

1<sup>st</sup> February 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 7<sup>th</sup> February 2022**.

**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/QdFUITrhbFs> 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](http://sevenoakstown.gov.uk) or by request. 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 – **Vice Chairman**  
CLlr Dr Canet – Mayor  
CLlr Clayton  
CLlr Eyre  
CLlr Granville-Baxter  
CLlr Hogarth

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

### **PUBLIC QUESTION TIME**

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

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

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



**Town Clerk**

## 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 (Pages 7-22)  
To receive and agree the Minutes from the Planning Committee Meeting held on 24<sup>th</sup> January 2022.
- 5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS
  - a) To note that the Town Council moved to face-to-face meetings, following the lifting of public health restrictions on 19<sup>th</sup> January 2022. These are to be held at the Town Council Chambers and live streamed on Youtube.
  - b) To note that Councillors can attend meetings via Zoom, however will not be able to vote and will be counted as not legally present.
  - c) To note that all arrangements are subject to review.
- 6 APPEALS (Pages 23-24)
  - a) To receive notice of the submission of the following appeal:
    - **APP/G2245/D/21/3287369: 21/02026/HOUSE – Primrose Cottages, Clenches Farm.**

### INFORMATIVE:

Sevenoaks Town Council recommended approval at Planning Committee on 26<sup>th</sup> July 2021.

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Town Clerk

7 DEVELOPMENT CONTROL COMMITTEE

a) To note that the below application was Refused at the Development Control Committee Meeting on 27<sup>th</sup> January 2022. The meeting was attended by Cllr Camp, who spoke for the application on behalf of STC.

- **20/03293/FUL – Pinehurst House Nursing Home, Pinehurst**

8 DEVELOPMENT CONTROL COMMITTEE

a) To note that the below application was Granted at the Development Control Committee Meeting on 27<sup>th</sup> January 2022.

- **21/03048/HOUSE – 1 Bottle Cottages, Bradbourne Vale Road**

9 DRAFT STC DOCUMENT DETAILING POLICIES RELATING TO PLANNING APPLICATION RECOMMENDATIONS (Pages 25-30)

a) To receive a draft document detailing STC's policies relating to planning application recommendations, including the Planning Committee's objections to unsustainable boundary treatment and internally illuminated signs.

b) To discuss and agree amendments to be made to the document, to be presented at the next Planning Committee meeting.

10 DEVELOPMENT CONTROL COMMITTEE SPEAKERS – PROTOCOL FOR ALTERNATIVE SPEAKER TO BE BOOKED SUCCEEDING A PLANNING COMMITTEE RESOLUTION

a) To consider whether a protocol be put in place to allow a substitute Town Councillor to speak on behalf of STC at future DCC meetings in the event of extenuating circumstances (constraints to be defined by the Planning Committee).

b) To propose circumstances in which this may occur, for instance: unanticipated Ward Cllr illness or unavailability, or at the discretion of the Chairman.

11 KCC'S RESPONSE TO ITS INITIAL SITE INVESTIGATIONS FOR SPEED INDICATOR DEVICES (SIDS) IN SEVENOAKS (Pages 31-33)

a) To note that KCC have completed its initial site evaluations of the sites that STC proposed as potential SID locations.

b) To receive copy of correspondence from KCC's initial findings, and to discuss and agree upon the 6 maximum locations for KCC to progress additional investigations on

c) To note that the next steps, following KCC's further site investigations, is for KCC to provide a quote for costs, and STC to undertake a formal consultation with residents

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email: [planning@sevenoakstown.gov.uk](mailto:planning@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

12 KCC'S RESPONSE TO PEDESTRIAN SAFETY CONCERNS AT SUFFOLK WAY FOLLOWING INVESTIGATION AND SITE VISIT (Pages 35-37)

a) To receive copy of correspondence from KCC regarding Cllr Dr Canet's concerns about pedestrian safety and accessibility of crossings at Suffolk Way, including the initial email of concern forwarded to KCC on 18<sup>th</sup> November 2021.

b) To note that KCC's initial safety checks found no obvious issues, however further information regarding the nature of the concerns has been requested from STC so that KCC can advise on any potential improvement measures.

13 KENT COUNTY COUNCIL AMENDMENT 39 ORDER 2022: A WAITING RESTRICTIONS ORDER TO VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS

a) To receive notice that KCC have proposed to make the above order to introduce or amend existing double yellow lines in various roads in the District of Sevenoaks, including at St Johns Hill, Clare Way, Hurst Way and Lea Road.

b) To note that copy of the Deposit Documents are available to view via the below link:  
<https://letstalk.kent.gov.uk/hextable-waiting-restrictions-sevenoaks>

c) To note that KCC have welcomed comments on the above proposal, with the deadline for comment being 21<sup>st</sup> February 2022.

d) To discuss and agree a response to the consultation, if deemed necessary. To note that individual representations may also be made via the above link.

14 SEVENOAKS DISTRICT COUNCIL CONSULTATION – ON BEHALF OF KCC – AMENDMENT 40 ORDER 2022 A WAITING RESTRICTIONS ORDER TO VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS

a) To receive notice that Sevenoaks District Council have launched a formal statutory consultation on behalf of Kent County Council's Traffic Regulation Order 2013 Amendment 40. This is to introduce or amend existing waiting and loading restrictions and make access improvements to parking for disabled persons by formalizing existing disabled persons parking bays in various roads in the District of Sevenoaks. Roads affected within Sevenoaks Town include Bosville Drive and Dartford Road (A225).

b) To note that copy of the Deposit Documents are available to view via the below link:  
<https://www.sevenoaks.gov.uk/parkingconsultations>

c) To note that the deadline for comment is 18<sup>th</sup> February 2022.

d) To discuss and agree a response to the consultation, if deemed necessary. To note that individual representations may also be made via the above link.

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Town Clerk

15 NOTIFICATION OF CHANGES TO THE HIGHWAY CODE

a) To receive notice that changes were made to the Highway Code on 29<sup>th</sup> January 2022. These amendments include a new hierarchy of road users, the updating of 10 sections, and 50 new or updated rules.

b) To note that full details of changes to the Highway Code may be found via the below link:

[https://www.gov.uk/government/news/the-highway-code-8-changes-you-need-to-know-from-29-january-2022?utm\\_source=dvsa&utm\\_medium=email&utm\\_campaign=dvsa-direct&utm\\_content=rules-have-changed](https://www.gov.uk/government/news/the-highway-code-8-changes-you-need-to-know-from-29-january-2022?utm_source=dvsa&utm_medium=email&utm_campaign=dvsa-direct&utm_content=rules-have-changed)

16 PLANNING APPLICATIONS (Pages 39-43)

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 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).**

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 31<sup>st</sup> January 2022.

17 PRESS RELEASES

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

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Town Clerk

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Minutes of the PLANNING COMMITTEE meeting held on Monday 24<sup>th</sup> January 2022 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/WZxFrxKwGk>

**Present:**

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**Committee Members**

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

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Lydia Thacker – representing Croudace Homes  
 Hannah Anderson-Jones – representing Croudace Homes  
 Fraser Campbell – representing Croudace Homes  
 Approx. 40 Members of the Public

**Prior to the commencement of the meeting, there was a presentation from representatives of Croudace Homes, on its proposals for Land South of Little Brittain's, Brittain's Lane. The presentation was followed by a Q & A session. A copy of the slides were requested for attachment to the Minutes.**

**PUBLIC QUESTION TIME**

None.

479 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

480 **DECLARATIONS OF INTEREST**

None.

481 **DECLARATIONS OF LOBBYING**

Six representations, including those from Montreal Park Residents' Association and Redlands Residents' Association, were received and circulated to all Councillors objecting to the following application:

- 21/04236/OUT – Land South of Little Brittain's, Brittain's Lane

482 **NOTES**

The Committee received the notes on the report to Planning Committee Meeting held 10<sup>th</sup> January 2022.

**It was RESOLVED** that the notes be approved.

483 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19<sup>th</sup> January 2022, to be live streamed on Youtube.

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

484 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 27<sup>th</sup> January 2022 at 7pm.

- 20/03293/FUL – Pinehurst House Nursing Home, Pinehurst

b) It was **RESOLVED** that Cllr Camp be registered to speak on behalf of Sevenoaks Town Council.

485 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 27<sup>th</sup> January 2022 at 7pm.

- 21/03048/HOUSE – 1 Bottle Cottages, Bradbourne Vale Road

b) It was **RESOLVED** that either Cllr Shea or Cllr Granville-Baxter be registered to speak on behalf of Sevenoaks Town Council.

486 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 10] Land South of Little Brittain's, Brittain's Lane (Against)

(c) The Committee considered planning applications received during the two weeks ending 17<sup>th</sup> January 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

487 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:49.

Signed .....  
Chairman

Dated .....



# Planning Applications Considered

Applications considered on 24-1-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03270/HOUSE</b>	Charlotte Brooks-Lawrie 17/01/22	Cllr Parry	Stephen Langer
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/01/22

## 21/03270/HOUSE - Amended plan

**Proposed new two-storey garage with 2 bedroom residential accommodation at first floor level.**

**A summary of the main changes are set out below:**

**The description of the proposed development has been changed to better reflect the scope of the proposal. The plans remain the same as those previously consulted on.**

*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>21/03799/HOUSE</b>	Ashley Bidwell 26/01/2022	Cllr Bonin	Nathan Burr 01732 74220
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thompson			79 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/22

**Proposed rear access door, replacement of timber cladding with tile hanging, repair works and internal alterations and changes to fenestration.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03957/FUL</b>	Anna Horn 27-01-2022	Cllr Granville-Baxter	Mr Matthew Hull 07709 44 6666
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Kent Housing Association			51-54 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/22

**51 & 53 and 52 & 54 Orchard Close share a bathroom. We are proposing to separate the bathrooms with a dividing wall so each property becomes self-contained with no shared facilities.**

*Comment*

**Sevenoaks Town Council recommended approval, on the grounds that this development seems sensible and sensitive to the privacy of all four occupants.**

# Planning Applications Considered

Applications considered on 24-1-22

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04135/HOUSE	Charlotte Brooks-Lawrie 25/01/22	Cllr Clayton	Mr Aron Ramadan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Waller			31 Seal Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/22
<b>Single story rear extension. Hip to gable loft conversion with dormer. Conversion of the existing garage into habitable accommodation. Garage extension.</b>				

## Comment

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there will be no loss of privacy to the garden of the attached dwelling at no 33 Seal Road.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04166/FUL	Ashley Bidwell 26/01/2022	Cllr Parry	Mr John Whitlock 01892 521155
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/22
<b>Temporary permission for 5 years for the siting of 20ft containers.</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to a time limit of 10 months to ensure that the containers are used for the demolition purpose and then removed.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04171/CONVAR	Ashley Bidwell 28/01/2022	Cllr Michaelides	Miss Georgina Mark 0779 6 222227
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
			31 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/22
<b>Variation of condition 12 (soft and hard landscaping) of 17/03797/FUL to erect a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.</b>				

## Comment

**Sevenoaks Town Council recommended approval, providing that the Planning Officer is satisfied with the materials and designs, that the concerns of the Highways Officer have been addressed, and that the Conservation Officer is now satisfied that there will be no negative impact on the street scene of this part of the Granville and Eardley Road Conservation Area.**

# Planning Applications Considered

Applications considered on 24-1-22

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04179/FUL	Anna Horn 02/02/2022	Cllr Bonin	Mr Jorge Conde Valverde
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XPS Self Invested Pensions		Barclays	80 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/01/22
<b>Partial conversion of commercial building (use class E(c)(i)) to provide 6no self contained flats and 1no commercial unit (use class E) including extension and internal works.</b>				

## Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The loss of retail space on the High Street, does not preserve nor enhance the character, appearance or significance of the Conservation Area. In particular it is unacceptable to have the historic frontage used for residential access and stairs.
- This application would also not be supported unless the Planning Officer is satisfied that the changes address the issues of mass, size, bulk, light, outlook and privacy raised in the refusal of application 21/01757/FUL.

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04230/HOUSE	Charlotte Brooks-Lawrie 26/01/22	Cllr Raikes	Mr Adrian Rigby 07793 83 8877
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Williams			77 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/01/22
<b>Demolition of spiral staircase. Construction of new rear balcony with privacy screen. Alterations to fenestration and internal alterations. New rear retaining wall and patio.</b>				

## Comment

Sevenoaks Town Council recommended approval.

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04234/HOUSE	Joshua Ogunleye 27/01/22	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Browitt			30 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/22
<b>Alteration to vehicular access. Erection of a front and side extension.</b>				

## Comment

Sevenoaks Town Council recommended approval.

# Planning Applications Considered

Applications considered on 24-1-22

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04236/OUT	Ashley Bidwell 02/02/2022	Cllr Eyre	Stuart Crickett 07867 159 540
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Croudace Homes	Land South of Little Brittain's	Brittain's Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/01/22	
Outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittain's Lane with associated landscaping, parking, open space, play areas, and all other associated development works. Means of access is the only detailed matter with some matters reserved.				

## Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- (i) This application does not preserve or enhance the Green Belt and aims explicitly to change the boundary - deleting and building over part of the Green Belt
- (ii) There are no exceptional circumstances to justify this and the development is therefore contrary to the District Council's Green Belt Policies.
- (iii) The exit onto Brittain's Lane is at the top of a hill on a blind bend and is inappropriately sited.

## Informative:

Sevenoaks Town Council recommended that the mature oak on the site be served with a TPO and that the District Council's Arboricultural Officer visit the site to see if other trees should be served with protection orders.

Sevenoaks Town Council also expressed concern over provision of primary health and education not being addressed by the proposal.

The plans omitted EV charging points which must be in every house and in parking areas. The applicants must also provide long-term plans to fund the maintenance of the local infrastructure they are including:

Maintain the public open spaces, the green spaces, the trim trails and its equipment, the LEAP (local equipped area for play) and the community orchard

Maintain the pumping station

Maintain the SUDS areas

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04244/FUL	Anna Horn 04/02/2022	Cllr Clayton	Mr Colin Smith 07879 472 007
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portman Homes (WM) Ltd		34 & 36 Wildernes Mount	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			14/01/22	
Demolition of 34 and 36 Wildernes Mount and erection of four dwellings, together with access and parking.				

## Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- the proposed house on plot 3 will be very close and overbearing to 32 and 33 Lansdowne Rd, affecting residential amenity
- the proposed houses on plots 1 and 2 will enclose and overlook the front gardens of houses in Wildernes Mount
- the new houses would be much closer to the road, and not in keeping with the Residential Area Character Assessment F03, in which houses are set back from Wildernes Mount.

# Planning Applications Considered

Applications considered on 24-1-22

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04252/HOUSE	Joshua Ogunleye 31/01/22	Cllr Morris Brown	DEB Architects 07815 93 8542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Eliades			51 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/01/22
<b>Proposed conversion of attic to habitable room and replacement of windows.</b>				

*Comment*

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

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00002/HOUSE	Stephanie Payne 28/01/22	Cllr Busvine	Mrs Carmen Austin
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rudd			6 Plymouth Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/01/22
<b>Front single storey extension and first floor side extension, rear single storey extension. Alteration to fenestrations. Garage flat roof to be replaced with a pitched roof.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the proposed dormer and new fenestration will not adversely impact the neighbouring property at No. 8 Plymouth Park.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00010/HOUSE	Charlotte Brooks-Lawrie 01/02/22	Cllr Michaelides	Mr Iain Fort 07447 16808
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McDonald			62 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/22
<b>Proposed wraparound rear ground floor extension with side return infill, and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials and designs.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00022/HOUSE	Charlotte Brooks-Lawrie 01/02/22	Cllr Granville-Baxter	Mr John Tomlin 01634 24 8888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms C Slocombe			4 The Meadway	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/01/22
<b>Roof alterations and single storey extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 24-1-22

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00067/HOUSE	Stephanie Payne 03/02/22	Cllr Parry	Mr Charles Phu 07942 606704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chandrasekera		The Haven	33A Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/22
<b>Amended to the double garage building's position, re-orientation of fenestrations and Juliet balcony and reduced height.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00072/HOUSE	Samantha Simmons 03/02/22	Cllr Bonin	Miss Alice Reed
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Carloni			43 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/22
<b>Single storey rear extension, 1st floor extension above garage, loft conversion, internal alterations &amp; conversion of outbuilding to annexe.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the following grounds:  
The development fails to preserve or enhance a Conservation Area  
There is inadequate parking provision for a five bed house with an annexe.**

**Croudace**  
HOMES.CO.UK



# Land at Brittain's Lane, Sevenoaks

Presentation to Sevenoaks Town Council

Monday 24<sup>th</sup> January 2022



# About Croudace Homes



- We were founded in 1946 and remain a family-owned business
- Committed to building high-quality homes with first-class customer service
- We pay careful attention to the internal and external design, specifications of fixtures and fittings
- Incorporating play areas and sports facilities, protecting local wildlife, and hosting community events and raising money for charity are all part of our commitments to make socially pleasant places to live





# Planning Background

- There is a significant shortfall of housing in the borough, with less than 3 years' supply
- The district has failed to achieve a net increase of affordable homes, meeting just 51% of its target from the 2011 Core Strategy
- The district only delivered 62% of its total housing target in 2021 and cannot wait until a new Local Plan is made to identify new sites
- There is therefore a presumption in the favour of sustainable development
- Our proposals on this enclosed edge-of-settlement Green Belt land, comply with the policies of the NPPF when taken as a whole and the relevant policies of the adopted Local Plan



Aerial image of the site - proposed housing area outlined in red



# Our Vision





# Environment

- Landscape-led development that ensures the retention and enhancement of existing trees and hedgerows
- New recreational paths and cycleways to the wider open space
- A new Locally Equipped Area of Play and a Trim-Trail
- Enhancing the setting of the Ancient Woodland
- Comprehensive biodiversity surveys will be undertaken to ensure a Biodiversity Net Gain across the site including:
  - A new 15-metre buffer zone around the Woodland
  - A community orchard
  - New tree, thicket and wildflower planting
  - Drainage ponds with aquatic plant species



# Highways and access

- A new priority junction from Brittain's Lane with new footways
- The retention of the existing access to provide pedestrian and cycle links to the PRow
- A further pedestrian and cycle access to the north of the new access point
- Sustainable location close to public transport links on Brittain's Lane as well as the wider Sevenoaks network
- Secure cycle storage provided
- Car parking in line with the Council's requirements, including the provision of electric charging points



# Community Engagement

- Croudace Homes has undertaken postal and virtual pre-application community engagement regarding the proposals in **November – December 2021**
- Invitation distributed to around **800 local residents and businesses**
- The consultation website was viewed **over 600** times and **52** pieces of feedback received
- Meetings offered to local stakeholders, including ward, county and Parish/Town members as well as the Civic Society





# Key Benefits



The provision of up to 70 much-needed high-quality new homes



Creating local jobs during the construction phase



The delivery of around 50% affordable housing



Investing in the local economy, aiding the recovery from the pandemic



Helping Sevenoaks District Council to meet its housing targets



Financial contributions towards the improvement infrastructure



Creating new public open green spaces for all to enjoy



Protecting existing habitats and creating new ones, including the retention and extensive enhancement of the existing trees and hedgerows on-site



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

Tel: 01732 227000 Option 3  
Ask for: Anna Horn  
Your ref:  
My ref: SE/21/02026/HOUSE  
Date: 20th January 2022

**Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A  
Householder Application**

Dear Sir/Madam,

**Appeal by:** Mr And Mrs Thomas  
**Site:** Primrose Cottage Clenches Farm Road Sevenoaks KENT TN13  
2LU  
**Nature:** Demolition to garden room with two storey extension, internal  
alterations, replacement outbuilding and landscaping.  
**Appeal Ref:** APP/G2245/D/21/3287369  
**SDC Ref:** SE/21/02026/HOUSE  
**Appeal Start Date:** 17th January 2022

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this Appeal is proceeding under the **Householder Appeals Service** there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, Room 3B, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/D/21/3287369, to arrive within 4 weeks of the start date. Any representations submitted after the deadline will not normally be considered and will be returned.

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and

signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

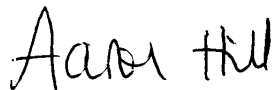
The Planning Inspectorate will publish appeal documentation, including copies of representations received, online at <https://acp.planninginspectorate.gov.uk>.

A Procedural Guidance on Planning Appeals is available free of charge through the Council's Website or on the Planning Portal.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online on the Councils website or on the Planning Inspectorate's website at:  
<https://acp.planninginspectorate.gov.uk>.

COVID 19 - The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorates webpages for up-to-date information about how best to correspond with them during this time and to submit representations via the Appeals Casework Portal whenever possible.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Aaron Hill'.

Aaron Hill  
South Team Manager



## Sevenoaks Town Council Planning Committee Policy (First Draft 2022)

### **Sevenoaks Town Council** **DRAFT Policies relating to Planning Application Recommendations**

#### **0. Revision History**

Version	Issued	Notes
Version 1	February/March? 2022	Presented to Planning Committee [date]

#### **1. Introduction**

The purpose of this document is to identify Sevenoaks Town Council's policies relating to Planning Application Recommendations to the Planning Authority (Sevenoaks District Council), and the Planning Committee's processes.

#### **2. Planning**

##### **2.1. What do we mean by planning?**

When talking about planning, this encompasses planning applications forwarded by the local Planning Authority, Sevenoaks District Council. 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.

##### **2.2. Planning System**

The United Kingdom is working under a plan-led system meaning that each Local Planning Authority (LPA) must create a development plan for its area.

Sevenoaks Town Council's LPA is Sevenoaks District Council. The District Council is currently amending its Draft Local Plan which will supersede the Current Local Plan.

## Sevenoaks Town Council Planning Committee Policy (First Draft 2022)

Following the 2021 housing delivery test undertaken by Department for Levelling Up, Housing and Communities' 2021, Sevenoaks District Council is one of 51 LPAs currently facing the National Planning Policy Framework's sanction of a presumption in favour of sustainable development.

### **2.3. Sevenoaks Town Council's Role**

- i)** Town Councils have a statutory right to be consulted on planning applications within its boundaries and are important consultees on any District, County or National Planning Policy documents being drawn up.
- ii)** Sevenoaks Town Council's Planning Committee has delegated powers to consider and make decisions on behalf of the Town Council regarding planning applications and local and regional plans.
- iii)** Sevenoaks District Council, as Sevenoaks' LPA, is ultimately responsible for all planning matters in the District as set out in **2.1** of this policy. Kent County Council however is responsible for highways and planning applications regarding their own sites such as schools and libraries.
- iv)** Communities, led by Parish and Town Councils and in partnership with local stakeholders, now have the right to create a Neighbourhood Development Plan which sets out policies on the development and use of land in the parish neighbourhood plan area. Sevenoaks Town Council is in the process of producing such a document, and as of February 2022 is nearing the final stages before the completed plan may be submitted to the Local Planning Authority for arrangement of independent examination and finally, referendum. Once adopted, the Neighbourhood Plan becomes part of the Statutory Development Plan and the policies will have equal weight with adopted Local Plan policies in the determination of planning applications.
- v)** The Town Council is committed to following the guidance as set out in the National Planning Policy Framework, Sevenoaks District Council's Current Local Plan, and where one is in existence, a local Town Neighbourhood Plan, doing so whilst ensuring the needs of the town, residents and visitors remain a priority.
- vi)** The Local Authority is required to prepare street naming and numbering schemes, and to maintain a good standard of street nameplates. This is currently not currently delegated to Town Council's, with only three local councils being known to operate this function on behalf of the District Council. The Town Council's stance is that it should be policy to ensure that road numbers are shown on all premises in Sevenoaks Town, especially in the Town Centre.

## Sevenoaks Town Council Planning Committee Policy (First Draft 2022)

### **2.4. Planning Applications**

In making its considerations and decision on planning applications the Town Council's Planning Committee give due thought to a number of factors, including material considerations, any effects on neighbouring properties, conservation issues, any impact on wildlife, over-development, flood risks and suitability for the neighbourhood – usually with reference to any relevant Residential Character Area Assessments.

When submitting a decision on an application to the Local Planning Authority (Sevenoaks District Council) this will be supported by reasons/and or suggestions for conditions where applicable with any permission granted.

Sevenoaks District Council make the decisions on planning applications, taking in to account any comments by the consultees and/or public comments. The majority of applications are determined by District Council Officers through delegated decisions, and the remaining are determined by Sevenoaks District Council's Development Control Committee. These are open to the public and the Town Council is invited to elect a representative from the Planning Committee to speak on its behalf for or against the application.

Where a significant amendment has been made to an application, the Town Council is re-consulted and additional comments invited, however when an appeal is made against a decision on a planning application, this is considered by the District Council only; the Town Council is not consulted again.

By law every Town and Parish Council is required to comply with its Standing Orders (rules of the Council). The following is specific to reviewing amended plans and listed under 7c of Sevenoaks Town Council Standing Orders:

- “Every plan/amended plan which is validated by Sevenoaks District Council is considered by Sevenoaks Town Council on its own merits and does not recommend Approval or Refusal based on prior recommendations to previous applications and the recommendations which were provided.”

Sevenoaks Town Council will normally ask a Ward Councillor to review a planning application and provide a recommendation. Where possible, the Town Council Ward Councillor considering the planning applications will have visited the site(s) in question before making decisions.

## Sevenoaks Town Council Planning Committee Policy (First Draft 2022)

### 2.5. Policy Decisions

Policy no.	Sevenoaks Town Council Planning Committee Policy	Notes
e.g. STC1	e.g. policy to promote ... through objectives a) ... b) ... c) ...	e.g. when and where proposed, references to relevant planning policy from SDC, STC Emerging NDP, STC Green Community Investment Plan, date adopted by Planning Committee
PC1	<p><b>Planning Committee Policy 1 – Sustainable boundaries:</b> to promote sustainable boundaries such as hedgerows in preference to fences which create a hard barrier to wildlife</p> <p><b>Objectives:</b></p> <p>a) To provide green screens which can screen houses from roads, and from each other, as well as creating shade and absorb CO2</p> <p>b) To create boundaries which are porous to wildlife, allowing creatures to pass through where fences would stop them, as well as habitat for birds and insects</p>	<p><b>Proposed at Planning Committee 15-11-2021</b></p> <p><b>SDC Tree Strategy 2021-2031:</b> “to maintain a healthy, resilient tree stock, Sevenoaks District Council will aspire to plant 2 trees for every tree removed”</p> <p><b>SDC Core Strategy Policy SP1:</b> “in all areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment”</p> <p><b>STC Emerging NDP Objective 5:</b> “to recognise the significant contribution that trees and hedgerows make to the town’s character and biodiversity”</p> <p><b>STC Emerging NDP Policy L4:</b> “Wherever possible, existing trees and hedgerows must be retained and protected as part of development proposals [...] any trees or hedgerows lost through development should be replaced”</p> <p><b>STC Draft Green Community Investment Plan:</b> “STC’s overall aim is to put in place affordable and practical initiatives with long term green benefits for the local community and to support and encourage residents to pursue individually. Little steps together,</p>

## Sevenoaks Town Council Planning Committee Policy (First Draft 2022)

		reducing Sevenoaks carbon consumption footprint = big changes to the planet"
<b>PC2</b>	<p><b>Planning Committee Policy 2 – Porous Drives:</b> to require planning applications to incorporate porous surfaces and/or rain collectors into their plans in order for STC to approve of the application.</p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>– To allow most of the water falling on paved surfaces to pass onto the ground beneath</li> <li>– To avoid runoff into the street where this would increase the possibility of flooding</li> </ul>	<p><b>Proposed at Planning Committee 15-11-2021</b></p> <p><b>SDC Core Strategy Policy SP1:</b> "in all areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment"</p> <p><b>Emerging NDP 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)"</p>
<b>PC3</b>	<p><b>Planning Committee Policy 3 – Tree Planting:</b> to promote/require the planting of 2 replacement trees for every 1 tree that a planning application proposes to remove.</p> <p><b>Objectives:</b></p> <p>To mitigate the loss of air quality, biodiversity, wildlife homes and insect food caused by tree felling.</p> <p>To contribute to the Green Community Investment's goal of making Sevenoaks greener.</p>	<p><b>Proposed at Planning Committee 15-11-2021</b></p> <p><b>Emerging NDP Objective 5:</b> "to recognise the significant contribution that trees and hedgerows make to the town's character and biodiversity"</p> <p><b>Emerging NDP Policy L4:</b> "Wherever possible, existing trees and hedgerows must be retained and protected as part of development proposals [...] any trees or hedgerows lost through development should be replaced"</p> <p><b>STC Draft Green Community Investment Plan Theme 3:</b> "where there used to be tree lined avenues, STC will encourage the public via resident associations to plant trees in their front gardens (subject to KCC permission). STC will consider providing grants for trees to voluntary organisations and will support the Queen's Jubilee Tree Canopy initiative."</p>

## Sevenoaks Town Council Planning Committee Policy (First Draft 2022)

<b>PC4</b>	<b>Planning Committee Policy 4 – Internally Illuminated Signs:</b> To object to and discourage planning applications with proposals for internally illuminated signs	<b>Proposed at Planning Committee 15-11-2021</b>
<b>PC5</b>	<b>Planning Committee Policy 5 – 1m boundary minimum:</b> to support development where it is set back at a minimum of 1m from the boundary line.	<b>Proposed at Planning Committee 15-11-2021</b>

### 2.6. Pre-Planning Representation and Policies

As per its Planning Pre-Applications Discussions protocol, the Planning Committee welcomes, where possible, pre-planning discussions from developers, which have a number of potential benefits to the public, the developer, and the Planning Authority, and stakeholders. These benefits include possible objections or Councillor concerns being identified and addressed prior to formal application, thus removing public objections to the scheme. (For full details attached, see Appendix.)

### 2.7. Public Speaking at Planning Committee

As per the Town Council's Standing Orders and Speaking at Public Meetings Policy, members of the public will be able to make representations on each planning application, providing that they have registered to speak before 12pm the day of the meeting. This is limited to one speaker for, and one against per application. Any correspondence received in advance of the meeting regarding an application on the agenda will be forwarded to all members of the Committee, although not necessarily discussed at the meeting. (For full details attached, see Appendix)

### 3. Implementation

Due to the nature of this policy, the majority of the policy decisions affect the Planning Committee and Council Officers when assisting the Committee.

Any changes affecting this policy or additions to the policy itself have to be agreed by the Full Council for adoption as an amendment to the policy.

Council Officers will continue to monitor the national and local plans for any changes that affect this policy and would bring this to the attention of the Council.

## Appendix: KCC's Response to its Initial Site Investigations for Speed Indicator Devices (SIDS) in Sevenoaks

Good Afternoon Georgie,

Thank you for your recent email. Apologies for the delay in review, site visits were considerably limited through December and January due to Covid guidelines. I visited Sevenoaks this week to review the site suggestions put forward by the Town Council and have been putting it all together for you. My findings are as follows, and there are multiple images attached showing a rough indication of the sign placement for each suitable location.

### **Bradbourne Vale Road near entrance to Riding School**

There are a lot of obstructions in the immediate vicinity of the Academy. This includes bus stops, statutory signage, bridge decks and a general unfavorable alignment, all making it very difficult to find anywhere to position a sign. However moving down towards the riding school there is a good section of verge between the pedestrian islands, approximately opposite a bus stop and property no.85 which seems ok. I do not think it would adversely affect the riding school access or draw motorists attention away from the islands. Please see images attached

I think we could install a post approximately 3m in front of the telecoms pylon in the verge. This would be suitable for 1 directional usage, for traffic approaching from Riverhead, which I believe was the preference here.

I would also reiterate my previous note on this location, in that I would recommend against installing a sign of this nature on a road such as the A25. These devices are battery powered, and are unlikely to provide sufficient capacity on a busy route such as this.





### **Brittains Lane near Beaconsfields**

There is nowhere suitable between the Beaconsfield accesses, but just past the southern junction the footway is wide with a clear line of sight in both directions. A post could be placed here without compromising the minimum footway width requirements. I would look to install approximately adjacent to the edge of the hedge/brick wall as shown in the attached images. This would be suitable for use in both directions.



### **St Johns Hill near Holly Bush Lane**

Closer to Quakers Hall Lane the road is very steep with lots of parked cars. These variances can compromise the radar in the sign and miss vehicles entirely as they would not necessarily be within the radar scope. However, further up the hill past the church I think there is a small section of footway approximately opposite the access for no.10 which is useable. The post would need to be installed at the back of the footway relatively tight to the church wall, but appears to offer a decent line of sight in both directions. It may slightly obscure the bus stop behind for northbound vehicles but not enough to present a hazard.

However, this location could produce objections at the consultation stage due to the proximity and visibility to residences. This would be suitable for use in both directions.





### Seal Hollow Road near Salterns access.

This location was particularly difficult for various reasons. Every section of verge on the east side was enormous and certainly capable of physically accommodating a sign safely. However whether it be geometry of the carriageway, huge trees blocking the line or statutory signage, it was very difficult to pin down. I have notes if necessary but all's to say, I did not find it especially promising despite the enormous verges!

I did however find a small section on the west side footway, just prior to the access for "Salterns". The line of sight in both directions is advantageous (if perhaps a touch short for northbound traffic), and would sit relatively discreetly. This would be suitable for use in both directions.



We therefore have potentially four post locations and seven different "locations" when factoring in the potential dual-use sites. However, given that the spirit of the scheme requires regular moving of the sign, we do ask that any singular scheme has no more than 6 locations. This is to ensure that the sign is sufficiently moved around the area at regular periods and appears at each location a sufficient number of times throughout the year. Any more than 6 and the scheme can start to become a bit thinly-spread or sparse, with posts sat empty for considerable periods of time.

I would ask the Council to consider all of the above information and let me know how they wish to proceed. Please bare in mind that just because a site *can* be used in both directions, there is no obligation to do so. It may be that the Council has no cause for concern for particular directions of travel at certain locations and do not wish to pursue dual-use. This is absolutely fine, I simply require confirmation of the (maximum) 6 locations that the Council wish to proceed with.

The next stage after this will be to obtain the underground statutory information for all sites and ensure it is safe to dig and that we will not compromise existing utilities and services. I will take care of this upon site confirmation and if confirmed as ok I can then supply a quotation.

After this, the Town Council will be required to undertake a formal consultation with residents before we can proceed.

I appreciate this is a lot of information to digest, so if anything is uncertain please do let me know.

Kindest Regards,

**Toby Donlon** | Maintenance Engineer | Traffic & Network Solutions Team | Kent County Council | Aylesford Highway Depot, St Michaels Close, Aylesford, ME20 7BU | [www.kent.gov.uk](http://www.kent.gov.uk)

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## Appendix: KCC's Response to Pedestrian Safety Concerns at Suffolk Way following Investigation and Site Visit

Good morning Georgie,

Please find attached response for Suffolk Way pedestrian movements.

Kind regards

Stuart Taylor | Schemes Engineer | Schemes Planning & Delivery Team | Kent County Council | Highways & Transportation | Ashford Highway Depot | 4 Javelin Way | Henwood Industrial Estate | Ashford | Kent | TN24 8AD | External 03000 418181 | [www.kent.gov.uk](http://www.kent.gov.uk) |

**From:** Sevenoaks Town Planning <[planning@sevenoakstown.gov.uk](mailto:planning@sevenoakstown.gov.uk)>

**Sent:** 18 November 2021 09:40

**To:** \_\_\_\_\_

**Subject:** STC concerns with pedestrian safety Suffolk Way

Good morning,

Apologies if this isn't the best contact address to email, as I don't have many contacts within KCC. I would therefore be grateful that this be forwarded to the necessary contact.

I'm writing on behalf of Sevenoaks Town Council's Planning Committee, who raised concerns at the last Committee Meeting on 15th November 2021 over how the closing of Woolworths and the Old Tesco in Sevenoaks Town have altered the main pattern of pedestrian flow, thereby reducing the use of the existing pedestrian crossings and the accessibility of these, especially for those with limited mobility and disabilities. While aware that the crossing can't be moved, the Town Councillors wondered if it would be possible for KCC to arrange a review of this junction (Suffolk Way) and how safety may be increased, bearing in mind the altered flow of pedestrian movement and crossing and especially for those of reduced mobility.

This is an especially large concern of the Mayor, who has received numerous correspondences where this issue has been raised, so if possible, it may be worth arranging a presentation to the Planning Committee, where a KCC Officer could explain and receive concerns about the possible measures that could be taken to improve pedestrian safety in this area, if one of your KCC Officers would be amenable to this please?

Kind regards,

Georgie

Georgie Elliston  
Planning Committee Clerk  
Sevenoaks Town Council  
Town Council Offices  
Bradbourne Vale Road  
Sevenoaks  
Kent TN13 3QG

Thank you for your enquiry highlighting your concerns about pedestrian safety along Suffolk Way, Sevenoaks. I am sorry to hear about the problems this is causing.

I appreciate the time you have taken to raise this issue with me, we take every suggestion about road safety very seriously.

As I am sure you are aware we receive many requests for the implementation of improvements on the highway, and all requests are reviewed and prioritised. We use an evidence-based approach to prioritise investment in our highway improvement projects to achieve safer roads and streets. Our first priority is to check if there is any pattern of personal injury crash records for the past three years that could be addressed by engineering methods.

Following our checks, we have established that in this location there is no such pattern; it is therefore very difficult to prioritise this site for Crash Remedial Measures against locations across the County where a pattern of incidents is occurring.

In addition to checking the crash data I have also visited the site on 17<sup>th</sup> January to observe pedestrian movements. I observed the working of the crossing for 30 minutes and in that time five pedestrians crossed the road using the crossing and one crossed without using the crossing but was able to do so without difficulty. No obvious issues were noted during the visit. However, I appreciate that this is only one occasion, and that the situation may be different on another. Therefore, to help us better understand the problems being experienced it would be beneficial if you could please provide further information regarding the nature of the concerns which have been raised. From this we can advise on what, if any, potential improvement measures may be suitable should the Town Council wish to promote changes at this location.

Implementing highway improvements at known crash hotspots remains our priority. Taking into account the excellent crash record at this location I can advise that at this stage we have no programmed works here, although we do continue to monitor sites such as this all over the county as part of our annual crash cluster review process.

However, we recognise that whilst prioritising our efforts based on known crash data is an established and sensible approach, not all problems will be highlighted using this approach. You may therefore be aware that we have also recently established a process with local Parish and Town Councils, such as yourselves, and County Members to ensure that a community voice helps to prioritise our efforts and, in many cases, help support funding for improvements that do not achieve sufficient priority through our countywide assessments.

We have also recently developed and published a new approach to casualty reduction in Kent and this is called 'Vision Zero' Road Safety Strategy (see link below)

<https://www.kent.gov.uk/roads-and-travel/road-safety/road-casualty-reduction-strategy>.

This new approach is designed to build a more complete picture which understands that people make mistakes and aims to ensure these mistakes do not cause a death or a life-changing injury. This is called the 'Safe System Approach' and consists of looking at safe roads and streets, safe speed, safe behaviour, safe vehicles and post collision response.

We are therefore reviewing how we evaluate and prioritise road safety schemes to reflect the principles of the Vision Zero Strategy. Once we have finished this review, we aim to publish the way that communities and residents can report their concerns to us and how we engage with them to deliver our new approach.

However, clearly not all issues can be solved by the County Council and by changes to the road layout.

If your constituents believe that drivers are driving at excess speed and without due care, then this is a matter for the Police using their existing powers. Such concerns can be reported to them on their non-emergency number 101.

There are also schemes such as Speed Watch that allows the local community to record speeding vehicles on roads in their area, by using portable speed devices. The owners of vehicles seen repeatedly speeding anywhere in Kent over a 12-month period are then sent a warning letter and advice by the police. I would encourage anyone concerned about speeding to contact Kent Police Speed Watch Team at:

<https://www.kent.police.uk/advice/advice-and-information/wsi/watch-schemes-initiatives/kent/community-speedwatch/>

who can provide training on community led speed action.

We also encourage our Lorry Watch scheme which again is run by local residents. Community volunteers record details of lorries that are suspected of using unsuitable roads or not sticking to the limits and restrictions. A link to more information can be found below:

<https://www.kent.gov.uk/roads-and-travel/travelling-around-kent/lorries-and-hgv/lorry-watch>

As you can see from the information above our new approach recognises that everyone plays a part in helping to reduce casualties on our roads, whether it is our highway team to improve the road layout, communities to encourage those who use local roads to do so appropriately or our local Police colleagues to enforce speed limits. Community engagement is at the heart of this strategy; if Vision Zero is to succeed it will depend on Kent's public and all road users sharing our ambition.

I would like to reassure you that reducing the number of people injured on our roads is one of our top priorities.

Thank you for raising this matter with me and I hope that you have time to look at the website links above and especially more information about our Vision Zero Road Safety Strategy.

Yours sincerely,

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# Planning Applications to be Considered

Planning Applications received to be considered on 07 February 2022

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03311/FUL</b>	Joshua Ogunleye 14/02/2022	Cllr Parry	Tony Holt Design 01202 049049
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Humberstone			7 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/22
<b>21/03311/FUL - Amended plan</b>				
<b>Demolition of existing bungalow and erection of 2 1/2 storey detached house plus basement and garage.</b>				
<b>A summary of the main changes are set out below: Revised drawings.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R0IHQUBKJS400">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R0IHQUBKJS400</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03805/HOUSE</b>	Joshua Ogunleye 14/02/2022	Cllr Parry	DMP 01892 534455
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M (B) Yan & Z (J) Hu			31 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/22
<b>21/03805/HOUSE - Amended plan</b>				
<b>Garage extension to front elevation. Erection of rear extension at ground floor and erection of first floor extension to side and front elevation.</b>				
<b>A summary of the main changes are set out below: Revised drawings.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R2S1QYBKG1T00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R2S1QYBKG1T00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/04229/LBCALT</b>	Stephanie Payne 09/02/2022	Cllr Michaelides	Mr Davis 07971 398989
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms P Dilnot			32 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/22
<b>Replace three windows at the front of the property.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R4MPQOBKJ8S00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R4MPQOBKJ8S00</a>			

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/04264/HOUSE</b>	Stephanie Payne 09/02/2022	Cllr Michaelides	Mr Davis 07971 398989

# Planning Applications to be Considered

Planning Applications received to be considered on 07 February 2022

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Ms P Dilnot		32 Lime Tree Walk	Town
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			19/01/22
<b>Replace three windows at the front of the property.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R4MPQNBKJ8R00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R4MPQNBKJ8R00</a>		

<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/00042/LBCALT	Joshua Ogunleye 18/02/2022	Cllr Busvine	Mr T Ay 07974 145604
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr C Surucu	Ephesus	57-59 High Street	Town	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			28/01/22	
<b>Removal of internal chimney.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5CN2NBKKBG00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5CN2NBKKBG00</a>			

<b>6</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/00065/FUL	Anna Horn 08/02/2022	Cllr Bonin	Mr Oliver Grimshaw 07900 2152
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr & Mrs MacDonald		3 Clarendon Road	Town	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			18/01/22	
<b>Proposed replacement detached dwelling.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5K1PNBKKN100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5K1PNBKKN100</a>			

<b>7</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/00080/HOUSE	Stephanie Payne 11/02/2022	Cllr Dr Canet	Ms Amna Khan 07882 112427
<b>Case Officer</b>				
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>	
Mr D Bowles		38 Bradbourne Vale Road	Northern	
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>	
			21/01/22	
<b>Single storey side and rear extension with roof lantern.</b>				
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5LWEYBKKQI00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5LWEYBKKQI00</a>			

<b>8</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	22/00112/HOUSE	Charlotte Brooks-Lawrie 15/02/2022	Cllr Clayton	Ms Amna Khan 07882 112427



# Planning Applications to be Considered

Planning Applications received to be considered on 07 February 2022

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kulibaeva		16 Knole Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			25/01/22
<b>Conversion of the garage to habitable, single storey side extension and a two storey rear extension.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5PLPZBKXC00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5PLPZBKXC00</a>		

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/00129/HOUSE</b>	Staphanie Payne 14/02/2022	Cllr Clayton	Mr Stuart Coleman 01892 53712
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Barber		14 Quakers Hall Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/01/22	
<b>Side and rear extension with roof lights. Loft conversion with roof lights and rear dormer. Alterations to fenestration.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5V5PGBKL4P00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5V5PGBKL4P00</a>			

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/00132/CONVAR</b>	Joshua Ogunleye 10/02/2022	Cllr Morris Brown	Mr Michael Kendrick
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms Hasselby		20 The Crescent	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/01/22	
<b>Variation of condition 2 (materials) and 3 ( approved drawings) of application 21/00501/HOUSE granted proposal description proposed demolition of an existing conservatory and erection of a new single-storey rear extension with amendment to material to be used and approved drawings.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5V5PUBKL4V00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5V5PUBKL4V00</a>			

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/00144/HOUSE</b>	Charlotte Brooks-Lawrie 11/02/22	Cllr Bonin	Mr Tom Wallace 07920 443126
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms H-J Ozanne		35 The Dene	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/01/22	
<b>Erection of a two storey rear extension and a single storey rear orangery extension.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5WMRTBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R5WMRTBK0LO00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 07 February 2022

12	Plan Number	Planning officer	Town Councillor	Agent
	22/00178/HOUSE	Charlotte Brooks-Lawrie 17/02/22	Cllr Eyre	Mr Henry Wright 07449 476344
Case Officer				
Applicant		House Name	Road	Locality
C/O Agent			43 Granville Road	Kippington
Town		County	Post Code	Application date
				27/01/22
Demolition of existing side extension and garage. Single storey side extension with rooflights, porch infill, new walls and steps and alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R60PQ9BKLEJ00			

13	Plan Number	Planning officer	Town Councillor	Agent
	22/00200/HOUSE	Stephanie Payne 17/02/2022	Cllr Hogarth	
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs J Frampton			26 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				27/01/22
Part two storey part side extension with rooflights and alterations to fenestration.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R684EFBKLP600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R684EFBKLP600</a>			

14	Plan Number	Planning officer	Town Councillor	Agent
	22/00201/HOUSE	Stephanie Payne 17/02/2022	Cllr Hogarth	
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs J Frampton			26 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				27/01/22
Part single storey ground with Sedum roof and part first floor extension with roof lights and alterations to fenestration.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R684ENBKLP800">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R684ENBKLP800</a>			

15	Plan Number	Planning officer	Town Councillor	Agent
	22/00209/HOUSE	Stephanie Payne 17/02/2022	Cllr Parry	Mr B Best
Case Officer				
Applicant		House Name	Road	Locality
Mr O Clarke		Northcote House	14 Burntwood Road	Kippington
Town		County	Post Code	Application date
				27/01/22
Extension to existing detached garage to form additional accommodation at ground and first floor level.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R69GGYBK0LO00			

# Planning Applications to be Considered

Planning Applications received to be considered on 07 February 2022

16	Plan Number	Planning officer	Town Councillor	Agent
	22/00221/FUL	Ashley Bidwell 18/02/2022	Cllr Eyre	Mr B Best 07721 010293
Case Officer				
Applicant		House Name	Road	Locality
Mr A Golding		Oak Croft	West Heath Lane	Kippington
Town		County	Post Code	Application date
				28/01/22
Demolition of existing house and detached garage. Construction of a dwelling and summerhouse. Formation of 2 no. vehicular access site.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R6BEJVBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R6BEJVBK0LO00</a>			

17	Plan Number	Planning officer	Town Councillor	Agent
	22/00237/HOUSE	Joshua Ogunleye 21/02/22	Cllr Raikes	Mr Mike Farrell 01323 446612
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs S Richardson			6 Lyle Park	St Johns
Town		County	Post Code	Application date
				31/01/22
Proposed two storey side extension to form a new entrance hall along with enlarged bedroom and new bathroom plus internal alterations. Existing timber cladding to be replaced with smooth cast render.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R6BTSMBKLVQ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R6BTSMBKLVQ00</a>			

18	Plan Number	Planning officer	Town Councillor	Agent
	22/00256/HOUSE	Stephanie Payne 18/02/2022	Cllr Morris Brown	Mr David Burr
Case Officer				
Applicant		House Name	Road	Locality
Mr S Ryder			31 Swaffield Road	Eastern
Town		County	Post Code	Application date
				28/01/22
To demolish the rear dormer, extend the roof from a hipped end to a gable end with a full width flat roofed rear dormer.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R6DOF2BKLZ700">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R6DOF2BKLZ700</a>			

19	Plan Number	Planning officer	Town Councillor	Agent
	22/00260/HOUSE	Joshua Ogunleye 21/02/2022	Cllr Eyre	Miss Millie Burnham 07824 387676
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Gough-Cooper		Annexe at Heron Wood	22 Kippington Road	Kippington
Town		County	Post Code	Application date
				31/01/22
Construction of a rear dormer along with minor elevational changes.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6FJ14BKM2L00			