a written objection by any of these public bodies within the 42 days period for representations. Any such objection must state that it is an objection to the proposal and must provide reasons for this objection ('the local veto').

- 4.9 BT has argued that these rules are now preventing it making appropriate commercial decisions. About 50 per cent of proposed removals are attracting the local veto.

Approaches to regulation of PCBs

Background

- 4.10 Ofcom identified three strategic approaches for consideration:
- Approach 1: Retain but modify the current arrangements; local public bodies would keep their veto but the process would be made more transparent, accountable and consistent;
 - Approach 2: Define a USO PCB, through the use of a set of criteria to make a calculation; a defined USO PCB would be protected from removal; or
 - Approach 3: Replace detailed regulation on BT and Kingston with a general requirement to meet the reasonable needs of PCB users.
- 4.11 Ofcom supported approach 1 on the basis that local input should be central to the decision-making process, but recognising that changes to procedures were needed to make the consultation process work more effectively, and to allow BT and Kingston to respond reasonably to changes in the market.

Responses to the consultation

- 4.12 The overwhelming majority of stakeholders responded in support of approach 1 and the principle of delegation arguing that what constitutes adequate coverage is best determined at a local level. However, BT believes that it is not appropriate or practical for Ofcom to delegate this power to public bodies and instead supports approaches 2 or 3 as offering the most proportionate, transparent and non-discriminatory approach to PCB removals. Most respondents were concerned about the flexibility and practicality of a criteria-based approach and the removal of the local community from the decision-making process (approaches 2 and 3).

Ofcom's conclusions

- 4.13 Ofcom continues to support approach 1 and the retention of the local veto. Local public bodies are in the best position to bring to BT's and Kingston's attention particular factors in relation to specific sites. Ofcom is satisfied that it can delegate this power to public bodies and that such bodies have the power to exercise the local veto.
- 4.14 Although approach 2 would provide consistency across the UK, it would not take account of specific local factors. Approach 3 would not be fully transparent and would not allow local input.
- 4.15 In supporting approach 1, Ofcom recognises that the current arrangements can be improved to increase transparency and consistency. Ofcom considered a number of issues in relation to the procedures. Our conclusions are set out below.

Definition of a 'Site'

Background

- 4.16 The definition of a 'site' is crucial as to whether or not BT and Kingston are required to consult with and obtain consent from relevant public bodies before a PCB can be removed.
- 4.17 Ofcom undertook research (published in the January consultation) across a wide age range of consumers, including older consumers. It indicated that there was an urban/rural split in terms of expectations of distance in relation to a PCB. In general, a maximum five minutes' walk was deemed reasonable in urban areas, and 20-30 minutes' walk in rural areas.
- 4.18 Ofcom invited views on whether the definition should be extended from 100 to 200, 300 or 400 metres. 400 metres would represent approximately five minutes' walk at normal walking pace.

Responses to the consultation

- 4.19 Some respondents preferred no change to the definition, suggesting that any increase could impact adversely on the distance older people and people with disabilities will have to travel to reach another PCB. However, most stakeholders who responded on this issue supported an increase in the definition to 200, 300 or 400 metres.
- 4.20 Ofcom's Consumer Panel acknowledged the research in this area and stated its belief that the 400 metres proposal was evidence based and had not been shown to discriminate unduly against particular persons or against a particular description of person and was proportionate to what the modification is intended to achieve. BT stated that it will not peremptorily remove PCBs located within the site definition of another PCB but will look at each PCB on a case-by-case basis.

Ofcom's conclusions

- 4.21 Ofcom has considered fully respondents' concerns about extending the site definition to 400 metres. However, Ofcom is persuaded that the evidence of the research and the support for an increase from most stakeholders who responded on this issue, together with the changing commercial conditions in the PCB market as set out in paragraphs 4.2 to 4.5, justifies a change in the definition of site to any area within a walking distance of 400 metres from the PCB. Ofcom considers that this represents a sensible balance between ensuring an adequate PCB network to meet the reasonable needs of end-users and allowing BT and Kingston to respond flexibly to commercial pressures.
- 4.22 Following discussions with BT and Kingston, both agreed that the payphone notice informing the public of any proposed removal must include a free-call number which they can phone to check where to find the nearest alternative PCB. BT and Kingston also agreed that the written notice to the relevant public body must include a link to guidance on Ofcom's web site.
- 4.23 Ofcom has therefore amended the definition of "Site" under Paragraph 1 of Part 1 of the Schedule to the Universal Service Notification (Annex 2) and the Direction (Annex 3). The Direction has also been amended to include a requirement to provide

a free-call number which the public can phone to check where to find the nearest alternative PCB.

Public bodies with the local veto

Background

4.24 The Direction listed the local planning authority, parish council (England), community council (Scotland and Wales) and the local council and community groups (NI) as bodies who had the local veto. The total number of such public bodies is about 12,000. This creates a significant administrative burden for BT. Furthermore, the more public bodies the more difficult it is to achieve a consistent approach. Ofcom invited views on a revised list of higher-level public bodies to whom to delegate the right of veto.

Responses to the consultation

- 4.25 A number of councils, particularly parish and community councils indicated a desire to retain the current list of public bodies with delegated powers. Some respondents raised concerns that unitary councils in Scotland do not have consultation mechanisms in place which allow local issues to be discussed with local communities.
- 4.26 Other stakeholders, including many councils, responded in support of a revised list of higher-level public bodies. Respondents recognised that higher-level public bodies have various consultation mechanisms in place which allow local issues to be discussed with local communities. There was strong support in England for district councils to hold the local veto in two-tier local authority areas. The Welsh Assembly Government suggested that in Wales reference should be made to “county/county borough councils” because the use of ‘unitary county’ would exclude about half the unitary authorities in Wales since they are deemed as “county boroughs”.
- 4.27 However, most respondents recognised the importance of involving the local community and local public bodies, such as parish and community councils, in the decision-making process.

Ofcom’s conclusions

- 4.28 The number of public bodies with the veto creates a significant administrative burden and made it more difficult to achieve a consistent approach. To simplify procedures, it is Ofcom’s view that the veto should be held by a single public body in each area but that the local community and other local public bodies should continue to be consulted, with their views passed to the body with the local veto.
- 4.29 Ofcom has noted the concerns of some respondents that some higher-level public bodies do not have consultation mechanisms in place which allow local issues to be discussed with local communities. However, this view is not supported by other respondents. While public bodies must decide themselves what mechanisms they have in place to ensure meaningful consultation, Ofcom has produced guidance to assist public bodies for this purpose.
- 4.30 Ofcom has therefore concluded that the local veto will be held: in England by District Councils (in two-tier local authority areas), Metropolitan Councils, London Boroughs, Unitary Councils, Corporation of London and Council of the Isles of Scilly; in

Northern Ireland by Unitary Districts; in Scotland by Unitary Councils; and in Wales by County and County Borough Councils.

- 4.31 It is Ofcom's view that these arrangements will promote transparency and consistency while ensuring that bodies such as parish and community councils retain a key role in the decision-making process. Ofcom has therefore amended the Direction (Annex 3) and published guidance (Annex 4) to reflect this approach.

Consultation process

Background

- 4.32 Ofcom invited views on extending the consultation period from 42 to 90 days.

Responses to the consultation

- 4.33 The majority of respondents supported extending the consultation period to 90 days - this period would enable public bodies to effectively engage local communities and obtain a wide range of views on proposed removals. BT suggested that a 60 days period is adequate for consultation, referring to the introduction of new guidance for public bodies on procedures for the complete removal of PCBs. Powys County Council suggested that 120 days would ensure a wide and proper consultation and co-ordinated response.

Ofcom's conclusions

- 4.34 Given the support for this proposal, Ofcom has concluded that the consultation period will be amended to 90 days. This will allow sufficient time for people to see the notice on the PCB, for public bodies to comply with the consultation and notification requirements in the Act and for a decision. The Direction has been amended to implement this policy (Annex 3).

Obligation on public bodies to provide reasons

Background

- 4.35 Public bodies have to provide reasons when objecting to the removal of a PCB. Between January and October 2004 the average objection rate across the UK to BT's planned removals was 43 per cent. The current figure is about 50 per cent. Many objections relate to social inclusion for example proximity to communities with relatively low fixed-line phone penetration or areas with no mobile phone coverage. Other reasons are sometimes provided for example "the light from the payphone illuminated the parish council notice board at night".
- 4.36 To assist public bodies in carrying out their duties and to promote consistency of decisions between bodies, Ofcom invited views on publishing guidance. Ofcom also invited views on the factors which might be considered objectively justifiable and relevant to public bodies' decisions.

Responses to consultation

- 4.37 Respondents welcomed the idea that Ofcom could publish guidance. There was wide-ranging support for a number of different factors. However, the ability to make emergency calls and mobile coverage are two factors mentioned by most respondents. Other factors mentioned include:

- Number of households and population in the area
 - Housing type and social-economic make-up of the area
 - Incidence of vandalism to the PCB
 - Profitability and annual revenue of a PCB
 - Volume and type of calls from a PCB
 - Distance to the nearest alternative PCB
 - Accessibility of the alternative PCB in terms of parking, public transport and physical obstacles for example a river
 - Level of phone ownership in the area
 - Rurality of an area
 - Nature of the area e.g. tourist area, close to a children's home or other similar accommodation, remoteness
- 4.38 Some respondents suggested that "low or sporadic mobile coverage" should replace 'no mobile coverage' and that 'emergency calls' should not be limited to calls to the emergency services. BT would like to see greater clarity on what might be considered reasonable objections to the removal of PCBs.

Ofcom's conclusions

- 4.39 The obligation for public bodies to provide reasons is a proportionate obligation in relation to their power to object to the removal of the last PCB from a site and improves the transparency of the procedure. In exercising their delegated powers, public bodies should provide reasons for their decision in writing and comply with the consultation and notification requirements in the Act.
- 4.40 Decisions must be objectively justifiable, not discriminate unduly, be proportionate to what is intended to achieve and transparent. Public bodies must act in accordance with the six Community requirements, including the requirements to promote competition and to promote the interests of all EU citizens.
- 4.41 To assist public bodies in carrying out their duties and to promote consistency of decisions between such bodies, Ofcom has published guidance on the consultation and notification requirements in the Act. The guidance includes a non-exhaustive list of factors which may be referred to by a public body to make its decision. The guidance is drafted to reflect comments from the consultation and to take into account the practical availability of information. Key factors are:
- Housing type in the area;
 - Number of households in the area;
 - PCB revenue; and
 - Emergency calls.

- 4.42 Information about the housing type and the number of households in the area should be available to public bodies. PCB revenue is a reasonable measure of PCB usage and one indicator of its value to the community. In addition, BT advised in its response that it could provide such information in the written notice to public bodies.
- 4.43 While BT does not collect data on the number of calls made to the emergency services from PCBs and there were concerns about the availability of detailed information about mobile coverage, these factors are considered important by most respondents.
- 4.44 While public bodies must decide themselves what mechanisms they have in place to ensure meaningful consultation, Ofcom has produced guidance to assist public bodies for this purpose. A public body may refer to other factors such as the nature of the area for example a tourist area or close to a children's home or similar accommodation. However, any decision must comply with the requirements in paragraph 4.40 above. The guidance can be found at Annex 4.

Cashless PCBs

Background

- 4.45 BT and Kingston must currently ensure that at least one PCB at a site offers cash payment facilities except for sites which, for historical crime-related reasons, have no cash payment option. BT states it has experienced a high incidence of 'cash attacks' on low revenue PCBs in rural and semi-rural locations and that the annual cost of crime to its PCB business is substantial. Ofcom invited views on whether the existing requirement should be retained or amended and proposed that BT and Kingston be required to ensure that at least 70 per cent of their PCBs offer cash payment facilities.

Responses to the consultation

- 4.46 Most respondents supported the relaxation of the requirement where for example PCBs are subject to cash attacks. BT stated that removing the requirement to offer a cash payment facility at the last PCB at a site would enable it to manage the cost of the payphone base more effectively and therefore retain more PCBs. BT suggested that consumers would benefit as sites previously prone to vandalism and cash attacks would be less likely to experience breaks in service and remote communities would retain PCBs in locations where cash payment facilities are not critical.
- 4.47 Most respondents also supported the proposal to require BT and Kingston to ensure that at least 70 per cent of their PCBs offer cash payment facilities. However, some respondents raised concerns about the ability to make calls and the cost of calls from a PCB other than with cash. In its response, BT stated that consumers would still be able to make a call for the existing minimum fee, using alternative payment methods for example BT Chargecard and other phonecards. However, BT suggests that the typical profile of the PCBs it would wish to convert is such that they would have very low cash usage.

Ofcom's conclusions

- 4.48 Ofcom believes that BT and Kingston should have greater flexibility to remove cash payment facilities, in particular at sites which are subject to frequent vandalism and where the local public body has objected to a proposed removal on the grounds of the importance of the PCB for emergency use.

- 4.49 In removing the cash payment facility Ofcom notes that under General Conditions 4 and 6 BT and Kingston are each required to ensure that the public can make emergency calls and access operator assistance services and a directory enquiry facility. Ofcom would expect BT and Kingston to ensure that the public can make freephone and reverse charge calls and, save in exceptional circumstances, provide card payment facilities. Ofcom would also expect that the public be able to make a call for the existing minimum fee using alternative payment methods.
- 4.50 Ofcom would expect BT and Kingston to consult informally with the local public body before a cash payment facility is removed. We would also expect BT and Kingston to report to Ofcom on the number of cashless PCBs.
- 4.51 Ofcom has amended the Direction (Annex 3) to reflect the requirement to ensure that at least 70 per cent of BT's and Kingston's PCBs offer cash payment facilities.

Appeals

- 4.52 Ofcom indicated that the decision by a public body to object to a proposed PCB removal could be subject to appeal to the Competition Appeals Tribunal (CAT). In its response BT stated its concerns about the practicalities of the CAT hearing these types of appeals and that Ofcom should be responsible for decisions about PCB removals, not local public bodies. It is Ofcom view that the Act sets out that such appeals go to the CAT.

Requests for new PCBs

- 4.53 Ofcom has amended the Direction (Annex 3) at paragraph 2.8 to provide that, "except in exceptional circumstances, where the total score is eight or less the Universal Service Provider need not grant the request." The word 'need' replaces the word "shall" and provides greater flexibility for BT and Kingston to grant a request should they wish to.

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functional internet access (at least 28 kbps), public pay phone boxes, directories and directory enquiry services, social tariffs for voice services, and itemised billing.

Public payphones

- 4.47 Overall, there was a broad consensus among consumers that public payphones were not essential for most consumers in most circumstances, especially given the use of mobile phones. Public payphones were seen as essential for some in emergencies, albeit in the rarest of circumstances. Most could not envisage the need, given the ubiquity of mobile phones. Some participants in our qualitative research, who did not make use of a mobile phone, were more likely to see public payphones as critical in case of an emergency, given the lack of alternatives for them. In terms of value to society, the qualitative research found that public payphones could be seen as a “safety net” for those without alternatives, who may be more likely to be in vulnerable circumstances. We also note that, for instance, public payphones can be used by consumers who would like to call a helpline anonymously.
- 4.48 These findings are confirmed by the quantitative research, with 62% seeing payphones as personally unnecessary in day to day life, and only 3% saying they were essential and 8% important. Respondents however were more likely to regard public payphones as important for society as a whole, with 9% seeing them as essential for society and 22% important, and 28% unnecessary. The main reason for public payphones to be considered essential with regards to society was contacting the emergency services. Low usage of payphones, and the availability of alternatives, is likely to explain the stated low personal reliance on payphones.⁴⁶
- 4.49 Consumers across age and socio-economic groups have fairly similar views on voice calls from a payphone as an essential service, with 2-4% of consumers in these groups seeing payphones as essential. However, those in Wales are more likely to see payphones as essential (14%).⁴⁷

Social tariffs

- 4.50 BT and, in Hull only, Kingston Communications (KCOM), as the universal service providers, are required to offer one or more schemes to assist consumers who have difficulty affording telephone services. BT’s social tariff service is BT Basic, offering low monthly line rental (but with a low call allowance) to people in receipt of certain state benefits, and the equivalent in Hull is KCOM’s social access package.⁴⁸
- 4.51 Due to the targeted nature and relatively low usage of social tariff services (there are about 400,000 customers of BT Basic), we did not include a specific discussion of

⁴⁶ A survey undertaken in April 2013 showed that a majority, 81%, never use a public payphone, 14% use a payphone but do so less than once a month, and only 3% use a payphone more than once a month (this includes 1% using a payphone more than once a week, 1% more than once a fortnight, and 1% more than once a month). Question 15, http://stakeholders.ofcom.org.uk/binaries/research/telecoms-research/1107018/Telephone_Directory_Research1.pdf

⁴⁷ The sample on those living in very rural areas is too small (30) to draw conclusions.

⁴⁸ <http://www.bt.com/includingyou/other-products-services-bt-basic.html> and <http://www.kc.co.uk/home/phone/social-access-package/>

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Introduction

There are many people who rely on the UK's 67,000 public call boxes (known as 'call boxes' or 'phone boxes').

For some people, who don't have any kind of phone of their own, phone boxes are a lifeline. For others, they're useful if they find that their mobile phone isn't working. Most phone boxes – around 64,500 – are owned by BT.

Our research shows that over 33% of adults use phone boxes from time to time, while 7% use them regularly. They're most popular with:

- young people;
- people on low incomes;
- people with mobiles but no home phone; and
- people who have no phone at all.

They're especially important in areas where mobiles don't work, and in any community where there are disadvantaged people.

Even so, people aren't using phone boxes like they used to. The money that BT received from phone boxes went down by nearly half between 2000 and 2006. In fact, BT say that six out of 10 of their phone boxes are losing them money. This is why they've launched a programme to reduce the number of phone boxes.

However, unlike a normal business, BT can't just take away services for reasons linked to money. They have a duty, known as the Universal Service Obligation (USO), to provide a reasonable number of working phone boxes where they're most needed.

In 2005, we carried out a study of phone boxes. We wanted to be able to strike the right balance between the number of call boxes that the public actually needs, and BT's wish to remove phone boxes that lose them money. This booklet explains the rules that BT must now follow if they want to remove the only phone box in a local area, and the important role that local authorities play in that process. (In the Hull area, these same rules apply to Kingston Communications, which owns the phone boxes there.)

This booklet gives you a simple summary of those rules. If you need to know the fuller details, or want to ask for a new box in your area, please turn to the end of this booklet.

Removing Public Call Boxes: a guide to the rules

Removing a phone box - what BT have to do first

Our rules come into play when BT want to remove the one and only call box from a site. By 'site', we mean a 400-metre walking distance surrounding a call box. This means that if there are two phone boxes within 400 metres' walk of each other, BT can take one away without following our rules. However, if they want to take away the last one as well, they have to follow an agreed process.

BT have to display a notice on the call box, to tell the public:

- that they are planning to remove this particular phone box;
- the name of the local authority where people can object (within 42 days); and
- a freephone number people can call to find out the next nearest phone box.

As well as letting the public know, BT must tell certain organisations about their plans to remove the call box. These organisations include, in England:

- district councils;
- metropolitan councils;
- London boroughs;
- unitary councils;
- the Corporation of London; and
- the Council of the Isles of Scilly.

In Scotland, these organisations include:

- unitary councils.

In Wales, these organisations include:

- county councils and county borough councils.

In Northern Ireland, these organisations include:

- unitary districts.

BT must tell them:

- details of the call box they want to remove;
- why this is reasonable, with any information to back up their view;
- the date BT posted the notice on the call box;

Removing Public Call Boxes: a guide to the rules

- that there is a web link to our guidance on procedures; and
- how the local organisation can make any objections to BT.

If the local organisation then writes to BT within 90 days to object, setting out their reasons, BT cannot remove the call box. This is known as the 'local veto'.

What does the local public organisation do?

When BT announces plans to remove a phone box, it is the local organisation's job to decide whether to use its local veto to object. To do this, they must first ask the views of the local community by carrying out a consultation process. The notice posted by BT on the call box may also invite local comments. The local organisation will then announce their first decision, and ask for people's opinions on it, before arriving at their final decision a month or so later.

We don't lay down rules on how local organisations should go about testing the true feelings of their local area. However, we would normally expect their consultations to involve other public organisations, such as the parish or community council or, in Northern Ireland, local community groups.

This makes for an open and fair process, with all the local councils fully involved in the decision-making process. Also, local organisations usually have systems in place to make sure that the voices of the local communities and neighbourhoods are heard. The local organisation must also work within the terms of the Communications Act 2003. This means that they must be able to justify their decisions, as well as encourage competition and look after the interests of us all as citizens.

Below, we look at how they go about reaching their decision.

What to consider

Once the local organisation has heard back from their various consultations, we recommend they look at the area that surrounds the phone box and the people who live locally and consider the following.

Who lives there?

The type of local housing around a phone box may say how important it is to the area. If it's surrounded by people who own their homes, there's a fair chance they have home phones or mobiles as well. However, if the neighbourhood has

Removing Public Call Boxes: a guide to the rules

mainly rented properties, social housing or residential-care homes, it could be that there are people on low incomes who need that phone box.

Emergency calls

Many people feel reassured that phone boxes are available if there's an emergency. This can range from 999 calls to being able to call for help if your car breaks down. The local organisation needs to think about whether a particular phone box is more likely to be used for emergency calls than another. If, for example, the call box is near a known accident hotspot, it may strengthen the argument for it to be kept.

What are the takings?

Whether it's a shop, a pub or a phone box, the amount of money people spend on a local service is a sign of whether it's important to them. BT may be able to show how much business a particular phone box is getting. If it's a very low figure, this may support their case to remove it.

The procedure for publishing a notice

After the local organisation has weighed up the views they received from the first consultation, they must follow a special procedure. This happens in two stages.

In stage one, the organisation publishes their first notice. This notice will say whether they agree or object to BT's plan to remove the phone box, and their reasons why. We recommend that the local organisation waits at least 42 days after BT first announced their plans before they publish this notice.

The local organisation then allows at least one month to receive comments back on their decision, and to consider those comments. They must then publish their second notice (known as the 'final notice'), which sets out their final decision and the reasons behind it.

The local organisation must make sure that these notices reach all the local people who are affected by them. Like the consultations, we'd expect other local public organisations to be involved, such as the parish or community council or, in Northern Ireland, local community groups. BT and the Department of Trade and Industry must also receive these notices.

Removing Public Call Boxes: a guide to the rules

Appeals

If a local organisation objects to a phone box being removed, there is an appeals system. The case would then be considered by the Competition Appeals Tribunal.

The option to pay with cash

Many people prefer to use cash for the calls they make in phones boxes, instead of credit or phone cards. For this reason, at least seven out of ten boxes must offer cash payment facilities.

When BT does take away the option to pay by cash, we expect them to make sure that people can always make emergency, freephone and reverse-charge calls. We would also expect, unless there's a very good reason, that these phone boxes accept debit and credit cards.

We expect BT to 'sound out' local organisations before they take away cash facilities.

Asking for a new public phone box

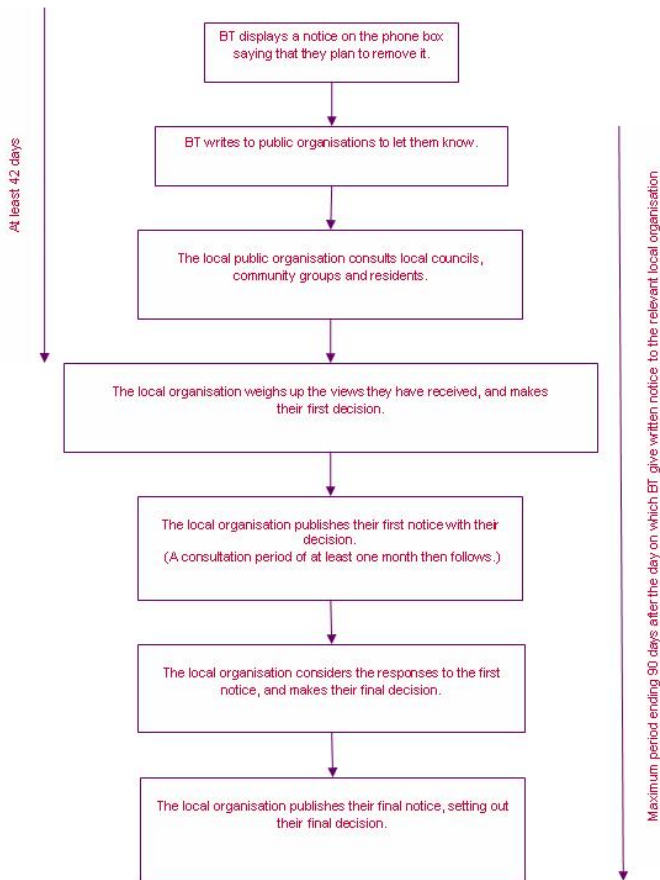
You can also ask BT to install a call box on a new site. They weigh up each request by looking at:

- the number of people the new call box would serve;
- the type of housing in that community; and
- the distance between a call box already there and the possible new site.

To reach a decision, BT uses a scoring system under rules we have set. They give the higher scores to large local communities with a high percentage of social housing, and where there's no phone box nearby. You can find full details of this scoring system on our website.

Removing Public Call Boxes: a guide to the rules

The process for removing – or keeping – a public call box (phone box)



Removing Public Call Boxes: a guide to the rules

Would you like to know more?

If you'd like to see the full rules about removing a call box, please log on to:

<http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/callboxdirection.pdf>

Local organisations carrying out the consultation process should look at the rules and guidance on our website. Here there are examples of notices, and letters to be sent to the Department of Trade and Industry.

<http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removals.pdf>

You can see the process for new phone boxes and the scoring system for requests at:

<http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/requestcallbox.pdf>

HIGHWAY IMPROVEMENT PLAN – Stage 1			ACTION PLAN – Stage 2		
Priority	Location	Problem and suggested remedy	Cost Estimate	Funding Source	Action/Programme (Who/When)
1.	<i>EXAMPLE: High Street between Post office and last property to the west of the garage</i>	<i>Speeding off peak. Reduce speed limit to 30mph</i>	<ol style="list-style-type: none"> 1. £500 2. £0 3. £0 4. £? 	<ol style="list-style-type: none"> 1.Parish Council 4.Parish Council 	<ol style="list-style-type: none"> 1. Traffic survey required to establish existing speeds by end of June 18.KCC to arrange 2. Review report and agree whether the site is suitable without further traffic calming measures. KCC by mid-July. 3. If suitable then discuss with PC and give early advice on potential costs. Mid July 4. Agree the way forward – outline design/estimate including staff fees. Mid July
2.	Junction outside Sevenoaks Railway Station	<p>Problems:</p> <ol style="list-style-type: none"> 1. Speeding. 2. Long waits for traffic at lights. 3. Incompatible with use by pedestrians and cyclists. 4. Pedestrians failing to use official crossing points, bypassing the very long footpath route to the pelican crossings. <p>Suggested remedies:</p> <ul style="list-style-type: none"> • Improve compatibility for use by pedestrians/cyclists. • Resume discussions regarding a possible masterplan for area, previously instigated by the Sevenoaks Society and included within Sevenoaks Town Council’s Neighbourhood Development Plan. This 			

		<p>would involve engagement with various landowners and rail authorities.</p> <ul style="list-style-type: none"> • Remove traffic lights and install roundabout. 			
6.	Junction at St John's Road with Hospital Road	<p>Problem: Extremely difficult for motorists to negotiate.</p> <p>Suggested remedy: Mini-roundabout (which would also provide a break in the road and thus help reinforce the lower speed limit on the A25).</p>			
7.	Junction at A25 Bradbourne Vale Road with Bradbourne Road	<p>Problem: Extremely difficult for motorists to negotiate.</p> <p>Suggested remedy: Mini-roundabout (which would also provide a break in the road and thus help reinforce the lower speed limit on the A25).</p>			

8.	A25 Bradbourne Vale Road	<p>Problem: Hatched area in centre of road which tends to draw traffic towards the pavement and parked cars.</p> <p>Suggested remedy:</p> <ul style="list-style-type: none"> • Narrow the hatched area in the centre of the road. • Mark out additional hatched areas at the sides of the road. 			
9.	A25 Bradbourne Vale Road (at entrance to Sevenoaks Town Council Offices).	<p>Problem: No space marked-out for temporarily stationary vehicles as they turn into the car park.</p> <p>Suggested remedy: Hatched area outside entrance.</p>			
10.	A25 Bradbourne Vale Road, stretch between Riverhead and Bat and Ball	<p>Problem:</p> <ol style="list-style-type: none"> 1. Speeding 2. Lack of safe crossing points <p>Suggested remedy: Installation of Mobile SID?</p>			
11.	A25 Bradbourne Vale Road, close to Knole Academy	<p>Problem: Speeding.</p> <p>Suggested remedy: Mobile SID close to entrance to Bradbourne Riding Centre, facing towards Riverhead. <i>INFORMATIVE: It was resolved at Planning Committee on 01/07/2019 that this location would be put forward to KCC for consideration.</i></p>		To be funded by KCC/STC (50/50 split)	Agreed with KCC. (Timescale TBC).

11.	<p>Network of roads which includes the following:</p> <ul style="list-style-type: none"> • Bradbourne Road • St John's Road • Camden Road • Amherst Road 	<p>Problem: Extremely narrow roads, with motorists frequently forced into reversing long distances, or mounting the pavement to pass each other.</p> <p>Suggested remedy: One-way system.</p>			
12.	<p>Network of roads which includes the following:</p> <ul style="list-style-type: none"> • Holly Bush Lane (already partly one-way) • Prospect Road • Cobden Road • Bethel Road • Hartslands Road • Sandy Lane 	<p>Problem: Extremely narrow roads, with motorists frequently forced into reversing long distances, or mounting the pavement to pass each other.</p> <p>Suggested remedy: One-way system.</p>			
13.	<p>Hartslands Area</p>	<p>Problem: Lack of pavements compromises pedestrian safety.</p> <p>Suggested remedy:</p>			
14.	<p>Five-way junction at Vine Court Road/Holly Bush Lane/Hartslands Road/Bayham Road</p>	<p>Problems:</p> <ul style="list-style-type: none"> • Increased traffic, including to schools. • Confusion as to who has right of way. <p>Suggested remedy: Roundabout</p>			

15.	Junction at top of A225 Sevenoaks High Street (near Waitrose and the fountain) where A224 London Road feeds in.	<p>Problem: Confusion for motorists.</p> <p>Suggested remedy:</p>			
16.	St John's Road	<p>Problem: Speeding</p> <p>Suggested remedy: Encourage speeds below 30mph.</p>			
17.	Bat And Ball Junction	<p>Problems:</p> <ol style="list-style-type: none"> 1. Unacceptably poor safety for pedestrians, including the large numbers of schoolchildren who use the crossings. 2. Very small pedestrian refuges. 3. Homes to the north of the junction are effectively cut-off from the rest of the Town to the south. 4. Sluggish traffic, long queues. 5. Significant noise pollution. 6. Significant air pollution (Air Quality Management Area). 7. Exacerbation of all the above in the context of the projected expansion of local schools and future planning application to develop the Tarmac Site. 			

		<p>Suggested remedies:</p> <ul style="list-style-type: none"> • Light-controlled pedestrian crossings on ALL parts of the junction. • Review the size of the pedestrian refuges. • Change the whole layout of the junction, e.g. install a large roundabout. 			
18.	Widespread	<p>Problems:</p> <ol style="list-style-type: none"> 1. Poor road surfaces 2. Potholes <p>Suggested remedies:</p>		KCC to fund repairs	<p>Following a resolution at Planning Committee on 23-09-2019, STC requested that the following roads be put forward for future inclusion in the Kent Highways Years One and Two Forward Works Programme 2019/20 and 2020/21:</p> <ul style="list-style-type: none"> • Bayham Road • Eardley Road • Quakers Hall Lane • Wickenden Road <p>However, Kent Highways responded to say that the above roads did not compare favourably with other priorities.</p> <p>It is understood that the A225 High Street is due to be resurfaced in Year Two of the programme.</p>
19.	Sevenoaks Primary School	<p>Problem: Speeding along Bradbourne Road.</p> <p>Suggested remedies:</p> <ul style="list-style-type: none"> • 20mph limit • Mobile SID just below AEC, facing uphill. <p><i>INFORMATIVE: It was resolved at Planning Committee on 01/07/2019 that this location would be put forward to KCC for consideration.</i></p>		<p>KCC to fund 20mph zone</p> <p>KCC/STC to fund mobile SID jointly (50/50 split)</p>	<p>KCC has carried out speed checks in both Bradbourne Road and Bradbourne Park Road. KCC hopes to fund 20mph zones on both these roads, to go to consultation at the Joint Transportation Board (JTB) in early March 2020. If agreed, the zones will be introduced soon thereafter.</p> <p>N.B. If the 20mph zones are agreed, the Mobile SID will no longer be required in this area. (TBC).</p>

20.	St John's CEP School, Bayham Road	<p>Problem: Speeding along Bayham Road.</p> <p>Suggested remedies:</p> <ul style="list-style-type: none"> • 20mph limit • Mobile SID just below school, facing downhill in direction of Seal Hollow Road. <p>INFORMATIVE: <i>It was resolved at Planning Committee on 01/07/2019 that this location would be put forward to KCC for consideration.</i></p>		<p>KCC to fund 20mph zone</p> <p>KCC/STC to fund mobile SID jointly (50/50 split)</p>	<p>KCC has carried out speed checks in Quakers Hall Lane and Bayham Road. KCC hopes to fund 20mph zone in both these roads, to go to consultation at the Joint Transportation Board (JTB) in early March 2020. If agreed, the zones will be introduced soon thereafter.</p> <p>N.B. If the 20mph zones are agreed, the Mobile SID will no longer be required in this area. (TBC).</p>
21.	St John's Hill	<p>Problem: Speeding</p> <p>Suggested remedy: Mobile SID</p>			

22.	A225 Tonbridge Road	<p>Problem: Speeding</p> <p>Suggested remedy: Mobile SID</p>			
23	Towards the bottom of Seal Hollow Road	<p>Problem: Speeding</p> <p>Suggested remedy: Mobile SID</p>			

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Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Tel: 01732 227206
Ask for: Emma Gore
Your ref:
My ref: SE/19/01911/FUL
Date: 29th January 2020

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Sandford Arment Properties
Site: 138 - 140 High Street Sevenoaks KENT TN13 1XE
Nature: Construction of a new flat above rear roof of 140 High Street and new undercroft parking area. Access to cycle, waste and parking.
Appeal Ref: W/4000581
SDC Ref: SE/19/01911/FUL
Appeal Start Date: 28th January 2020

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above. The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. The Planning Inspectorate is trialling a new appeals service to improve the digital services they offer. If you are looking for an appeal submitted after 7th August 2019, please look on the new appeals service portal <http://appeals.planninginspectorate.gov.uk> The unique seven-digit reference number will begin with '4' if it is on this service. For all other case types please use the existing appeals portal <https://www.gov.uk/appeal-planning-inspectorate>

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



If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, Get In Touch Team, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; W/4000581, to arrive by 3rd March 2020.

Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at:
<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at:
<https://acp.planninginspectorate.gov.uk>

Yours faithfully,



Richard Morris
Chief Officer - Planning & Regulatory Services

The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Holly Pockett
Email: planning.comments@sevenoaks.gov.uk
My Ref: 19/03106/LDCPR
Your Ref:
Date: 5 February 2020

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 41 Bradbourne Park Road Sevenoaks KENT TN13 3LJ

Development: Replacement windows and doors.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **13 February 2020** at 7.00 pm.

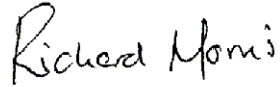
We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view:
www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our **Contact Centre on 01732 227000** (5 working days before the committee date), who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team By the end of the day BEFORE the meeting date (email: DC.Committee@sevenoaks.gov.uk). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

Copies of the committee agenda, including the report relevant to this application, will be available in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. You can view and download a copy of the report 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Chief Officer - Planning & Regulatory Services

Planning Applications Considered

Applications considered on 3-2-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03455/FUL	Emma Gore 10-02-2020	Cllr Michaelides	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Batley			5 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/20
<p>Replacement dwelling.</p> <p>19/03455/FUL - Amended plan</p> <p>Amendment to plans.</p>				
<i>Comment</i>				
<p>CHAIRMAN'S ACTION:</p> <p>Sevenoaks Town Council recommended approval.</p>				

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Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2020

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03289/FUL	Alexis Stanyer 21/02/2020	Cllr Piper	Offset Architects 753333
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mrs Stead		42 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/20	
<p>Demolition of the existing dwelling, garage and outbuildings and erection of replacement dwelling with swimming pool and pool house. Landscaping works.</p> <p>19/03289/FUL - Amended Parish Consultation</p> <p>The agent has amended the plans to correct an error in the levels.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q1JB1DBKJRT00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03290/HOUSE	Alexis Stanyer 20-02-2020	Cllr Piper	Offset Architects 753333
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mrs O Stead		42 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/01/20	
<p>Demolition of existing conservatory, single garage & summerhouse and construction of a linked single garage to side, part two/part single storey extension to rear and raising the roof to incorporate a second floor accommodation. Alteration to fenestration and construction of a Pool House and swimming pool and associated landscaping works.</p> <p>19/03290/HOUSE - Amended plan</p> <p>The agent has amended the plans to correct an error in the levels.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1JB1JBKJRV00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03433/FUL	S Simmons 14-02-2020	Cllr Shea	Mr B Best 455029
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr Oliver & Mr Hurst		1 & 3 Robyns Way	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/01/20	
<p>Single storey rear extension to each property.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2CMW3BK0LA00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00072/FUL	Sean Mitchell 13-02-2020	Cllr Piper	Mr Whitlock 01892 534455

Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ingram	West Heath School	Ashgrove Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			24/01/20
Replacement enclosure to existing swimming pool. Construction of additional changing room and viewing area and baby pool with associated changing rooms. Installation of 136 Photovoltaic cells to existing sports hall South facing roof pitch.(sic)			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q421P6BKG6R00		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00079/HOUSE	Holly Pockett 11-02-2020	Cllr Piper	N/A
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms E Tooher	Croxley	Clenches Farm Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/01/20	
Infill front extension to the south elevation to include new porch. Raising the first floor wall to East elevation in order to facilitate alterations to the height of the roof. Alterations to fenestration and external materials.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q43WELBKGAS00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00093/HOUSE	S Simmons 11-02-2020	Cllr Clayton	Ms Bayley 07831 189463
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Whitmore		1 North View Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			22/01/20	
Erection of pitched roof over existing flat roof extension to create a first floor level.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q45R1ZBKGDY00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00096/LBCALT	Ronald Tong 24/02/2020	Cllr Bonin	Freeths LLP 08454044198
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
N Bullin	Francis Chappell & Sons	27 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/20	
The erection of 3 No. non illuminated fascia signs and painting of the fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q45R2EBKGE400			

Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2020

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00097/HOUSE	S Simmons 14-02-2020	Cllr Bonin	Mr McMullon 01233 625553
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Collet			12 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/20
Proposed two storey front extension and alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q46XOVBK0KW00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00109/HOUSE	Ronald Tong 11-02-2020	Cllr Granville-Baxter	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lelean			36 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/20
Erection of a garden gazebo.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4EHOABK0LO00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00123/MMA	Alexis Stanyer 17-02-2020	Cllr Parry	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Duncan			5 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/20
Amendment to 19/02949/HOUSE.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4EWUFBK0LO00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00130/HOUSE	Louise Cane 11-02-2020	Cllr Clayton	Mr Farrell 01323 446612
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Crawford		Holly Bank	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/20
Proposed two-storey rear extension. Existing conservatory roof to be modified to form new balcony.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4F0EZBKGS200			

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00147/HOUSE	H Donnellan 14-02-2020	Cllr Raikes	Offset Architects 753333

Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Tarasheva	Wellingtonia	Linden Chase	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			28/01/20
Construction of new double garage, new surfacing to front lawn and removal of 1 pine tree.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4GV1ZBKGW400		

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00150/HOUSE	Ronald Tong 17-02-2020	Cllr Eyre	Mrs C Austin 07866 962268
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Josech	Si Rusa	Hopgarden Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/01/20	
Changes to made to the facade (sic) and roof finish. Extension to the garage and garage to be converted into habitable space. Alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4GV2JBKGWA00			

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00163/FUL	Rebecca Fellows 24/02/2020	Cllr Eyre	Church Lukas 01159410533
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Mercer	Land South East of Garnetts	Grassy Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/20	
Sub division of existing curtilage and erection of one detached dwelling.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4I94TBK0LO00			

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00165/HOUSE	Ronald Tong 17-02-2020	Cllr Waite	Mr D Dennis 240140
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Jinks		4 Serpentine Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/01/20	
Proposed demolition existing garage; proposed three storeys side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4IPQFBKH0N00			

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00167/HOUSE	S Simmons 21-02-2020	Cllr Parry (OOW)	Spillways Ltd 0203 3555544

Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wotton	Heather House	Blackhall Lane	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			04/02/20
Demolition of existing conservatory and the erection of a single storey rear extension with hipped roof.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4IPQWBKH0R00		

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00170/FUL	Ray Hill 17-02-2020	Cllr Camp	Mr D Burr 742200
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Baker		97 St Johns Hill	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/01/20	
To demolish the building and erect a temporary hoarding to the St Johns Hill elevation to prevent a falling hazard and secure the site.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4IPRBBKH0X00			

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00172/FUL	Emma Gore 24/02/2020	Cllr Eyre	Ninethirty Ltd 07834811968
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
J & M Lewer		95 Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/20	
Demolition of existing house and construction of 2no. self contained dwellings with associated access and landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4KKDLBKH4J00			

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00173/HOUSE	Alexis Stanyer 18-02-2020	Cllr Michaelides	Mr Ranson 753333
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Pragassen	Fern Cottage	7 Pound Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/01/20	
Demolition of existing conservatory and construction of part single, part two storey replacement extension. New window to southern elevation. Repair and redecoration of render exterior and shutters. Alterations to landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4KKE5BKH4L00			

Planning Applications to be Considered

Planning Applications received to be considered on 10 February 2020

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00179/HOUSE	S Simmons 24-02-2020	Cllr Michaelides	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mrs Maddison		6 St Botolphs Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/20	
Construction of a vehicular crossover with gates.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4KKEXBKH4X00			

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00189/FUL	Alexis Stanyer 20-02-2020	Cllr Parry (OOW)	Mr Dakin 01962 813344
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr White		Broomwood	Woodland Rise	
Adjoining Parish (Seal)				
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/01/20	
ADJOINING PARISH CONSULTATION:				
Demolition of an existing building and the construction of a new dwelling.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4MF22BKH7Y00			

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00191/HOUSE	Holly Pockett 18-02-2020	Cllr Dr Canet	Miss Nash 01303 656001
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs Lingham		11 Lambarde Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/01/20	
First floor side extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4MF2CBKH8200			

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00249/HOUSE	S Simmons 24/02/2020	Cllr Eyre	Mrs Austin 07866 962268
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs Rowland		15 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/02/20	
Rear single storey extension. Alterations to side roof areas.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q4XJ27BKHSY00			