

17<sup>th</sup> February 2021



You are summoned to attend a virtual meeting of the **PLANNING COMMITTEE** to be held via Zoom on **Monday 22<sup>nd</sup> February 2021**. Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtu.be/ZNKXNCSe1LE> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](https://sevenoakstown.gov.uk) or by request.

Members of the public wishing to address the Committee should notify the Town Council by 12noon on the day of the meeting. Zoom joining instructions will then be provided. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council.

**Town Clerk**

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

### **Committee Members**

Cllr 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

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

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

## PUBLIC QUESTION TIME

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

## **AGENDA**

### 1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

### 2 REQUESTS FOR DISPENSATIONS

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

### 3 DECLARATIONS OF INTEREST

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

### 4 MINUTES

To receive and agree the minutes of Planning Committee meeting held on 8<sup>th</sup> February 2021.

### 5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) To note that face-to-face Planning Committee meetings at the Town Council Offices will continue to be suspended while Social Distancing measures remain in place.
- b) To note that Planning Committee meetings will be held via Zoom and available to stream on YouTube from October 2020.
- c) To note that all arrangements are subject to review.

### 6 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

- a) To receive draft answers to the consultation prepared by Cllr Clayton, Cllr Parry and Cllr Piper.
- b) To discuss and agree a response to forward on behalf of STC.

7 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

a) To receive draft answers to the consultation prepared by Cllr Shea, Cllr Michaelides and Cllr Eyre.

b) To discuss and agree a response to forward on behalf of STC.

8 KCC APPLICATION

To note that application SE/20/2151R4A has been approved.

9 NEIGHBOURHOOD PLAN – SUGGESTED AMENDMENTS TO POLICY WORDING

To receive and note the updated report detailing amendments to NDP policy wording, as agreed in the extra planning meeting on Wednesday 10<sup>th</sup> February 2021.

10 APPEALS

To note that the following appeal had been dismissed:

- APP/G2245/W/20/3254756 Roleys Cricket Ground, Plymouth Drive, Sevenoaks

11 PLANNING APPLICATIONS

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

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

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 16<sup>th</sup> February 2021.

12 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held on Monday 8<sup>th</sup> February 2021 at 7:00pm via Zoom available to view on YouTube: [https://www.youtube.com/watch?v=FOWZZH\\_9I7k](https://www.youtube.com/watch?v=FOWZZH_9I7k)

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**Present:**

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp - <b>Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Present – left 7:30pm</b>
Cllr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper – <b>Vice Chairman</b>	<b>Present</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>
Cllr Hogarth	<b>Apologies</b>	Cllr Waite	<b>Apologies</b>

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Will Bridges – Tarmac  
 Darren Bell - David Lock Associates  
 David Parry - Cratus Communications  
 Simon Tucker - DTA Transport

**At 7pm, prior to the start of the meeting, there was a presentation from Tarmac Ltd.**

**PUBLIC QUESTION TIME**

None.

**417     REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**418     DECLARATIONS OF INTEREST**

Cllr Camp declared a non-pecuniary interest in [plan no. 27] 25 The Crescent.

Cllr Parry declared a non-pecuniary interest in [plan no. 7] The Greenkeepers Barn Seal Hollow Road

**419     DECLARATIONS OF LOBBYING**

Cllr Clayton declared he had been lobbied on [plan no. 16] 22 Sandy Lane

Cllr Clayton declared that both him and Cllr Waite had been lobbied on [Plan no. 28] 3 Holly Bush Lane

**420     MINUTES**

The committee received the minutes of the Planning Committee meeting held 25<sup>th</sup> January 2021. **It was RESOLVED** that the minutes be approved.

421 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings will commence virtually via Zoom from October 2020
- b) It was noted that all arrangements were subject to review.

422 BLIGHS DESIGN GUIDE

The Committee received and noted the Blighs Design Guide provided by SDC.

**RESOLVED:**

- To ask SDC how far they have implemented the Design Guide.
- To discuss at the extra meeting on Wednesday 10<sup>th</sup> February 2021, where signage is mentioned in the NDP along with other general design references

423 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

The Committee noted the Consultation on proposals to reform Strand 2.

**RESOLVED:** Cllr Clayton, Cllr Parry and Cllr Piper volunteered to prepare a draft response to be discussed and agreed at the next Planning Meeting.

424 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

The Committee noted the KCC consultation on the Vision Zero Road Safety Strategy.

**RESOLVED:** Cllr Shea, Cllr Michaelides and Cllr Eyre volunteered to prepare a draft response to be discussed and agreed at the next Planning meeting.

425 KCC CONSULTATION AMENDEMENT 36 MINOR PARKING PROPOSALS

Councillors received and noted that formal statutory consultation on proposed traffic regulation orders.

**It was RESOLVED** that the Committee supported the TROs suggested in the consultation.

426 KENT RAIL STRATEGY REPORT

The Committee received and noted the full Kent Rail Strategy 2021 Consultation Report.

**It was RESOLVED** that representation would be sent to Kent County Council to ask that the promised fast service from Maidstone East to Blackfriars should be delivered.

427 PLANNING APPLICATIONS

- (a) No members of the public registered to speak on individual applications
- (b) The Committee considered planning applications received during the two weeks ending 2<sup>nd</sup> February 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

428 PRESS RELEASES

**RESOLVED:** A press release be drafted about the Tarmac presentation and the future Bat and Ball junction roundabout plans.

Finished: 9:00pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 8-2-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/03300/HOUSE</b>	Michael Clawson 22-02-2021	Cllr Eyre	Coleman Anderson Archite
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Richardson	Hathaway Cottage	76 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/02/21	
<b>Loft conversion &amp; internal works.</b>  <b>20/03300/HOUSE - Amended plan</b>  <b>Certificate B has now been signed.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/03370/HOUSE</b>	S Simmons 10-02-2021	Cllr Shea	Inka Architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr P Shilson		27 Orchard Close	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/01/21	
<b>Erection of a two storey rear extension, single storey side extension, alterations to the existing first floor window positions and additional (sic) of render to external brickwork.</b>  <b>20/03370/HOUSE - Amended plan</b>  <b>Plans amended to reinstate original windows on front elevation of house. Original brickwork to be retained on external elevations of house and render excluded from the scheme.</b>  <b>Materials confirmed via email.</b>				

*Comment*

**Sevenaask Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 8-2-21

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>20/03395/FUL</b>	Anna Horn 11-02-2021	Cllr Michaelides	Colin Smith Planning Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Smith		40 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/01/21	

**Conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bay window to front elevation and replacement with a new window.**

**20/03395/FUL - Amended plan**

**Amended drawings submitted with changes listed below:**

- The velux in the roofslope serving the neighbouring bedroom is shown on the plans
- The proposed roof terrace has been removed from the scheme
- The doors onto the flat roof extension have been removed and replaced with a window (it is not proposed to use this flat roofed area as a balcony, the railings are required to be retained for health and safety purposes when maintenance is required)
- The window to the rear elevation is noted as fixed and obscure glazed
- The basement bedroom window is increased in height and width, and the corresponding lightwell is increased in width, to allow maximum light into the bedroom
- In order to facilitate the increased lightwell width, the doors to the ground floor bedroom have been replaced with a window

## *Comment*

**Sevenoaks Town Council recommended approval subject to the planning officer and conservation officer being satisfied with the amended drawings and changes, and also that the five main conditions listed by the conservation officer in their report to the original application approved by STC are satisfactorily carried out.**

# Planning Applications Considered

Applications considered on 8-2-21

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03396/LBCALT	Anna Horn 11-02-2021	Cllr Michaelides	Colin Smith Planning Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Smith		40 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/01/21	

**Conversion of building from office to residential use by the creation of 4 flats (3 x 1 bedroom and 1 x 2 bedroom). Creation of basement flat and internal alterations. Removal of bay window to front elevation and replacement with a new window.**

**20/03396/LBCALT - Amended plan**

**Amended drawings submitted with changes listed below:**

- The velux in the roofslope serving the neighbouring bedroom is shown on the plans
- The proposed roof terrace has been removed from the scheme
- The doors onto the flat roof extension have been removed and replaced with a window (it is not proposed to use this flat roofed area as a balcony, the railings are required to be retained for health and safety purposes when maintenance is required)
- The window to the rear elevation is noted as fixed and obscure glazed
- The basement bedroom window is increased in height and width, and the corresponding lightwell is increased in width, to allow maximum light into the bedroom
- In order to facilitate the increased lightwell width, the doors to the ground floor bedroom have been replaced with a window

*Comment*

**Sevenoaks Town Council recommended approval subject to the planning officer and conservation officer being satisfied with the amended drawings and changes, and also that the five main conditions listed by the conservation officer in their report to the original application approved by STC are satisfactorily carried out.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03713/FUL	Mark Mirams 18-02-2021	Cllr Bonin	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Perfect Start Day Nurseries	Perfect Start Day Nursery, The	Emily Jackson Close	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/01/21	

**Removal of natural grass surface and replacement with artificial grass in two garden areas.**

*Comment*

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

# Planning Applications Considered

Applications considered on 8-2-21

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00016/HOUSE	Alexis Stanyer 16-02-2021	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Marr-Johnson		Fairfield	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/21
<b>Demolition of an existing side-addition and erection of a replacement structure.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00037/FUL	Emma Gore 18-02-2021	Cllr Michaelides	LJM Drafting & Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Knole Park Golf Club		The Greenkeepers Barn Northea	Seal Hollow Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/21
<b>Proposed mezzanine floor installed to existing barn, with one external window, one external door and one air-conditioning unit externally mounted.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

**Informative: Cllr Parry declared a non-pecuniary interest and abstained from voting.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00045/ADV	Anna Horn 11-02-2021	Cllr Busvine	Real Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Melanie Moynes			55 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/21
<b>Window and car park signage and illuminated front sign.</b>				

*Comment*

**Sevenoaks Town Council recommend refusal on the grounds that the window and door signage is acceptable, but the projecting sign is internally illuminated and consequently conflicts with the STC policy requirement for externally illuminated signage only in the Town Centre.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00062/HOUSE	Alexis Stanyer 11-02-2021	Cllr Hogarth	Coleman Anderson Archite
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kijima			39 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/21
<b>Ground and first floor extension to chalet bungalow, alterations to fenestration and cladding and landscaping works.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 8-2-21

<b>10</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00062/HOUSE	Alexis Stanyer 17-02-2021	Cllr Hogarth	Coleman Anderson Archite
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Kijima			39 St Georges Road	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				27/01/21
<b>Ground and first floor extension to chalet bungalow, alterations to fenestration and cladding and landscaping works.</b>  <b>21/00062/HOUSE - Amended plan</b>  <b>Proposed plans are now available to view on the SDC Planning Portal. (Previously not available due to a computer error).</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00120/HOUSE	S Simmons 16-02-2021	Cllr Mrs Parry	Open Architecture
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Sangster		The Beeches	Blackhall Lane	Wildernesse
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				26/01/21
<b>Replace existing open porch with an enclosed porch; render the central bay with a through-colour render; replace existing rooflight.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00124/HOUSE	Alexis Stanyer 12-02-2021	Cllr Shea	Sevenoaks Plans Ltd
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Ashby			37 Lambarde Road	Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				22/01/21
<b>Driveway relocation with existing wall blocked and new driveway at front of house. Garage demolished</b>				

## Comment

**Sevenoaks Town Council recommended approval subject to the Highways Authority being satisfied that the location of the highway access is safe in relation to traffic on Lambarde Road and the junction to Lambarde Drive.**

# Planning Applications Considered

Applications considered on 8-2-21

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00129/HOUSE	S Simmons 12-02-2021	Cllr Camp	Mr Wyatt Glass
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Peter Haine		Knocklofty	Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/21
<b>Demotion of existing conservatory and erection of an orangey.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00138/HOUSE	Anna Horn 12-02-2021	Cllr Clayton	David Salisbury Joinery
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs King			1 Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/21
<b>Timber orangey to replace existing conservatory.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00139/FUL	Alexis Stanyer 17-02-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			3A Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/21
<b>Change of use from part office, part residential to all residential.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the accommodation is appropriately habitable.**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00165/HOUSE	S Simmons 17-02-2021	Cllr Waite	Prime Folio
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Lee Aldridge			22 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/21

**Replacement of 2 porches, side extension, infill to west side, new wall, alterations to fenestration and internal alterations.**

*Comment*

**Sevenoaks Town Council recommended approval subject to:**

- 1.The materials used and the style being in keeping the Conservation area.
- 2.The retention of the wall and the trees on the border with Sandy Lane
- 3.the planning officer being satisfied that there is no overlooking issues in relation to the property on Quaker Hall Lane.

# Planning Applications Considered

Applications considered on 8-2-21

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00169/HOUSE</b>	Alexis Stanyer 22-02-2021	Cllr Piper	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Foster		Santillana	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/21
<b>Two storey extension and ground floor rear extensions, alterations to fenestration and additional internal alterations. Enlarging existing driveway.</b>				

## Comment

**Sevenoaks Town Council recommended approval, but would like to see some of the Spanish/Mediterranean features retained.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00170/HOUSE</b>	Michael Clawson 16-02-2021	Cllr Raikes	Frances Whittingham
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Walker			28 Amherst Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/21
<b>Extension to loft, reconfiguration of side entrance and replacements of windows.</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied that there is no unacceptable loss of amenity to the neighbouring property**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00176/HOUSE</b>	Anna Horn 18-02-2021	Cllr Clayton	Mr A Sheret
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sheret			1 Little Wood	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/21
<b>Double storey side extension and single storey rear extension.</b>				

## Comment

**Sevenoaks Town Council recommended approval provided the planning officer is satisfied there was no impact on houses in Hillingdon Rise**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00177/HOUSE</b>	S Simmons 16-02-2021	Cllr Mrs Parry	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ringer		The Granary, Blackhall Place	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/21
<b>To convert one bay of the garage to a home office and the internal log store area of the garage to a gym area and w.c. with roof lights over.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 8-2-21

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00189/HOUSE</b>	Alexis Stanyer 23-02-2021	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Merrett		Rustlings	8 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
<b>Erection of raised decking and boundary fencing</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00198/FUL</b>	S Mitchell 23-02-2021	Cllr Michaelides	Lovell Design Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Adkin			4 Bank Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
<b>Change of use from retail to part retail and conversion of upper floors to C3 residential use, and associated internal and external alterations.</b>				

*Comment*

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

- the treatment of the ground floor (e.g. Change to window) is not in keeping with the rest of the building and does not preserve or enhance the Sevenoaks Highstreet conservation area.
- detrimental impact to a locally listed building
- detrimental impact to the street scene.

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00207/HOUSE</b>	Michael Clawson 19-02-2021	Cllr Parry	Mr P Hobbs
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Benfield & Mr Quine			7 Garvock Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/21
<b>Removal of existing gate and posts. Construction of brick piers with automated timber gates.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00212/LBCALT</b>	Anna Horn 19-02-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The National Trust		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/21
<b>Repairs and partial reconstruction to a garden wall within Queens Court.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the conservation officer being satisfied.**

# Planning Applications Considered

Applications considered on 8-2-21

<b>25</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00219/HOUSE	Alexis Stanyer 19-02-2021	Cllr Waite	Sevenoaks Plans Ltd
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				29/01/21
<b>Proposed new position of rooflights; solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.</b>				

## Comment

Sevenoaks Town Council recommended refusal on the grounds that:

- Gross overdevelopment of the site.
- loss of privacy and overlooking to neighbouring gardens
- insufficient parking
- the inclusion of floor to ceiling windows, juliette balconies on first and second floor considered to have an unacceptable impact on neighbouring properties.

<b>26</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00226/HOUSE	S Simmons 19-02-2021	Cllr Canet	Home Design Network Ltd
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mrs S Duce			47 Lambarde Road	Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				29/01/21
<b>Single storey rear extension. Change to fenestration to northern and southern elevations. New 1.8m close board fence to side garden.</b>				

## Comment

Sevenoaks Town Council recommended approval.

<b>27</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00237/HOUSE	S Simmons 22-02-2021	Cllr Clayton	Mr Neil Smith
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr J Williams			25 The Crescent	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				01/02/21
<b>Single storey extension to the rear of the property. Existing outbuilding are to be demolished. (sic)</b>				

## Comment

Sevenoaks Town Council recommended approval provided planning officer is satisfied no material impact on neighbours at no 23.



# Planning Applications Considered

Applications considered on 8-2-21

<b>28</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00240/HOUSE</b>	Michael Clawson 23-02-2021	Cllr Waite	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B May			3 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
<b>Upgrading appearance of existing annexe building within rear garden incorporating removal of first floor balcony to allow extension to ancillary accommodation at first floor level and alterations to existing terrace area at garden level.</b>				

## Comment

**Sevenoaks Town Council recommended approval subject to:**

- a condition of no further development and a condition that it only be used as ancillary accommodation for the occupants of Gable Cottage and their family and friends and must not be sold or let as a separate dwelling.
- a landscaping condition to ensure no structures in the green space which would detract from the designated conservation area
- no overlooking of neighbouring properties.

<b>29</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00244/LBCALT</b>	Mark Mirams 23-02-2021	Cllr Busvine	E2 Architecture + Interiors
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gregory Tyson		County Perry	75 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/21
<b>Change of use from Class E(c)ii - Professional Services to Class C3 Dwellinghouses. Reinstatement of ground floor historic plan form with the features fenestration, joinery and finishing materials. Part infill lightwell extension. Conservation works.</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to the Conservation officer being satisfied that the proposed works do not detract from the Conservation Area.**

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## **Agenda Item 6**

### **Consultation on Proposals to Reform Strand 2: Annex B: Summary of the consultation questions**

**Q1: Do you consider the Right to Contest useful?**

Yes/No – please provide a reason for your answer.

**Q2: Do you think there are any current barriers to using the right effectively, and if so, how would you suggest they be overcome?**

Yes/No – please provide details.

**Q3: Would a definition of unused or underused land be useful, and, if so, what should such a definition include?**

Yes/No – please provide details.

**Q4: Should the right be extended to include unused and underused land owned by town and parish councils?**

Yes/No – please provide a reason for your answer.

**Q5: Should the government incentivise temporary use of unused land which has plans for longer term future use?**

Yes/No – please provide a reason for your answer.

**Q6: Should the government introduce a requirement for local authorities to be contacted before a request is made?**

Yes/No - Please provide a reason for your answer.

**Q7: Should the government introduce a presumption in favour of disposal of land or empty homes/garages where requests are made under the right?**

Yes/No- Please provide a reason for your answer

**Q8: Do you agree that the government should require these publicity measures where requests are made under the right?**

Yes/No- Please provide a reason for your answer

**Q9: Should government offer a 'right of first refusal' to the applicant as a condition of disposal?**

Yes/No – Please provide a reason for your answer. Please also include what you believe would be a reasonable timeframe for the expiration of the right of refusal.

**Q10: Should the government impose conditions on the disposal of land? And if so, what conditions would be appropriate?**

Yes/No - Please provide a reason for your answer.

**Q11: Do you have any additional suggestions regarding reforms that could improve the effectiveness of the Right to Contest process?**

Please explain your answer.

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## **Agenda Item 7**

# **Consultation Questionnaire**

We are keen to hear your thoughts on our draft Vision Zero Road Safety Strategy for Kent as we further develop it during formal consultation. We have provided this feedback questionnaire for you to give your comments.

### **What information do you need before completing the questionnaire?**

We recommend that you view the draft strategy online at [www.kent.gov.uk/visionzero](http://www.kent.gov.uk/visionzero) before responding to this questionnaire.

If you have any questions regarding these proposals or require hard copies of the strategy and/or questionnaire, please email [visionzero@kent.gov.uk](mailto:visionzero@kent.gov.uk).

This questionnaire can be completed online at [www.kent.gov.uk/visionzero](http://www.kent.gov.uk/visionzero)

Alternatively, fill in this paper form and return to: Casualty Reduction Team, Kent County Council, Invicta House, Maidstone ME14 1XX.

**Please ensure your response reaches us by midnight on 15 March 2021.**

**Privacy:** Kent County Council (KCC) collects and processes personal information in order to provide a range of public services. KCC respects the privacy of individuals and endeavours to ensure personal information is collected fairly, lawfully, and in compliance with the General Data Protection Regulation and Data Protection Act 2018. Read the full Privacy Notice at the end of this document.

**Alternative formats:** If you require any of the consultation material in an alternative format or language, please email: [alternativeformats@kent.gov.uk](mailto:alternativeformats@kent.gov.uk) or call: 03000 42 15 53 (text relay service number: 18001 03000 42 15 53). This number goes to an answering machine, which is monitored during office hours

## Zero Strategy KCC Consultation

### **Q6. Was the draft Vision Zero Road Safety Strategy easy to understand?**

[Yes / No / Don't know]

**Q6a. Please add any comments below.**

### **Chapter One – Introduction**

### **Q7. To what extent do you agree or disagree with Vision Zero?**

[Strongly agree / Tend to agree / Neither agree nor disagree / Tend to disagree / Strongly disagree / Don't know]

**Q7a. Please provide any comments on Vision Zero below.**

### **Q8. To what extent do you agree or disagree that the Safe Systems approach is important to achieving better road safety outcomes in Kent?**

[Strongly agree / Tend to agree / Neither agree nor disagree / Tend to disagree / Strongly disagree / Don't know]

**Q8a. Please provide any comments on the Safe Systems below.**

### **Q9. To what extent do you agree or disagree with the Community Circle approach?**

[Strongly agree / Tend to agree / Neither agree nor disagree / Tend to disagree / Strongly disagree / Don't know]

**Q9a. Please provide any comments on the Community Circle approach below.**

**Q10. To what extent do you agree or disagree with the actions for Chapter One? Please select *one* option for *each* row.**

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
1. Promote 'Vision Zero' objectives to stakeholders and the public.						

2. Collaborate with Highways, Transport and Waste, Public Health, Active Travel, Fleet, Education and other teams within KCC where road safety can help deliver objectives.						
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**Q10a. Please provide any comments on the actions for Chapter One below.**

**Q11. Is there anything else you would like to tell us about Chapter One?**

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**Chapter Two: Data and Risk**

**Q12. To what extent do you agree or disagree with the Data and Risk actions?**

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
3. Formulate a 'risk score' for Kent's highway network based on number of personal injury collisions, length of road and traffic volumes.						
4. Align this risk score with factors such as community concerns on speed, air quality and noise to strengthen the case for carrying out an intervention.						
5. Create a 'data store platform' and dashboard for ease of interpretation.						

**Q12a. Please provide any comments on the actions for Data and Risk below.**

**Q13. Is there anything else you would like to tell us about Chapter Two?**

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**Chapter Three – Safer Road and Streets****Q14. To what extent do you agree or disagree with the Safer Roads and Streets actions?***Please select **one** option for **each** row.*

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
6. Review criteria for cluster sites where there have been high incidences of collisions and fatalities. Research the viability of a route-based approach.						
7. Develop a Safer Junctions Programme for Kent's urban area.						
8. Develop a Safe Rural Network Programme (roads & villages).						
9. Develop a Safer Powered Two-wheeler Programme.						
10. Develop a Safer Walking and Cycling Programme.						
11. Develop a Safer Young People Programme, e.g. School Streets, Safe Routes to School.						
12. Establish processes so Highways teams can better incorporate road safety and walking and cycling						



measures into maintenance programmes at low cost.						
13. Engagement with communities at cluster sites where there are concentrations of traffic accidents and fatalities to improve compliance and support for Vision Zero.						

**Q14a. Please provide any comments on the actions for Safer Roads and Streets below.**

**Q15. Is there anything else you would like to tell us about Chapter Three?**

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#### **Chapter 4 – Safer Speed**

**Q16. To what extent do you agree or disagree with the Safer Speed actions? Please select one option for *each* row.**

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
14. Research the criteria for installing new safety camera systems to include community demand, so cameras can be used where the community feels speeding is an issue, rather than just reacting to collisions that cause injury. We will pilot an average speed camera corridor along a stretch of road for evaluation.						
15. Evaluate and learn from the pilot 20mph speed limit towns (Faversham and						

Tonbridge) and analyse impacts and success of measures to improve compliance.						
16. Research impacts of reducing the 60mph national speed limit. We will engage with rural communities, survey attitudes and evaluate impact on collisions and journey times. Findings to be presented to central Government to review potential of lowering national speed limit.						
17. Research and pilot measures to slow traffic around schools where traffic speed is a reported problem.						
18. Work with Kent Police to enhance the 'visible presence' of enforcement at crash hotspots.						
19. Support Kent Police enforcement activities with campaigns that target the highest risk areas and motorists.						

**Q16a. Please provide any comments on the actions for Safer Speed below:**

**Q17. Is there anything else you would like to tell us about Chapter Four?**

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### Chapter Five – Safer Behaviours

**Q18. To what extent do you agree or disagree with the Safer Behaviours actions? Please select *one* option for *each* row.**

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
20. Create a 30-year communications plan to increase support for Vision Zero objectives.						
21. Produce a five-year behaviour change delivery plan aligned with walking, cycling and public health requirements and responsibilities.						
22. Produce a promotional process for use when new engineering schemes (such as a new pedestrian crossing) are introduced to tell people what and why it is being done, and how to use it.						
23. Develop a support forum for those who have been affected by crashes.						
24. Support teenagers and older people with training and education designed to maintain safe mobility. Include alternatives to driving, as well as driver training.						

25. Research and test the impact of new road infrastructure, including electronic road signs (variable message signage) and flashing light studs on driver behaviour.						
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**Q18a. Please provide any comments on the actions for Safer Behaviours below:**

**Q19. Is there anything else you would like to tell us about Chapter Five?**

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**Chapter Six – Safer Vehicles**

**Q20. To what extent do you agree or disagree with the Safer Vehicles actions? Please select *one* option for *each* row.**

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
26. Develop driver policy that encompasses rules, procedures, training and driver assessment for all KCC drivers.						
27. Research likely impact of Intelligent Speed Assistance (ISA) and other new driving technologies on road safety and driver behaviours.						
28. Implement Fleet Operator Recognition Scheme (FORS) or equivalent which stipulates minimum driver training						

and vehicle safety features for goods vehicles for KCC's fleet and research opportunity for FORS or equivalent for all new contracts where deliveries are made to KCC.						
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<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
29. Research opportunities to implement Construction Logistics and Community Safety (CLOCs) standards, or equivalent, that stipulates construction logistics plans and minimum vehicle safety standards for KCC led construction projects.						
30. Develop a rewards and training programme, using telematics to monitor the council's Highways, Transport and Waste drivers and research opportunities to extend vehicle telematics to other KCC drivers and teams.						
31. Work with Highways England's Driving for Better Business to promote the safest vehicles and safest driving techniques to all fleet managers in Kent and promote Euro New Car Assessment Programme (NCAP) safer car						

information to fleet managers and to the public.						
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**Q20a. Please provide any comments on the actions for Safer Vehicles below.**

**Q21. Is there anything else you would like to tell us about Chapter Six?**

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**Chapter Seven – Collision Response**

**Q22. To what extent do you agree or disagree with the Collision Response actions? Please select *one* option for *each* row.**

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
32. Work with the CRP Casualty Reduction Partnership (Kent Police, Ambulance, Fire & Rescue Services) to support swift post-collision response process.						
33. Work with CRP partners to improve our post KSI (Killed or Serious Injury) auditing process by assessing behaviours, enforcement, and road layout to prevent further casualties.						
34. Work with partners to ensure victims of road collisions get support.						

**Q22a. Please provide any comments on the actions for Collision Response below:**

**Q23. Is there anything else you would like to tell us about Chapter Seven?**

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### **Chapter Eight – Governance and Monitoring**

**Q24. To what extent do you agree or disagree with the Governance and Monitoring actions? Please select *one* option for *each* row.**

<b>Actions</b>	<b>Strongly agree</b>	<b>Tend to agree</b>	<b>Neither agree nor disagree</b>	<b>Tend to disagree</b>	<b>Strongly disagree</b>	<b>Don't know</b>
35. Organise a national, high-profile launch event and form an expert steering group to advise on delivery and best practice.						
36. Annual reviews to update action plans and monitor KPIs (key performance indicators)						
37. Work within the Casualty Reduction Partnership (CRP) framework.						
38. Expand the remit of the Safer Camera Partnership (KMSCP) to include community speed watch. KMSCP will report to the Casualty Reduction Partnership.						

**Q24a. Please provide any comments on the actions for Governance and Monitoring below.**

**Q25. Is there anything else you would like to tell us about Chapter Eight?**

**Q26. Finally, do you have any other comments to make on the draft strategy and Vision Zero?**

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Kent County Council  
c/o Resolution Planning  
Beckett House  
14 Billing Road  
Northampton  
NN1 5AW

**Planning Applications Group**  
First Floor, Invicta House  
County Hall  
Maidstone  
Kent ME14 1XX  
Tel: 03000 411200

Website: [www.kent.gov.uk/planning](http://www.kent.gov.uk/planning)  
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Direct Dial/Ext: 03000 413353  
Text Relay: 18001 03000 417171  
Ask For: Mrs Lidia Cook  
Your Ref:  
Our Ref: SE/20/2151/R4A  
Date: 11 February 2021

TOWN AND COUNTRY PLANNING ACTS  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015

Dear Sir/Madam

**PROPOSAL: SE/20/2151/R4A - Temporary change to permitted construction hours to allow frame power floating work on 6 no. occasions between 8 February and 16 April 2021 to continue between 18.00 and 05.00 hours pursuant to Condition 4 of planning permission SE/20/2151 at Sevenoaks Grammar Annexe, Seal Hollow Road, Sevenoaks, Kent TN13 3SN.**

The County Council as County Planning Authority has now considered the details of a temporary change to the permitted construction hours, submitted pursuant to condition 4 imposed on planning permission reference SE/20/2151 granted on 21 October 2020.

The Authority hereby approves the details submitted on 28 January 2021 within the letter from Resolution Planning and with details referred to in the attached Schedule 1, as satisfying the pre-commencement requirements of the aforementioned condition 4 of planning permission reference SE/20/2151, subject to the following informative:

Kent Highways remind the applicant that there should be no deliveries during the PM peak hours.

Yours faithfully

Head of Planning Applications Group

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As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.

### **Schedule 1**

Schedule of documents approved under by decision notice: SE/20/2151/R4A

<b>Drawings / Number / Title:</b> <b>Document Title / Description / Reference</b>
1APP Application Form (received 28 January 2021)
<b>As amended and/or amplified by:</b>
Email from Resolution Planning received 29 January 2021 and detailed in the submitted: Agent's Covering Letter dated 29 January 2021 (received 29 January 2021)

**Sevenoaks Neighbourhood Plan – Agreed amendments to Policy Wording Post Regulation 14 Consultation (10 February 2021)**

<b>Theme One: Character, Heritage and Identity</b>	
<b>Current Policy wording</b>	<b>Recommended New or Revised Policy Wording</b>
<b>Objective One: To respect the town's character and heritage and ensure that all new development is responsive to its context and enhances the setting of the town's historic assets</b>	No change
<b>Policy C1:</b> The Neighbourhood Plan will support development that positively impacts on a heritage asset or its setting. New development must be informed by local design guidance such as Conservation Area Appraisals	<b>Revised Policy C1:</b> The Neighbourhood Plan will support developments that sustain, or where practicable, enhance the significance of a heritage asset, or the contribution made by its setting. New development must be designed to preserve, and where possible, enhance the character or appearance of Conservation Areas, taking into account national and local design guidance such as the National Design Guide and Conservation Area Appraisals
	<b>New Aim C2:</b> The Town Council will work with the District Council and landowners to encourage development of vacant and underused sites particularly where they have a negative impact on the townscape in Sevenoaks
<b>Aim C2:</b> The Town Council will prepare guidance on the treatment of locally listed buildings and any other buildings with heritage value*	Becomes <b>Aim C3</b>
<b>Policy C3:</b> New development in residential areas will be of a high quality and take account of the Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD). Planning Applications in residential areas should contain a brief statement to show how their proposals have responded to the character of their local area and meet the design guidance set out in the SPD	<b>Revised Policy C4:</b> New development in residential areas will be of a high quality and take account of the Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD). Applicants submitting a planning application in residential areas should be encouraged and use best endeavours to include a statement to show how their proposals have responded to the character of their local area and meet the design guidance set out in the SPD
	<b>New Aim C5:</b> The Town Council will work with the District Council to encourage the naming of new streets to reflect people and places of historic significance to the town
<b>Aim C4:</b> The Town Council will establish a formal design review process that either utilises an existing panel or creates a new design review panel. When established, all major planning applications or proposals on sites within sensitive locations, will normally be required to be submitted to the panel for review early in the planning process*	<b>Revised Aim C6:</b> The Town Council will normally require major planning applications or proposals on sites within sensitive locations, to be submitted to a Design Review panel for review early in the planning process. The Town Council will either utilise a panel established by the District Council or utilise another established panel*
<b>Aim C5:</b> The Town Council will work with the District Council and / or other design advisors to prepare design guidance for areas not included within the Residential Character Area Assessment	Becomes <b>Aim C7</b>
<b>Objective Two: To protect views both to local landmarks and to the open countryside</b>	<b>Revised Objective Two: To protect the setting of local landmarks and the landscape setting of the town</b>
<b>Policy C6:</b> Development in the town will be supported where it protects and enhances the setting of local landmarks	Becomes <b>Policy C8</b>
<b>Policy C7:</b> Development will be supported where it protects and enhances the landscape setting and character of the town and visibility to and from the open countryside	Becomes <b>Policy C9</b> No change but additional reference to the importance of the AONB to be made in supporting text

**Sevenoaks Neighbourhood Plan – Agreed amendments to Policy Wording Post Regulation 14 Consultation (10 February 2021)**

<b>Objective Three: To enhance the gateways / arrival points into the town to create a more welcoming impression</b>	
<p><b>Policy C8:</b> The Neighbourhood Plan will support proposals that enhance the gateways and arrival points into the town at:</p> <ul style="list-style-type: none"> <li>• Sevenoaks station / Station Square;</li> <li>• Otford Road;</li> <li>• Seal Road;</li> <li>• Tonbridge Road;</li> <li>• Bradbourne Vale Road;</li> <li>• Bat and Ball junction and station;</li> <li>• The junction of Seal Road with Greatness Lane and Hospital Road;</li> <li>• The Vine;</li> <li>• London Road / High Street junction; and</li> <li>• London Road / Pembroke Road junction.</li> </ul>	<p><b>Revised Policy C10:</b> The Neighbourhood Plan encourages the preparation of proposals that enhance the gateways and arrival points into the town at:</p> <ul style="list-style-type: none"> <li>• Sevenoaks station / Station Square;</li> <li>• Otford Road;</li> <li>• Seal Road;</li> <li>• Tonbridge Road;</li> <li>• Bradbourne Vale Road;</li> <li>• Bat and Ball junction and station;</li> <li>• The junction of Seal Road with Greatness Lane and Hospital Road;</li> <li>• The Vine;</li> <li>• London Road / High Street junction; and</li> <li>• London Road / Pembroke Road junction.</li> </ul> <p>Proposals should respond to local character and where appropriate conserve and enhance heritage assets and their settings</p>
<b>Theme Two: Landscape and Green and Blue Infrastructure</b>	
<b>Current Policy wording</b>	<b>Recommended New or Revised Policy Wording</b>
	<b>New Objective Four: To protect and enhance blue and green infrastructure, enhance biodiversity and respond to climate change</b>
	<p><b>New Policy L1:</b> Proposals for new development should whenever possible and using best endeavours, deliver a net gain in biodiversity retaining natural features that support wildlife, establishing ecological networks and including new habitats that respond to the local context and the character of the site. New planting and landscapes should respond to the wider landscape through use of native species that support greater biodiversity</p>
	<p><b>New Policy L2:</b> New development will be expected to manage surface water to minimise flood risk and flows to watercourses. Development proposals should normally incorporate sustainable urban drainage (SuDs) as an integral part of the landscape structure.</p> <p>Where practicable SuDs should be positively designed into schemes from the outset as public realm features. These features can include ponds, infiltration basins, swales/rain gardens and wetlands and can make a positive contribution to the biodiversity, character, appearance and sustainable performance of development.</p>
<b>Objective Four: To recognise the significant contribution that trees and hedgerows make to the town's character and biodiversity</b>	Becomes <b>Objective Five</b>
<b>Aim L1:</b> The Town Council will identify areas where trees and hedgerows make a significant contribution to local character and biodiversity*	Becomes <b>Aim L3</b>
<b>Policy L2:</b> Wherever possible, existing trees and	Becomes <b>Policy L4</b>

**Sevenoaks Neighbourhood Plan – Agreed amendments to Policy Wording Post Regulation 14 Consultation (10 February 2021)**

hedgerows must be retained and protected as part of development proposals. Proposals to remove trees and hedgerows must be justified and any trees or hedgerows lost through development should be replaced. New tree and hedgerow provision should be of a species that is both suitable for the location and responds to the character and biodiversity of the site within which it is located	
<b>Objective Five: To protect, improve and enhance access to existing publicly accessible open spaces and create new publicly accessible open spaces and green infrastructure</b>	Becomes Objective Six
<b>Policy L3:</b> The Neighbourhood Plan supports the development of new public open space and leisure opportunities in the town. This includes new public open space, community use and leisure opportunities at the Tarmac Ltd. site in Greatness when gravel extraction has been completed. This space must be delivered as a pre-cursor to any residential development on the site	<b>Revised Policy L5:</b> The Neighbourhood Plan supports the development of new public open space and leisure opportunities in the town. This includes new public open space, community use and leisure opportunities at the Tarmac Ltd. site in Greatness when sand extraction has been completed. This space must be delivered in advance or in parallel with any residential development on the site
<b>Aim L4:</b> The Town Council will work with and support Kent Wildlife Trust to enhance access to the Sevenoaks Wildlife Reserve and improve 'on-site' facilities*	Becomes Aim L6
<b>Aim L5:</b> The Town Council will support improvement and restoration proposals for Bradbourne Lakes developed in consultation with the local community*	Becomes Aim L7
<b>Policy L6:</b> The Town Council will support the provision of additional allotments in the town at Bradbourne Vale Road and will protect those on the Quakers Hill, Lane site	Becomes Policy L8
<b>Theme Three: Movement and Public Realm</b>	
<b>Current Policy wording</b>	<b>Recommended New or Revised Policy Wording</b>
<b>Objective Six: To work with the District Council, and Kent County Council, in consultation with neighbouring Parish Councils, to identify a long-term strategic approach to transport in Sevenoaks to respond to and mitigate any impacts of new development on the existing network</b>	Becomes <b>Objective Seven</b>
<b>Objective Seven: To promote a co-ordinated approach to transport and movement that encourages use of sustainable transport modes, including walking and cycling, and reducing pollution levels, whilst ensuring that the centre is still accessible by car</b>	Becomes <b>Objective Eight</b>
<b>Policy M1:</b> The Neighbourhood Plan promotes walking and cycling and supports the removal of barriers to pedestrian and cycle movement across the town	No change
<b>Policy M2:</b> The Neighbourhood Plan supports the Sevenoaks District Cycling Strategy and provision of additional cycle facilities to support new development	No change but wording of supporting text amended to promote development of the strategy to reflect other changes in the town and implementation of the strategy
<b>Policy M3:</b> The Neighbourhood Plan promotes the delivery of a new walking and cycling route that connects Bat and Ball / Otford Road with Dunton Green	No change

**Sevenoaks Neighbourhood Plan – Agreed amendments to Policy Wording Post Regulation 14 Consultation (10 February 2021)**

<b>Policy M4:</b> The Neighbourhood Plan supports the introduction of a 20mph speed limit close to schools and in some residential areas	No change
<b>Policy M5:</b> The Neighbourhood Plan supports proposals for improved pedestrian and cycle crossing facilities at major junctions across the town	No change
<b>Policy M6:</b> The Town Council will progress proposals to refurbish Bat and Ball station and improve access to the station	No change
<b>Policy M7:</b> The Neighbourhood Plan supports proposals to improve transport interchange facilities at Sevenoaks station	No change
<b>Policy M8:</b> The Neighbourhood Plan supports enhancements to bus services and facilities to serve the town	No change
<b>Policy M9:</b> The Neighbourhood Plan supports measures that will encourage a shift towards the use of greener modes of transport by businesses and residents	No change
	<b>New Aim M10:</b> The Town Council will work with the District Council, and Kent County Council to ensure that, wherever possible, HGV movements are directed away from the town centre
<b>Objective Eight: To deliver public realm enhancements to improve the pedestrian experience in the town</b>	Becomes <b>Objective Nine</b>
<p><b>Policy M10:</b> The Neighbourhood Plan supports proposals for public realm improvements within the town centre particularly linking key town centre destinations. Such improvements should be part of a town centre-wide strategy to help improve the pedestrian experience in the town centre</p> <p>Where appropriate, the Neighbourhood Plan will support innovative proposals, such as shared surfaces, to improve the pedestrian environment and reduce the impact of traffic in both the town and neighbourhood centres</p> <p>The Neighbourhood Plan supports the removal of street clutter including unnecessary street furniture and the adoption of a co-ordinated palette of materials and street furniture for the town and neighbourhood centres</p>	<p><b>Revised Policy M11:</b> The Neighbourhood Plan supports proposals for public realm improvements within the town centre particularly linking key town centre destinations. Such improvements should be part of a town centre-wide strategy to help improve the pedestrian experience in the town centre and should be informed by the character and heritage assets within an area</p> <p>Where appropriate, the Neighbourhood Plan will support innovative proposals, such as shared surfaces, to improve the pedestrian environment and reduce the impact of traffic in both the town and neighbourhood centres</p> <p>The Neighbourhood Plan supports the removal of street clutter including unnecessary street furniture and the adoption of a co-ordinated palette of materials and street furniture for the town and neighbourhood centres</p>
<b>Aim M11:</b> The Town Council will identify locations across the town where repairs and improvements to paths and pavements are required to improve the pedestrian environment*	Becomes <b>Aim M12</b>
<b>Theme Four: Local Economy</b>	
<b>Current Policy wording</b>	<b>Recommended New or Revised Policy Wording</b>
<b>Objective Nine: To support local businesses and retailers and encourage a more collaborative and entrepreneurial business environment in the centre</b>	Becomes <b>Objective Ten</b>

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<b>Policy E1:</b> Support will be given to the provision of sites for start-up business space across the town. Preferred locations include: <ul style="list-style-type: none"> <li>Allocated mixed-use and employment sites;</li> <li>The town centre;</li> <li>Neighbourhood centres; and</li> <li>Regeneration areas — such as at Bat and Ball.</li> </ul>	No change
<b>Aim E2:</b> The Town Council will work with local providers, businesses and the District Council to develop a tourism strategy for the town to promote the visitor economy*	No change
<b>Policy E3:</b> Proposals for increased parking provision will be supported when it can be proven that it is required to support the economic development of a local area. A preference will be for the intensification and improvement of existing car park sites over the development of new car parks. Any new car parks should be designed to the highest quality. New car parks should not be located where they will bring more traffic into residential areas or conflict with key pedestrian and cycle routes	No change
<b>Objective Ten: To consolidate and enhance both the town centre and secondary shopping areas</b>	Becomes <b>Objective Eleven</b>
<b>Policy E4:</b> Support will be given to the retention and development of indoor and outdoor markets and encouragement to the diversification of their offer	No change
<b>Policy E5:</b> Support will be given to spatial strategies and development proposals that enhance the function, accessibility and appearance of the neighbourhood centres such as: <ul style="list-style-type: none"> <li>Northern St John's;</li> <li>Southern St John's (Hollybush Parade); and</li> <li>Tubs Hill Parade.</li> </ul>	No change
<b>Theme Five: Community and Culture</b>	
<b>Current Policy wording</b>	<b>Recommended New or Revised Policy Wording</b>
<b>Objective Eleven: To deliver enhanced community assets for the town</b>	Becomes <b>Objective Twelve</b>
<b>Policy COM1:</b> Proposals for a new Community Centre at Bat and Ball station will be progressed by the Town Council	No change
<b>Policy COM2:</b> Promote new health and education provision, faith facilities and other necessary community infrastructure as an integral part of new development	No change
<b>Objective Twelve: To develop and promote a cultural quarter in the town centre and to enhance the town's cultural offer and improve access to existing cultural assets</b>	Becomes <b>Objective Thirteen</b>
<b>Policy COM3:</b> The Town Council will promote the development of a cultural quarter in the town centre together with an arts and cultural strategy	No change
<b>Aim COM4:</b> The Town Council will support the development of a new amphitheatre at Knole Environmental Park*	No change

**Sevenoaks Neighbourhood Plan – Agreed amendments to Policy Wording Post Regulation 14 Consultation (10 February 2021)**

<b>Theme Six: Sports and Recreation</b>	
<b>Current Policy wording</b>	<b>Recommended New or Revised Policy Wording</b>
<b>Objective Thirteen: To deliver enhanced recreational and sports facilities for the town</b>	Becomes <b>Objective Fourteen</b>
<p><b>Policy S1:</b> The Neighbourhood Plan will support the provision of new sports facilities across the town including the provision of new sports / watersports facilities at the Tarmac Ltd. site at Greatness, which will be required to be delivered either in advance of, or in parallel with, new homes on this site</p> <p>All new sports facilities must adhere to sports governing body guidance for a particular sport (including schools) and should be developed with community access agreements</p> <p>The provision of new facilities, and enhancements and improvements to existing sports facilities across the town, will be delivered in line with the Sevenoaks Town Sports Strategy</p>	No change
	<b>New Policy S2:</b> The Neighbourhood Plan will support the provision of new and enhanced play and outdoor sports and recreational facilities for children and young people.
<b>Theme Seven: Development and Housing</b>	
<b>Current Policy wording</b>	<b>Recommended New or Revised Policy Wording</b>
<b>Objective Fourteen: To promote high quality development that enhances the town and consolidates vacant or under-utilised land</b>	Becomes <b>Objective Fifteen</b>
<p><b>Policy D1:</b> Development to be promoted on sustainable sites. Sites include:</p> <ul style="list-style-type: none"> <li>• Community Centre, Bat and Ball*;</li> <li>• Travis Perkins, Bat and Ball;</li> <li>• Cramptons Road, Water Works;</li> <li>• Carpetright / Wickes, Otford Road;</li> <li>• Sevenoaks Gasholder Station;</li> <li>• Bat and Ball Enterprise Centre;</li> <li>• Tarmac Ltd. site, Greatness;</li> <li>• Sevenoaks station and surrounding area;</li> <li>• Edwards Electrical, High Street;</li> <li>• Buckhurst Lane sites;</li> <li>• Post Office / BT Exchange;</li> <li>• Town Council offices, Bradbourne Vale Road*;</li> <li>• Adult Education site, Bradbourne Road.</li> </ul> <p>Development on these sites will follow the urban design principles set out in this Neighbourhood Plan. Developers will be encouraged to develop buildings constructed to the highest environmental standards to reduce carbon emissions through construction and</p>	<p><b>Policy D1:</b> Development to be promoted on sustainable sites. Sites include:</p> <ul style="list-style-type: none"> <li>• Bat and Ball Centre, Bat and Ball*;</li> <li>• Travis Perkins, Bat and Ball;</li> <li>• Cramptons Road, Water Works;</li> <li>• Carpetright / Wickes, Otford Road;</li> <li>• Sevenoaks Gasholder Station;</li> <li>• Bat and Ball Enterprise Centre;</li> <li>• Sevenoaks station and surrounding area;</li> <li>• Edwards Electrical, High Street;</li> <li>• Buckhurst Lane (Suffolk Way) sites;</li> <li>• Post Office / BT Exchange;</li> <li>• Town Council offices, Bradbourne Vale Road*;</li> <li>• Adult Education site, Bradbourne Road.</li> </ul> <p>Development on these sites will follow the urban design principles set out in this Neighbourhood Plan. Developers will be encouraged to develop buildings constructed to the highest environmental standards to reduce carbon emissions through construction and later life</p>



**Sevenoaks Neighbourhood Plan – Agreed amendments to Policy Wording Post Regulation 14 Consultation (10 February 2021)**

later life	
<b>Policy D2:</b> Development proposals that fall within the Northern Sevenoaks Masterplan study area boundary will follow the development principles set out in the Northern Sevenoaks Masterplan	<p><b>Revised Policy D2:</b> The Neighbourhood Plan supports development of the Tarmac Ltd. Site at Greatness to provide a mix of new homes, together with public open space and community and leisure uses.</p> <p>Development must be guided by an agreed masterplan that indicates how development would be laid out to respond to and provide a significant landscape resource for Sevenoaks, how it will phased and the supporting infrastructure that would be delivered as part of the development. In particular proposals must demonstrate how vehicular access will be achieved and how any transport impacts will be mitigated.</p>
<b>Objective Fifteen: To deliver a range of new homes to meet local needs</b>	Becomes <b>Objective Sixteen</b>
<b>Policy D3:</b> All residential development proposals must provide a range of homes to meet local needs. Affordable housing provision will be required as part of all eligible developments	<b>Revised Policy D3:</b> Where practicable larger residential developments will be expected to provide a range of homes. New housing should contribute to meeting the identified local need. Affordable housing provision will be required as part of all eligible developments
<b>Policy D4:</b> The development of on-site key worker housing will be supported as part of larger infrastructure developments where applicants can demonstrate need, and subject to a condition preventing sale or rent on the open market	<b>Policy D4:</b> The development of on-site key worker housing will be encouraged as part of larger infrastructure developments and subject to a condition preventing sale or rent on the open market
<b>Objective Sixteen: To provide homes that are energy efficient and minimise environmental impact</b>	Becomes <b>Objective Seventeen</b>
<b>Policy D5:</b> The Neighbourhood Plan promotes the delivery of new homes that are energy efficient, that are constructed using materials that reduce the impact on the environment and that are designed to maximise daylight and sun penetration whilst also avoiding overheating	No change
<b>Policy D6:</b> The Neighbourhood Plan promotes the retrofitting of existing homes to increase their energy efficiency	No change

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## Appeal Decision

Site Visit made on 9 February 2021

**by Guy Davies BSc (Hons) DipTP MRTPI**

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

**Decision date: 12 February 2021**

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**Appeal Ref: APP/G2245/W/20/3254756**

**Raleys Cricket Ground, Plymouth Drive, Sevenoaks, TN13 3RP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Sevenoaks Town Council against the decision of Sevenoaks District Council.
  - The application 18/03588/FUL, dated 12 October 2018, was refused by notice dated 15 January 2020.
  - The development proposed is the replacement of one cricket pitch with an enclosed 3G Multi Use Games Area (MUGA), a 3G cricket wicket and two multi-purpose grass pitches, including associated landscaping, lighting and enclosures.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. No site address was given on the application form, and differing forms of site address have been used by the appellant and Council. I have used that given by the appellant. I am satisfied that irrespective of the form of address, both parties are referring to the same site.

### Main Issue

3. The main issue is the effect of the proposed development on sports provision in the area.

### Reasons

4. Policy SP10 of the Sevenoaks District Council Core Strategy, 2011 states that open space, sport and recreation facilities, including indoor sports facilities of value to the local community will be retained. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.
5. This policy is consistent with the advice given in paragraph 97 of the National Planning Policy Framework, which says that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless 1 or more of 3 criteria are met. The criteria are that: a) an assessment has been undertaken which has clearly shown the land to be surplus to requirements, or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6. Sevenoaks District Council Playing Pitch Strategy 2018 includes a district wide assessment of sports facilities, including Raleys, and concludes that the cricket ground is actively used by a number of cricket clubs and should be protected. The application was accompanied by a cricket ground impact assessment<sup>1</sup>, which in contrast concluded that the existing cricket ground is underused and that there is surplus capacity at other cricket grounds in the district which could accommodate any displaced cricketing use. While I note the findings of this assessment, I place greater weight on the Council's Playing Pitch Strategy which provides a more comprehensive overview of sport and recreation needs in the district, as well as reaching conclusions in situations where there may be competing demands between different sports, as is the case at Raleys. The cricket ground is therefore not surplus to requirements.
7. The appeal proposal would result in the loss of the existing cricket ground. A cricket ground would be retained on part of the site, but it would be approximately half the size of the existing outfield and have a single artificial wicket rather than the current grass square wicket. Both existing and proposed outfields are or would be used by other sports during the winter. Because of its reduced size and lack of a grass wicket, the replacement cricket ground would not be of an equivalent or better provision than the existing cricket ground, notwithstanding problems of drainage and off-season maintenance that have been identified in the Playing Pitch Strategy, or that the artificial wicket might provide a better opportunity for practice and youth cricket.
8. The proposal would provide alternative sports provision in the form of an artificial surface multi use games area, better lighting and enclosures, as well as two multi use grass pitches and the artificial surface wicket. The Council's Playing Pitch Strategy supports the provision of artificial grass pitches in the area, but in relation to Raleys notes that adding such a pitch on the site would result in the loss of one of the cricket pitches and as a consequence is not considered an option. I acknowledge that an artificial grass pitch would provide better all-weather facilities, particularly for rugby for which there is demand as evidenced in the Playing Pitch Strategy and in submissions by the appellant<sup>2</sup>. However, I am not persuaded that this better provision for rugby and other field sports would clearly outweigh the loss of the current cricket ground.
9. In reaching that judgement, I place weight on the views of Sport England, who object to the proposal on the grounds that it would conflict with national planning policy and their own playing fields policy<sup>3</sup>. In considering the proposal Sport England consulted with the England and Wales Cricket Board and the Rugby Football Union and took account of their views. Notwithstanding the better facilities that would accrue to rugby, Sport England are opposed to the appeal proposal because it would involve an unacceptable loss to cricket.
10. I conclude that the proposal would result in the loss of the existing cricket ground, that the replacement cricket ground is not of an equivalent or better provision, and the benefits arising from the alternative sports provision do not clearly outweigh the harm that would be caused to cricket. As a result, the proposal would conflict with Policy SP10 of the Sevenoaks District Council Core Strategy 2011, which seeks to retain sports facilities.

<sup>1</sup> Savills, Cricket Impact Assessment, November 2018.

<sup>2</sup> Including letters from Sevenoaks Vine Cricket Club, Lady Boswell's CE Primary School and Sevenoaks District Sports Council.

<sup>3</sup> Sport England, Playing Fields Policy and Guidance, March 2018.

## **Other Matters**

11. The appellant refers to the White Oak Leisure Centre, Swanley where the Council granted planning permission<sup>4</sup> for its replacement with a smaller facility, notwithstanding an objection by Sport England. The circumstances of this case are materially different to the appeal proposal, in that the leisure centre had reached the end of its life and there were considerations around the financial viability of any replacement. As a consequence there is little direct comparison that can be drawn between the two schemes, and I give it little weight.

## **Conclusion**

12. I conclude that the appeal should be dismissed.

*Guy Davies*

INSPECTOR

<sup>4</sup> 19/02591/HYB

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# Planning Applications to be Considered

Planning Applications received to be considered on 22 February 2021

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02972/FUL	Sean Mitchell 26-02-2021	Cllr Eyre	Open Architecture 01732 779580
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Land South of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/21
<b>Construction of three new detached dwellings with associated landscaping.</b>				
<b>19/02972/FUL - Amended plan</b>				
<b>Submission of tree survey report.</b>				
<b>19/02972/FUL - Amended plan</b>				
<b>Amended siting of new dwellings, further cross section drawings, ecology scoping report, revised design and access statement.</b>				
<b>19/02972/FUL - Amended plan</b>				
<b>Amended siting of new dwelling (plot 3), further cross section drawings, and revised arboricultural (tree) report.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PZS9M7BKGGT00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PZS9M7BKGGT00</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03648/CONVAR	Guy Martin 24-02-2021	Cllr Eyre	n/a
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portofino Homes Ltd		Barberries	7 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/21
<b>Variation of condition 9 and 11 of 19/03411/FUL for demolition of existing bungalow and detached garage and construction of three detached houses with amendments to finished floor levels and drawings.</b>				
<b>20/03648/CONVAR - Amended plan</b>				
<b>Change to description:</b>				
<b>Variation of condition 9 and 11 of 20/01905/MMA for demolition of existing bungalow and detached garage and construction of three detached houses with amendments to finished floor levels and drawings.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QL6PT5BKFWR00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QL6PT5BKFWR00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03680/HOUSE	S Simmons 04-03-2021	Cllr Parry	N/A

# Planning Applications to be Considered

Planning Applications received to be considered on 22 February 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Sayer		3 Cross Keys Close	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			11/02/21
<b>Lean to timber extension</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QLE4DLBKG7E00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QLE4DLBKG7E00</a>		

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03713/FUL	Mark Mirams 08-03-2021	Cllr Bonin	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Perfect Start Day Nurseries				
Perfect Start Day Nursery, The				
<i>Emily Jackson Close</i>				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
15/02/21				
<b>Removal of natural grass surface and replacement with artificial grass in two garden areas.</b>				
<b>20/03713/FUL - Amended plan</b>				
<b>Updated Site Plan indicating in purple the location of the areas of the artificial grass.</b>				
<b>Before and after photograph images of the areas where the grass was installed.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QLHTR0BKGE400">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QLHTR0BKGE400</a>			

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00201/HOUSE	S Simmons 24-02-2021	Cllr Mrs Parry	Sevenoaks Plans Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr Bell				
Woodhall				
<i>4 Woodland Rise</i>				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
03/02/21				
<b>Garage built at side of house.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNCHRBKJ3100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNCHRBKJ3100</a>			

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00224/HOUSE	Anna Horn 26-02-2021	Cllr Piper	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mrs A Tobro				
St Francis Lodge				
<i>66 Oakhill Road</i>				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
05/02/21				
<b>Single storey front and side extension incorporating catslide roof including new rooflights.</b>				
<b>Fenestration changes to rear elevation. Extension of rear terrace connecting upper ground level.</b>				
<b>Reconfigure rear retaining walls to increase size of patio and form new garden access stairs.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNI1SPBKJA000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNI1SPBKJA000</a>			



# Planning Applications to be Considered

Planning Applications received to be considered on 22 February 2021

<b>7</b>	<i>Plan Number</i> <b>21/00243/FUL</b>	<i>Planning officer</i> Mark Mirams 01-03-2021	<i>Town Councillor</i> Cllr Busvine	<i>Agent</i> E2 Architecture + Interiors
<i>Case Officer</i>				
<i>Applicant</i> Mr G Tyson		<i>House Name</i> County Perry	<i>Road</i> 75 London Road	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 08/02/21
<b>-Change of use from Class E(c)ii - Professional Services to Class C3 Dwellinghouses</b> <b>-Reinstatement of ground floor historic plan form with the features fenestration, joinery and finishing materials</b> <b>-Part infill lightwell extension</b> <b>-Conservation works</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNLR34BKJHL00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNLR34BKJHL00</a>			

<b>8</b>	<i>Plan Number</i> <b>21/00247/FUL</b>	<i>Planning officer</i> Alexis Stanyer 01-03-2021	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Mr E Plumtre
<i>Case Officer</i>				
<i>Applicant</i> Mrs E Jeune		<i>House Name</i> Brittains Farm	<i>Road</i> Brittains Lane	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 08/02/21
<b>Erection of replacement post and rail fencing.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNLR42BKJHU00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNLR42BKJHU00</a>			

<b>9</b>	<i>Plan Number</i> <b>21/00268/CONVAR</b>	<i>Planning officer</i> Emma Gore 01-03-2021	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Open Architecture
<i>Case Officer</i>				
<i>Applicant</i> Portman Homes Ltd		<i>House Name</i> Land North East Of Heron Wood	<i>Road</i> Gracious Lane	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 08/02/21
<b>Variation of conditions 2 and 3 of 20/00928/FUL to demolish of (sic) existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping, with amendments to the drawings and Design &amp; Access Statement.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNPGEKBJJO100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNPGEKBJJO100</a>			

<b>10</b>	<i>Plan Number</i> <b>21/00285/HOUSE</b>	<i>Planning officer</i> S Simmons 25-02-2021	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> N/A
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# Planning Applications to be Considered

Planning Applications received to be considered on 22 February 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Oliver		15 Pinewood Avenue	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			04/02/21
<b>Removal of existing garage. The addition of a single storey side and rear extension. Loft conversion to provide bedroom. The amendment of the main roof from a hipped roof to a gable.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNV0DSBKJVA00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNV0DSBKJVA00</a>		

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00287/HOUSE	Alexis Stanyer 25-02-2021	Cllr Busvine	E-scape Landscape Architects
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mrs J Towers				
Oak End				
1A High Street				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
04/02/21				
<b>Erection of a swimming pool and landscaping works.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNV0E0BKJVE00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNV0E0BKJVE00</a>			

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00309/HOUSE	Alexis Stanyer 01-03-2021	Cllr Parry	Sevenoaks Plans Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Parker				
Ashdown				
17 Kippington Road				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
08/02/21				
<b>Storey (sic) rear and side extension, two new bay windows, loft conversion, swimming pool, alterations to fenestration, Juliet balcony and landscaping.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNYPPBBKK2300">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNYPPBBKK2300</a>			

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00341/FUL	Anna Horn 03-03-2021	Cllr Clayton	Architects Plus Ltd
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
West Kent Housing Association				
Rethink				
37 Vine Court Road				
Eastern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
10/02/21				
<b>Window replacement on entire building from existing timber framed to UPVC framed double glazing.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F0QBKK8Z00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F0QBKK8Z00</a>			

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00343/HOUSE	S Simmons 01-03-2021	Cllr Eyre	N/A

# Planning Applications to be Considered

Planning Applications received to be considered on 22 February 2021

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr M Rothery		11 Julians Way	Kippington
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			08/02/21
<b>Proposed porch, ground floor and rear extension (in-fill) with alterations to fenestration.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F1CBKK9300">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F1CBKK9300</a>		

<b>15</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00346/FUL	Mark Mirams 01-03-2021	Cllr Clayton	Harringtons 2006
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr B Singh	7 Oaks News And Wine	8 St Johns Hill	Eastern	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			08/02/21	
<b>Siting of refrigeration unit on car park wall.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F1VBKK9900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F1VBKK9900</a>			

<b>16</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00356/HOUSE	M Clawson 02-03-2021	Cllr Parry	Robinson Escott Planning
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr G Matthews	Gable Cottage	Fig Street	Kippington	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			09/02/21	
<b>Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO7Z2GBKKG00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO7Z2GBKKG00</a>			

<b>17</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00384/FUL	Anna Horn 04-03-2021	Cllr Piper	Offset Architects
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr & Mrs Earl		4 Rosefield	Kippington	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			11/02/21	
<b>Demolition of existing property and construction of a new residential house. Alterations to the landscaping to accommodate a larger driveway.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO9TQ3BKKKZ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO9TQ3BKKKZ00</a>			

<b>18</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00392/FUL	Anna Horn 05-03-2021	Cllr Clayton	Architects Plus Ltd

# Planning Applications to be Considered

Planning Applications received to be considered on 22 February 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association	Rethink	37 Vine Court Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			12/02/21
<b>The erection of a single storey extension to house a communal living area.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOBOCWBKKO100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOBOCWBKKO100</a>		

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00394/CONVAR	Michael Clawson 04-03-2021	Cllr Raikes	Offset Architects
<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>				
11/02/21				
<b>Variation of conditions 2 (drawings), 4 (construction methods) and 5 (ecology) of 20/01556/HOUSE for construction of new double garage to front of property, landscaping.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOBODEBKKO500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOBODEBKKO500</a>			

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00418/HOUSE	Michael Clawson 09-03-2021	Cllr Shea	Mr T Spencer
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mrs S Miller				
26 Highlands Park, Seal				
Northern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
16/02/21				
<b>Demolition of existing garage, two storey side extension, with part single storey front extension, Juliet balcony and alterations to fenestration.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QODJ1ZBKRV00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QODJ1ZBKRV00</a>			

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00424/HOUSE	Alexis Stanyer 09-03-2021	Cllr Hogarth	C Merrett
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
C Merrett				
Rustlings				
8 Merlewood				
St Johns				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
16/02/21				
<b>Demolish existing attached summer room and detached garage. Build new rear single storey extension with raised deck area and side single storey extension incorporating garage. Raise an area of rear garden to form a levelled area of lawn.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QODJ2QBKKS700">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QODJ2QBKKS700</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 22 February 2021

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00433/HOUSE</b>	Michael Clawson 09-03-2021	Cllr Clayton	Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Krokina			43 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/21
<b>Conversion of the garage to ancillary accommodation and erection of a single storey rear extension with roof lantern.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOFDQ7BKKV700">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOFDQ7BKKV700</a>			