

29th March 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 4th April 2022**. This is to be preceded by a **SEVENOAKS TOWN NEIGHBOURHOOD PLAN STEERING COMMITTEE** and followed by a meeting of the **SEVENOAKS TOWN COUNCIL**.

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/1ZDFLK2MS5k> 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 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

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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 (Pages 5-14 and Pages 15-28)

To receive and agree the Minutes from the Planning Committee Meeting held on 21st March 2022.

To receive and agree the Minutes from the Sevenoaks Town Neighbourhood Plan Steering Committee held on 22nd March 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 19th 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.

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- 6 NEIGHBOURHOOD DEVELOPMENT PLAN: FINAL STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT PRODUCED BY AECOM
- a) To receive a copy of AECOM's SEA Final Report for approval by the Steering Committee and Planning Committee (circulated separately)
 - b) To receive and discuss collated responses received from Hugo Nowell and members of the Steering and Planning Committee (Page 29)
 - c) To approve the SEA Final Report along with comments and suggestions to be forwarded.
- 7 SPEED INDICATOR DEVICE: CORRESPONDANCE FROM KCC EXPLAINING WHY EXISTING POLES CAN'T BE USED FOR SIDS TO REDUCE CLUTTER (Pages 31-32)
- a) To receive and note KCC's explanation as to why existing poles cannot be used for KCC schemes such as SIDs and Vehicle Activated Signs.
- 8 SDC CONSULTATION ON THE DRAFT THEMES OF THE HOUSING STRATEGY 2022-2027 (Pages 33-51)
- a) To receive a hard-copy of SDC's Consultation on its Draft themes of the Housing Strategy, which is also available online via the below link. This as edited by Cllr Granville-Baxter.
<https://www.sevenoaks.gov.uk/housingstrategy>
 - b) To receive and discuss Cllr Dr Canet's previous comments (Page 51) and decide if these be forwarded to the District Council alongside Cllr Granville-Baxter's contribution.
 - c) To note that the deadline for comment is 18th April 2022.
- 9 PLANNING APPLICATIONS (Pages 53-55)
- 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 28th March 2022.

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10 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 21st March 2022 at 7:00pm at Town Council Chambers, available to view on YouTube:

<https://www.youtube.com/watch?v=u0KWctcX6gU>

Present:

Committee Members

Cllr Bonin	Apologies, arrived 20:08	Cllr Michaelides	Present
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp – Vice Chairman	Present	Cllr Mrs Parry	Present
Cllr Dr Canet - Mayor	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper	Apologies
Cllr Eyre	Remote Attendance*	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present
Cllr Hogarth	Absent		

Also in attendance:

Town Clerk

Planning Committee Clerk

Hugo Nowell (Remote Attendance)

*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

PUBLIC QUESTION TIME

None.

576 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

577 DECLARATIONS OF INTEREST

None.

578 DECLARATIONS OF LOBBYING

Cllr Raikes declared that he knows the neighbours of [Plan no. 11] 22/00653/HOUSE – Cranes End, Wildernes Avenue, and abstained from voting on its resolved recommendation.

579 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 7th March 2022.

It was RESOLVED that the minutes be approved.

580 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19th January 2022, to be live streamed on Youtube.
- b) It was noted that all arrangements were subject to review.

581 APPEALS

Councillors received notice of the submission of the following appeal:

- **APP/G2245/D/22/3293448: 21/03380/HOUSE – 3 Oakdene Road**

582 NEIGHBOURHOOD DEVELOPMENT PLAN: FINAL STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT PRODUCED BY AECOM

- a) Councillors received a copy of the final SEA Report as produced and received from AECOM on the morning of Monday 21st March 2022.
- b) The Committee received a presentation from Sevenoaks Town Council's NDP consultant, Hugo Nowell of Urban Initiatives Studio on the Strategic Environmental Assessment, including a summary of the key points in the Final Report.
- c) It was **RESOLVED** that the item be deferred for the following Planning Committee on 4th April 2022, in order to allow sufficient time for members to consider and approve the full SEA report.
- d) A second NDP Steering Committee would be held at 6pm on 4th April 2022, prior to the Planning Committee.

583 DRAFT STC DOCUMENT DETAILING POLICIES RELATING TO PLANNING APPLICATION RECOMMENDATIONS

- a) The Committee discussed the membership of the Working Party that had previously been allocated the task of drafting a policy document detailing the Planning Committee's stances on particular planning matters.
- b) It was **RESOLVED** that Cllr Piper's place in the Working Party be replaced by Cllr Raikes. The full Working Party to therefore consist of Cllr Clayton, Cllr Hogarth, Cllr Raikes, Cllr Shea.

584 STC'S PUBLIC CONSULTATION: SPEED INDICATOR DEVICES (SIDS)

- a) The Planning Committee received a summary of public responses received on Sevenoaks Town Council's Public Consultation on its three duo-directional proposed locations for a SID.

b) Councillors noted that the majority of public responses had been positive, and recommended that negative or querying comments be responded to generally, following the close of Public Consultation. Councillors also questioned why locations such as the Bradbourne Vale Road site couldn't utilise the existing poles instead of erecting an additional pole.

c) It was **RESOLVED** that the Planning Committee Clerk clarify with KCC as to why new posts must be erected, as opposed to utilising existing posts for the installation of the SIDs.

585 SDC CONSULTATION ON THE DRAFT THEMES OF THE HOUSING STRATEGY 2022-2027

a) Councillors received and discussed Cllr Dr Canet's response to the above consultation.

b) It was **RESOLVED** that the item be deferred to the next Planning Committee on 4th April 2022 in order to allow further comments from Councillors in order to expand on Cllr Dr Canet's response.

586 SDC CONSULTATION ON DRAFT HOUSING REGISTER ALLOCATIONS SCHEME

a) Councillors received and discussed Cllr Dr Canet's and Cllr Bonin's responses to the above consultation.

b) Cllr Clayton and Cllr Dr Canet both spoke against the proposed requirement for residence within Sevenoaks within the last three years in order to qualify for social housing. They argued that this alienates students returning home following their studies.

c) Cllr Busvine, Cllr Eyre and Cllr Parry spoke in support of the aforementioned requirement, arguing that returning students have a lesser need for social housing than existing residents.

d) It was **RESOLVED** that Sevenoaks Town Council refrain from submitting comment due to polarising opinions, and that Councillors respond independently instead. This to be completed via the below link, before the close of consultation on 18th April 2022.
<https://www.sevenoaks.gov.uk/socialhousingsurvey>

587 SDC CONSULTATION ON DRAFT AIR QUALITY ACTION PLAN

a) Councillors received and discussed Cllr Clayton's response to the above consultation.

b) It was **RESOLVED** that the following be submitted to the District Council:
The United Kingdom's national limits for nitrogen dioxide and particulate matter are set at four times the level of the World Health Organisation guidelines, and the principal source of these are traffic emissions, with wood-burning stoves also being a major

contributing factor in some areas.

For the first time in December 2020, air pollution exposure was listed as a cause of death in the tragic death of Ella Adoo-Kissi-Debrah, and in a report to prevent future deaths published in April 2021 the coroner recommended a reduction in national limits for particulate matter.

Sevenoaks Town Council would like to see Sevenoaks District Council and Kent County Council install more pollution sensors near major roads and at every urban school within 400 metres of an A road. TC would also like to see both Councils publicise local air quality issues including publishing live pollution levels from their pollution sensors, stating specific levels of pollutants using globally recognised units of measurement. It is also important that SDC and KCC take into account likely differential air pollution changes in different roads when designing traffic schemes, and assessing significant developments, so that routes to major developments are evaluated if additional traffic is likely to be generated (this was not done for some of our town centre car parks). Most important of all is that steps to reduce vehicle traffic, especially HGVs, are pursued in the busy roads where air quality measures are close to or above WHO safe levels.

588 LETTER TO KCC REGARDING CLEARING OF PAVEMENTS WHERE HEDGES IMPINGE THEM, ESPECIALLY BY SCHOOLS

a) The Committee received Cllr Clayton and Cllr Raikes' proposal for a letter to be drafted to KCC, requesting that pavements be cleared of intruding hedging with an emphasis of this to be completed near to schools.

b) It was **RESOLVED** that the Planning Committee Clerk draft a letter to KCC with the following details to be included:

- i) Request for hedges to be cut back where they impinge on pavements
- ii) To request that pavements near schools be prioritised
- iii) To clarify that this request is for "whenever appropriate" to avoid disrupting wildlife during nesting season.

589 SEVENOAKS DISTRICT COUNCIL: UPDATE ON PROPOSED CYCLE ROUTES IN THE ACTIVE TRAVEL FUND BID

The Planning Committee received an update from SDC on its three proposed cycle routes submitted for KCC's consideration. It was **RESOLVED** that the update be noted.

590 SEVENOAKS DISTRICT COUNCIL – LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

a) The Committee received notification that Sevenoaks District Council has appointed a consultant to carry out a Local Cycling and Walking Infrastructure Plan (LCWIP) for the Sevenoaks Urban Area.

b) It was noted that Sevenoaks Town Council will be involved early on in the stakeholder process, and the Committee discussed other potential groups that may be interested in being involved.

c) It was **RESOLVED** that the following local groups be contacted with Sevenoaks District Council's contact details, should they be interested in participating in upcoming engagement sessions:

- Local Residents Associations
- Community Rail Partnership
- Sevenoaks Town Team
- Sevenoaks Schools
- Senior Action Group

591 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 14th March 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

592 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:30.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 21-3-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04179/FUL	Anna Horn 28/03/2022	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>
				09/03/22

21/04179/FUL - Amended plan

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.

A summary of the main changes are set out below:

An amended scheme has been submitted by the applicant following the comments from the Conservation Officer. The amended scheme includes changes to the roof design, the materials and the height and bulk of the rear extension.

Comment

Sevenoaks Town Council recommended refusal, unless:

- The Conservation Officer is satisfied that their concerns regarding height, bulk, roof design and materials have been adequately addressed.**
- The Planning Officer is satisfied that their concerns of the previous application 21/01757/FUL, regarding mass, size, bulk, light, outlook and privacy have been adequately addressed.**
- The Planning Officer is satisfied that the use of a large section of the historic ground floor frontage of the High Street for residential access and stairs preserves or enhances the character, appearance or significants of the Conservation Area.**

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00326/HOUSE	Stephanie Payne 28/03/2022	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M White			21 Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/22

Alterations to fenestration. Re-rendering of rear elevations, as per existing. Repointing of front and side brick elevations with traditional lime mortar to match original.

Comment

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

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00467/HOUSE	Stephanie Payne 28/03/2022	Cllr Morris Brown	Coleman Anderson Archit 01890 537484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Duckworth			2 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/22

Single storey rear extension with rooflight. Conversion of existing garage, raising height of rear patio and alterations to fenestration.

Comment

Recommended from the Chair:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-3-22

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00504/MMA	Anna Horn 22/03/2022	Cllr Parry	Mr David Dennis 01732 2
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C/O Agent		Ashdown	17 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/22
Minor material amendment to 21/00309/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00525/FUL	Ashley Bidwell 31/03/2022	Cllr Raikes	Mr Richard Thomas 0783
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Athill Court Freeholders Ltd		Athill Court	St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/22

Replacement entrance doors and window frames to communal staircase enclosures. To replace roof tiles to all roof slopes.

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00533/HOUSE	Anna Horn 23/03/2022	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss M Wright		St Botolphs Lodge	The Vine	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/22

Demolition of garage and replacement with oak framed garage and home gym.

Comment

Sevenoaks Town Council recommended approval, subject to:
 - The Conservation Officer being satisfied as to the materials and design
 - The Arboricultural Officer being satisfied that an appropriate Tree Protection Plan is in place and that any damage to the adjacent trees will not be significant.

Planning Applications Considered

Applications considered on 21-3-22

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00538/HOUSE	Ronald Tong 23/03/2022	Cllr Clayton	Mr David Dennis 01732 2 10140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Kassem			43 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/22
Proposed demolish porch at side, proposed ground floor side extension with rooflights.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that the Conservation Officer considers that an extension of this width would cause harm to the Conservation area.

Informative:

The Town Council has no objection to the principle of a rear extension within the limits suggested by the Conservation Officer.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00561/HOUSE	Stephanie Payne 25/03/2022	Cllr Raikes	Offset Architects 01732 7 50000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs McLean			1 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/22
Form new Catslide roof with parapet and rooflights to create dressing room to main Bedroom				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00577/HOUSE	Samantha Simmons 28/03/202	Cllr Dr Canet	Mr O Newell 02036 33135
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Kohli			10 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/03/22
Demolition of existing garage. Proposed single storey rear extension, double storey side and front extension with internal reconfiguration. Proposed single storey outbuilding and associated works.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 21-3-22

10	Plan Number	Planning officer	Town Councillor	Agent
	22/00634/HOUSE	Charlotte Brooks-Lawrie 31/03/2022	Cllr Hogarth	Mr Paul French 01732 66 6040
Applicant		House Name	Road	Locality
Mr D & Ms I Taylor			24 Camden Road	St Johns
Town		County	Post Code	Application date
				10/03/22
Removal of existing raised decking area and demolition of existing rear external store room. Erection of new rear extension with roof lights over and a new roof light over the existing shower room.				

Comment

**Recommended from the Chair:
Sevenoaks Town Council recommended approval.**

11	Plan Number	Planning officer	Town Councillor	Agent
	22/00653/HOUSE	Charlotte Brooks-Lawrie 01/04/2022	Cllr Mrs Parry	Mr David Burr 01732 7422 88
Applicant		House Name	Road	Locality
Mr R Lingard		Cranes End	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				11/03/22
Demolition of existing conservatory and erection of a single storey extension.				

Comment

Sevenoaks Town Council recommended approval.
Cllr Raikes abstained from voting due to his knowing the applicant.

12	Plan Number	Planning officer	Town Councillor	Agent
	22/00659/LBCALT	Ashley Bidwell 04/04/2022	Cllr Parry	Mr S Ingram
Applicant		House Name	Road	Locality
C/O Agent		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				14/03/22
Replacement front lobby doors.				

Comment

Sevenoaks Town Council recommended refusal unless the Conservation Officer is satisfied that the provision of the emergency exit push- bar is not detrimental to the listed building.

Minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee meeting held at the Council Chambers on 22nd March 2022, 6pm. Available to watch online via the following link: https://www.youtube.com/watch?v=zysx1_gymhQ

In attendance: Cllr Dr Canet, Cllr Clayton, Cllr Eyre, Cllr Parry, Cllr Raikes, Charles George, Hugo Nowell (Remote Attendance), Elizabeth Dolding (Remote Attendance*), Sarah Williams, Cllr Streatfeild, Cllr Hunter, Cllr Purves, Linda Larter, Georgie Elliston.

1. Apologies

None.

2. Declarations of Interest

None.

3. Minutes of the previous meeting held on 12th January 2021

The minutes of the meeting held on 12th January 2021 were received and approved.

4. Sevenoaks Town Neighbourhood Development Plan (STNP) – to receive a presentation from STC’s consultant for the NDP, Hugo Nowell of Urban Initiatives Studio. This to cover edits and progress made to the NDP since the last meeting.

The Committee received a presentation from STC’s consultant for the NDP, Hugo Nowell of Urban Initiatives Studio. This covered history of edits and progress made, including advice received from Historic England and AECOM as part of the SEA process. It was followed by a Q & A session. A summary of the most discussed question is provided below. See Appendix for a copy of the presentation slides.

Several members raised queries as to why the design quantum and guidance on height and density could not be retained in the Neighbourhood Plan. It was explained that these had been removed following advice from SDC and Historic England. Neither SDC or Historic England would support the Neighbourhood Plan if the quantum were retained in the document and therefore the Plan would not be able to proceed towards referendum.

The Consultation draft Neighbourhood Plan (January 2020) had included development quantum for sites however at that time it was assumed that the District Council’s emerging plan would be adopted in advance of the Neighbourhood Plan and that sites would be allocated in the Local Plan. In that context the Neighbourhood Plan would be providing additional design guidance over and above that in the Local Plan.

Whilst a Neighbourhood Plan can allocate sites it can only do this if it is supported by evidence to demonstrate that the development proposed is viable and deliverable and that development is supported by the site owner. Additional work would be required to satisfy this requirement and this would delay the Neighbourhood Plan process further.

The options for the NDP to progress therefore were to either:

- i) omit reference to the sites supported for development altogether;
- ii) ignore Historic England’s comments and submit to SDC. SDC advised that in this case they

would not accept the Plan; or

iii) set out the benefits that should be delivered were the sites to be allocated in the Local Plan or be brought forward for development.

The third option was preferred and following advice from AECOM the wording of the site policies (D1 and D2) were amended to make it clear that the sites would not be allocated (December 2021 draft); the form of words were still not acceptable to Historic England and the revised wording in the latest Plan (January 2022 draft) were drafted with Historic England's input.

5. To receive and review the following:

- **Full history of edits made to the STNP since last meeting**
- **Strategic Environmental Assessment (SEA) Final Report by AECOM**
- **Summary of the SEA Report as prepared by Hugo Nowell**
- **Full STNP as edited**

- a) The Committee discussed the changes made to the STNP since the last meeting. The following was agreed upon:
- a. The wording under Theme 7 that refers to Tarmac will be reviewed, noting that a planning application for the Quarry site has now been submitted
 - b. Sevenoaks Town Council seek an opportunity to re-open conversations between Sevenoaks District Council and the Clinical Commissioning Group for local provision
 - c. The Planning Committee, which is due to provide a recommendation to SDC on the Tarmac Quarry site on 4th April 2022, would add to its response that the Town Council recommends a Design Review that includes local input
 - d. A report of correspondence and advice received from Sevenoaks District Council, AECOM, and Historic England, be collated and provided to members at the next Steering Committee Meeting.
- b) It was noted that review and approval of the SEA Final Report would be deferred for the next Steering Committee Meeting on 4th April 2022 in order to give members sufficient time to read and provide comments on the contents. It was agreed that any comments and suggestions be forwarded to the Planning Committee Clerk at planning@sevenoakstown.gov.uk by 4pm on 29th March 2022, in order for them to be included in a collated response sheet.
- c) It was noted that Hugo Nowell's comments would accompany the afore-mentioned collated response sheet.

6. STNP Final Draft – to review and consider edits made to the Final Draft 12th January 2021, and to discuss whether these be accepted.

It was agreed that the STNP Final Draft would be deferred to the next Steering Committee Meeting on 4th April 2022, to be considered with the SEA Final Report.

7. Dates of future meetings

It was noted that the next Steering Committee Meeting would be held at 6pm on 4th April 2022, prior to the Planning Committee Meeting at 7pm. This to be held at the Council Chambers and open to the public, with remote attendance optional for Committee members.

8. Timetable for progressing STNP (shown below)

The committee received and noted the below projected timetable. Items number 2 and 3 to be edited due to the deferral of approving the SEA Final Report until 4th April 2022.

Meeting concluded at 7pm.

	NDP Projected Programme 2022	Date
1	Planning Committee – Considered and agreed changes following recommendations made by AECOM and Statutory Consultee Historic England.	10.01.2022
2	Planning Committee to receive and approve the Final Report for the Strategic Environmental Assessment from AECOM, to be forwarded to Statutory Consultees.	21.03.2022
3	NDP Steering Committee – consider and agree changes made to date, following recommendations made by AECOM and Statutory Consultee Historic England.	22.03.2022
4	STC to receive Statutory Consultee responses and recommendations following the 5 week consultation on AECOM's SEA Report.	27.04.2022
5	Prepare Final NDP Draft of NDP in response to comments and recommendations received from Statutory Consultees	May 2022
6	Both NDP Steering Committee and STC Planning Committees to officially sign off the Final Draft as amended.	May 2022
7	Submit Draft Neighbourhood Plan to District Council along with Consultation Statement and Basic Conditions Statement.	June 2022
8	SDC to publicise the plan for a six week period, notify anyone referred to in the consultation statement that the plan has been received, and to appoint an independent examiner.	June 2022/July 2022
9	Examiner's Report	August 2022
10	Modifications made to the NDP in response to Examiner's recommendations	September 2022
11	Referendum	Autumn 2022

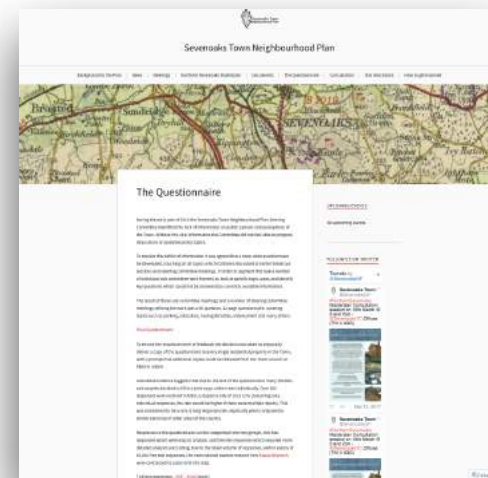
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Sevenoaks Town Neighbourhood Plan

Planning Committee Presentation (21st March 2022)

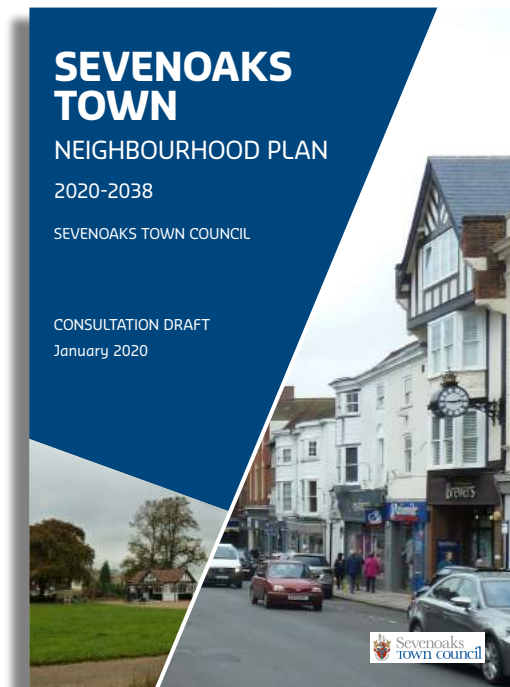
- Preparation of the Sevenoaks Town Neighbourhood Plan started in 2013
- The Town Council:
 - Designated the Neighbourhood Area
 - Set up a web page and other social media accounts
 - Carried out an initial public consultation in 2015
 - Identified objectives for the Neighbourhood Plan
 - Developed the evidence base including commissioning Northern Sevenoaks masterplan
- The Town Council appointed **Urban Initiatives Studio** in Summer 2017 to prepare the Neighbourhood Plan for the Regulation 14 Consultation and later submission to the LPA.



PROGRESS ON THE NEIGHBOURHOOD PLAN

Sevenoaks Town Council Planning Committee Agenda 04-04-2022

- Consultation draft Plan agreed in January 2020
- Regulation 14 Consultation took place from 31st January to 31 March 2020
- Comments received from Statutory Consultees, stakeholders and members of the public
- All comments carefully considered and **changes agreed by Neighbourhood Plan Steering Group in January 2021**
- Revised Neighbourhood Plan completed in March 2021



and to ensure that future development is sensitive to the town's character and identity and to provide for the needs of future generations.

Since 2018 the Town Council and the Neighbourhood Plan Committee have undertaken extensive public consultation and engagement activities, including a Masterplan for Northern Sevenoaks to ensure that the contents of the plan reflects what local people want. They have used this information to develop background work for the Plan and commission strategies and studies to support the emerging plan policies.

A six-week public consultation is set to run from Friday 31st January 2020 until Friday 13th March 2020. The public consultation will be launched in the Sevenoaks Kaleidoscope Gallery on Buckhurst Lane on Friday 31st January and Saturday 1st February 2020. An exhibition will be available to view at the launch and at locations across the town through the six-week period (see below for details). Further information about the Neighbourhood Plan and how to comment on it are available on the Neighbourhood Plan website at <https://sevenoaksndp.wordpress.com>.

Feedback from this initial consultation will be included where appropriate into the plan which will then be progressed through a statutory programme carried out by Sevenoaks District Council concluding in a referendum for the residents of Sevenoaks.

Dates	Times	Location
Friday 31 st January 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Kaleidoscope Library
Saturday 1 st February 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Kaleidoscope Library
Friday 14 th February 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Town Council Chambers
Saturday 15 th February 2020	10.00 a.m. – 3.00 p.m.	Sevenoaks Town Council Chambers
Monday 3 rd February – 13 th March 2020 (excluding 18 th – 20 th Feb)	10.00 a.m. – 4.45 p.m.	Stag Theatre Café
Monday 3 rd February – 13 th March 2020	Monday - Saturday	Sevenoaks Mainline Railway Station Foyer
Monday 3 rd February – 13 th March 2020	Station Opening Times	Sevenoaks Mainline Railway Station Foyer

quiries to: Sevenoaks Town Council, Council Offices, Bradbourne Vale Road, Sevenoaks, Kent TN13 3QG. planning@sevenoaktowncouncil.org

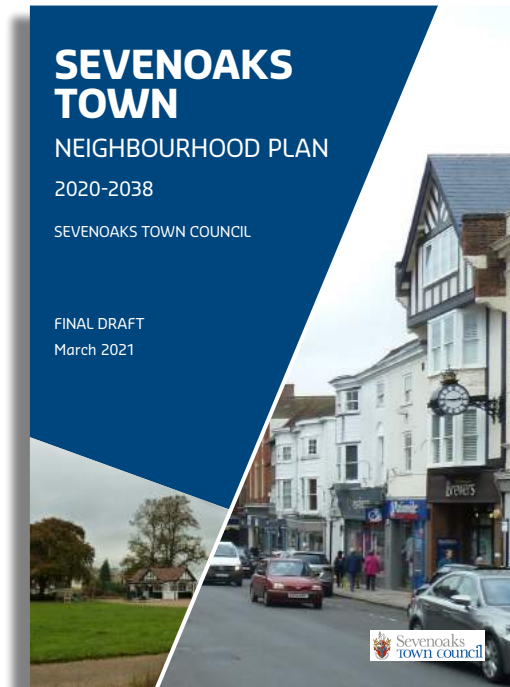


PROGRESS ON THE NEIGHBOURHOOD PLAN

Sevenoaks Town Council Planning Committee Agenda 04-04-2022

Agreed Changes

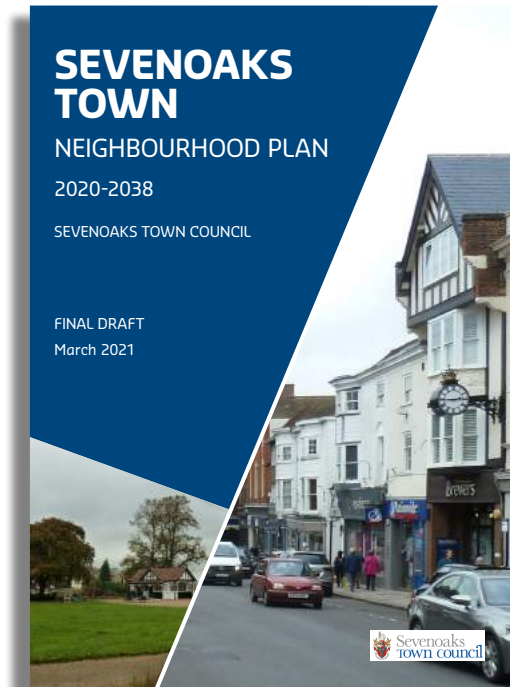
- **Additional policies and aims**
 - Encouraging development of vacant and under utilised sites
 - Naming of streets to reflect people and places of historic significance
 - Delivering biodiversity net gain as part of development
 - Managing surface water to minimise flood risk
 - Directing HGV movements away from the town centre
 - Enhanced play and sports provision
 - Separate policy relating to Tarmac site
- **Revisions to existing policies and to supporting text**



STRATEGIC ENVIRONMENTAL ASSESSMENT

Sevenoaks Town Council Planning Committee Agenda 04-04-2022

- Updated Plan submitted to the District Council to assess whether a **Strategic Environmental Assessment (SEA)** was required (April 2021)
- **Initial screening opinion was that an SEA was not required but Historic England disagreed**
- AECOM appointed to prepare SEA in August 2021



STRATEGIC ENVIRONMENTAL ASSESSMENT

Severnorks Town Council Planning Committee Agenda 04-04-2022

- **SEA is a mechanism for considering and communicating the potential impacts of an emerging plan**
- **Aim of SEA:** to inform the Plan and to avoid and mitigate any potential negative impacts, and to maximise the Plan's contribution to sustainable development
- AECOM issued SEA Scoping Report in September 2021
- Scoping was carried out under eight environmental themes:
 - Air Quality
 - Biodiversity and Geodiversity
 - Climate Change
 - Landscape and Townscape
 - Historic Environment
 - Land, Soil, and Water Resources
 - Community Wellbeing
 - Transportation.

STRATEGIC ENVIRONMENTAL ASSESSMENT

Sevenoaks Town Council Planning Committee Agenda 04-04-2022

- Consultation on Scoping Report with Historic England, Natural England and the Environment Agency
- Recommendation on minor changes to strengthen policies in the Neighbourhood Plan made by AECOM in November 2021
- These were incorporated into the January 2022 Neighbourhood Plan



ALLOCATING SITES

Sevenoaks Town Council Planning Committee Agenda 04-04-2022

- The purpose of the Sevenoaks Neighbourhood Plan is to ensure that new development is delivered in a coordinated way that **maximises benefits** to the town and is **supported by local people**.
- The Sevenoaks Neighbourhood Plan **must be in compliance with the District Council's Local Plan**
- The consultation draft Neighbourhood Plan was prepared to align with the emerging **Local Plan (2015-2035)** and **assumed that sites identified within the plan would be allocated**
- Delays to the Local Plan mean that this is no longer the case - wording in the plan has therefore been amended to align with the current planning policy
- Whilst a Neighbourhood Plan can allocate sites this would require additional evidence (proof that development is viable and deliverable and that development is supported by owners)
- **The Neighbourhood Plan does not allocate sites** but instead sets out the benefits that development should deliver through the design, layout and use of each site



STRATEGIC ENVIRONMENTAL ASSESSMENT

Sevenoaks Town Council Planning Committee Agenda 04-04-2022

- SEA Environmental Report issued by AECOM on 21 March 2022
- SEA Environmental Report includes an assessment of the Neighbourhood Plan policies against the eight themes:

- Air Quality
- Biodiversity and Geodiversity
- Climate Change
- Landscape and Townscape
- Historic Environment
- Land, Soil, and Water Resources
- Community Wellbeing
- Transportation.

Beneficial Approaches

Positive Effects

Potential Positive Effects

Positive Effects

Positive Effects

Significant Positive Effects

Beneficial Approaches

- Once SEA finalised Historic England, Natural England and the Environment Agency will be consulted (5 weeks).



NEXT STEPS

Sevenoaks Town Council Planning Committee Agenda 04-04-2022

- **Sign off Submission Draft Neighbourhood Plan** with Neighbourhood Plan Steering Group and Town Council

May 2022

- **Submit Submission Draft Neighbourhood Plan** to District Council along with Consultation Statement, Basic Conditions Statement and SEA

June 2022

- SDC will then:

- **publicise the plan** for a six week period;
- notify anyone referred to in the consultation statement that the plan has been received; and
- **appoint an independent examiner**

June / July 2022

Any representations received on the plan during the 6-week consultation period will be passed to the independent examiner for consideration.

- **Examiners Report**

August 2022

At the end of the 6-week period the independent examiner will issue a report to the SDC and the Town Council and may make recommendations on modifications required to the plan prior to going to referendum.

- **Modify Neighbourhood Plan** in response to Examiner's recommendations

September 2022

- **Referendum**

Autumn 2022

Assuming that the plan is found to be satisfactory then SDC will organise a referendum. They will need to publicise this 28 working days before the referendum is held.

If more than 50% of those voting in the referendum vote yes to support the plan, then it becomes a part of the statutory development plan.

Comment by	Page/section reference	Comment
Hugo Nowell	Page 5 Section 2.6	Character, heritage and identity (no comma after heritage)
Hugo Nowell	Page 9 Bullet point 1 under “Landscape and Townscape”	Should reference to trees be made here given the contribution they make to the character of town and that this is highlighted in the NP?
Hugo Nowell	Page 17 Section 4.9 Reference “[...] the planning policies proposed for the identified sites have...”	For some sites perhaps but not all – perhaps rephrase to say “on some of the sites”.
Hugo Nowell	Page 18 Section 4.14 Reference “and through the recommendations and suggestions...”	“and through the SEA process”
Hugo Nowell	Page 24 Section 5.20	Should this section emphasise NP Policy L5 and the potential new public open space opportunities that could be delivered as part of the potential development of the Tarmac site?
Hugo Nowell	Page 27 Section 5.32	Should this section emphasise NP Policy L5 and the potential new public open space and leisure opportunities that could be delivered as part of the potential development of the Tarmac site?
Charles George	Page 61 App A Context review and baseline	There is mention of the Local List, I can find no mention of this in the text of the SEA. Is this intentional?

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From: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Sent: 22 March 2022 16:27
To: Toby Butler; Toby Donlon
Cc: townclerk <townclerk@sevenoakstown.gov.uk>
Subject: RE: Speed Indicator Device - Sevenoaks

Dear both,

Thank you Toby for confirming.

Also, the Councillors raised the following query at Planning Committee last night and I wondered if you might be able to provide clarification please? They wanted to know why existing posts (for instance the post by the Bradbourne Vale Road site) can't be used instead of a new post being put up. Is it that the post has to be specialised to hold a SID?

Kind regards,
Georgie

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

From: Toby Butler **Sent:** 22 March 2022 16:37
To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>; Toby Donlon
Cc: Linda Larter <townclerk@sevenoakstown.gov.uk>
Subject: Re: Speed Indicator Device - Sevenoaks

Good afternoon

Essentially we need to be certain of the integrity of the posts and that they are in the correct positions for the specific scheme. It avoids the risk of the post being removed (should there be a tidy up!) or re-used for its original purpose.

Regards

Toby

From: Toby Donlon
Sent: 22 March 2022 16:42
To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>; Toby Butler
Cc: Linda Larter <townclerk@sevenoakstown.gov.uk>
Subject: RE: Speed Indicator Device - Sevenoaks

Hello Georgie,

I am not sure which post the Councillor is suggesting regarding Bradbourne Vale Road. I can only assume that they are referencing the pylon on the verge which I believe is for Telecoms. Aside from this not being a KCC asset which we cannot obscure or compromise, the post is the complete wrong size.

We cannot install on existing posts containing mandatory plate signage as again these cannot be obscured or compromised. Provided that any mandatory signage is installed at the correct height, it would also mean the SID would be positioned low enough to increase the possibility of vandalism substantially, or too high for a volunteer to safely install whilst positioned on a ladder adjacent to a live carriageway.

Finally we cannot install on streetlighting columns as these have load-bearing implications as well as potentially compromising the effectiveness of either the column or the SID with variances of lighting which again has legal limitations.

With all of the above we also run the risk of the primary asset holder removing the post at any given time.

Essentially by installing fresh posts we know that they are in the correct positions for the intended use, and can be accessed by volunteers with as much minimal risk as possible.

Kind 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

All of the information you provide in this survey will be treated in the strictest confidence.

Our strategy includes four broad themes. We are keen to hear your views on the initiatives and ideas that make up each theme.

Theme 1 –Providing new homes, including affordable housing

We know that there is high demand for new housing in the Sevenoaks District, especially affordable housing.

The Government requires us to draw up plans to deliver new homes in the coming years.

New housing is currently provided by housing associations, landowners and developers, so it is important we work closely with them to ensure new homes are built in the District, including a proportion of affordable homes.

Affordable homes include social housing for rent and also shared ownership which, in the Sevenoaks District, are owned by housing associations. We currently do not own any social housing for rent, but we are considering building some in the coming years.

* 1. How strongly do you agree or disagree that new housing developments should include a proportion of affordable housing for local people?

☒ I strongly agree

☐ I agree

☐ I neither agree nor disagree

☐ I disagree

☐ I strongly disagree

☐ I don't know

* 2. How strongly do you agree or disagree that Sevenoaks District Council should consider building and owning social housing?

☐ I strongly agree

☐ I agree

☐ I neither agree nor disagree

☒ I disagree

☐ I strongly disagree

☐ I don't know

Theme 2 – Promoting quality homes that meet the needs of our residents

We want to ensure new homes meet the needs of our residents. This means providing homes for young people wanting their first independent home, older people, families or larger households and disabled residents.

We know that some residents live in social housing that is now too big for their needs. For example, some family members have left home and there are spare rooms. We want to make it easier for these people to downsize so their property could be available for families or bigger households.

With an ageing population, some older residents may need home adaptations so they can continue to live at home for as long as possible. Some disabled people also need home adaptations too.

Typically home adaptations include stair lifts, walk in baths and showers, handrails, ramps or widening doorways.

We want to provide funding and support for home adaptations for those who need the most.

* 3. How strongly do you agree or disagree that we should work with housing associations and developers to deliver a range of homes that meet our residents' needs for example, family homes and homes for older and disabled people?



I strongly agree



I agree



I neither agree nor disagree



I disagree



I strongly disagree



I don't know

* 4. How strongly do you agree or disagree that we should make it easier for residents in socially rented homes with spare rooms to downsize so their property could be made available for families or bigger households?



I strongly agree



I agree



I neither agree nor disagree



I disagree



I strongly disagree



I don't know

* 5. How strongly do you agree or disagree that we should fund home adaptations for older or disabled residents so they can live independently in their own home for as long as possible?



I strongly agree



I agree



I neither agree nor disagree



I disagree



I strongly disagree



I don't know

Theme 3 – Reducing homelessness and helping people into permanent accommodation

In recent years, we have seen an increase in the number of people at risk of becoming homeless.

Increasing the supply of new affordable homes will help, but they may take some time to be built.

In the immediate term, we want to improve the help and advice we give to people who are at risk of becoming homeless and intervene earlier so we can make a bigger difference. In some circumstances, we can help with the rent for a limited period.

We want to work closely with private landlords to encourage them to let their property to homeless people on our housing waiting list.

We want to provide support to landlords which could include financial incentives, free insurance, help, advice and other benefits when they sign up to our 'Help to Let' scheme specifically for people on our housing waiting list who cannot afford market rents.

* 6. How strongly do you agree or disagree that we should increase the support we provide to people at risk of becoming homeless and in some circumstances helping with rent?



☒ I strongly agree

☐ I agree

☐ I neither agree nor disagree

☐ I disagree

☐ I strongly disagree

☐ I don't know

* 7. How strongly do you agree or disagree that we should offer support, help and incentives to landlords to make their property available to homeless people on our waiting lists?

☐ I strongly agree



☒ I agree

☐ I neither agree nor disagree

☐ I disagree

☐ I strongly disagree

☐ I don't know

Theme 4 – Improving residents' health and wellbeing

We want new housing developments to enable residents to lead healthy lives both physically and mentally. Wellbeing is important too.

To achieve these aims, we believe new housing developments should be built to high standards and be sustainable. This means that new housing developments should include a mix of housing tenures including homes for market sale or rent; affordable homes available for rent for those on the Housing Register and affordable Home Ownership options such as shared-ownership, provided by housing associations.

We believe that housing developments should also provide a mix of housing types and encourage thriving communities by having a mix of people from different ages, backgrounds and incomes and who have access to existing or new communal services such as schools, health and leisure provision, public transport, community halls and play facilities.

There should also be plenty of opportunities for active travel through walking and cycling, healthy living environments and easy access to quality green and open spaces.

However, we also know that new affordable, often small, rural housing schemes built for local people, who otherwise could not afford to stay in their communities, by their very nature may not necessarily have access to public transport or local facilities.

Protecting the environment is important too, so new housing should be energy efficient with access to electric vehicle charging points and other green technology.

* 8. How strongly do you agree or disagree that, wherever possible housing delivery meets the needs of current and future residents in Sevenoaks District.



I strongly agree



I agree



I neither agree nor disagree



I disagree



I strongly disagree



I don't know

* 9. How strongly do you agree or disagree that new developments should include a mix of housing tenures including homes for market sale or rent, affordable homes available for rent for those on the Housing Register and affordable Home Ownership options such as shared-ownership?



☒ I strongly agree

☐

I agree

☐

I neither agree or disagree

☐

I disagree

☐

I strongly disagree

☐

I don't know

* 10. How strongly do you agree or disagree that new developments should include a mix of housing for people from different age groups, backgrounds and incomes?



☒ I strongly agree

☐

I agree

☐

I neither agree nor disagree

☐

I disagree

☐

I strongly disagree

☐

I don't know

* 11. How strongly do you agree or disagree that the effects of climate change are considered at every stage of housing delivery; from the design of new homes, how they are constructed and how energy efficient and easy to use they are for occupants?



☒ I strongly agree

☐

I agree

☐

I neither agree nor disagree

☐

I disagree

☐

I strongly disagree

☐

I don't know

* 12. How strongly do you agree or disagree that we should look to secure external funding to pay for home energy efficiency improvements in residents' homes to tackle climate change?

☐ I strongly agree

☒ I agree

☐ I neither agree nor disagree

☐ I disagree

☐ I strongly disagree

☐ I don't know

13. How strongly do you agree or disagree that new developments should have access to existing or new communal services such as schools, health and leisure provision, public transport, community halls and play facilities?

☐ I strongly agree

☒ I agree

☐ I neither agree nor disagree

☐ I disagree

☐ I strongly disagree

☐ I don't know

14. Is there anything else you feel we should include in our housing strategy?

15. Do you have any suggestions that may help us meet our priorities?

About you

Your details will not be passed on to any other organisations and will be treated in accordance with our Privacy Policy.

* 16. Please select the option that best applies to you.



I am completing the survey as a member of the public



I am completing the survey on behalf of a council, group, organisation or a business

Equal opportunities

The Council has a requirement under the Public Sector Equality Duty to ensure it treats all people fairly and provide them with equality of opportunity.

To help us to both understand and demonstrate how the council performs under the Equality Duty we ask that you answer the following questions. It is not compulsory to answer, but it would be helpful if you could do so.

17. Age

☐

18-24

☐

45-54

☐

Prefer not to say

☐

25-34

☐

55-64

☐

35-44

☒

65 and over

18. Gender

Which one of the following best describes your gender?

☐

Male

☒

Female

☐

In another way

☐

Prefer not to say

If you describe your gender with another term, please provide this here

19. Pregnancy and Maternity

Are you currently pregnant or have you been pregnant in the last year?

☐

Yes

☒

No

☐

Prefer not to say

20. Race

☐

English

☐

Northern Irish

☒

Prefer not to say

☐

Welsh

☐

British

☐

Scottish

☐

Other

Disability

Under the Equality Act 2010, a person has a disability if they have a physical or mental impairment which has a long-term and substantial adverse effect on their ability to carry out normal day-to-day activities.

21. Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last at least 12 months?

☐

Yes

☒

No

☐

Prefer not to say

22. Please indicate the type of impairment which applies to you. If your experience more than one type of impairment, please tick all the types that apply. If your disability does not fit any of these types, please mark Other and specify.

- ☐ Physical/mobility impairment, such as a difficulty using your arms or mobility issues which require you to use a wheelchair or crutches
- ☐ Visual impairment, such as being blind or having a serious visual impairment
- ☐ Hearing impairment, such as being deaf or having a serious hearing impairment
- ☐ Mental health condition
- ☐ Learning disability/difficulty, such as Down's syndrome or dyslexia or a cognitive impairment such as autistic spectrum disorder
- ☐ Long-standing illness or health condition, such as cancer, HIV, diabetes, chronic heart disease or epilepsy
- ☐ Other (please specify)



Caring for someone

23. Do you look after, or give any help or support to a family member, friend or neighbour because of long term physical disability, mental ill-health or problems related to old age?

☐ Yes

☒ No

About you

* 24. Please tick which one applies to you.



I live in the Sevenoaks District



I live outside of the Sevenoaks District

Win a Marks and Spencer voucher

As a small thank you for your time, you can take part in our free prize draw to win one of four £50 Marks and Spencer vouchers.

If you'd like to take part, we would need your name and some contact details so we can tell you if you have been successful in the draw.

The draw will take place on 21 April 2022.

25. Please provide your contact details to enter the free prize draw.

Name

Email Address

Phone Number

* 26. Free prize draw

☐

I have read the terms and conditions and wish to enter the free prize draw



I do not wish to enter the free prize draw

About you

* 27. Please select the statement that best describes you

- ☐ Local authority (County, Borough or District)
- ☒ Town or Parish Council
- ☐ Community group or charity representative
- ☐ Private rented sector landlord or agent
- ☐ Affordable or social housing provider
- ☐ Housing support, care or other service provider
- ☐ Development, construction or planning professional

* 28. Please provide your details and the name of the group, organisation or business you represent.

Your name

Job title

The group, organisation
or business you
represent

29. Your email address

Email address

Agenda Item

SDC CONSULTATION ON THE DRAFT THEMES OF THE HOUSING STRATEGY 2022-2027

Councillor:	Comments:
Cllr Dr Canet	The draft strategy does not adequately address housing strategies for older people, young workers and post-graduates, teachers and essential workers, nor people with disabilities.

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Planning Applications to be Considered

Planning Applications received to be considered on 04 April 2022

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00512/OUT	Nicola Furlonger 19/04/2022	Cllr Granville-Baxter	Darren Bell 01908 666276
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Bridges		Sevenoaks Quarry	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/22
An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House and existing barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7THZFBK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00553/FUL	Samantha Simmons 07/04/2022	Cllr Eyre	Mrs Tracey Dixon 07885 407278
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N & Mrs K Thomas		Land Rear of	12 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/22
Construction of a 1 1/2 storey detached and new vehicular/pedestrian access onto Burntwood Road.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R80XTDBKGUJ00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00558/FUL	Ashley Bidwell 06/04/2022	Cllr Parry	Mrs Carmen Austin 07866 96226
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hook			2 Cade Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/22
Demolition of existing house and garage. Construction of new house and associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R80XV5BKGUT00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00596/HOUSE	Stephanie Payne 07/04/2022	Cllr Morris Brown	
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Fry		1 Old Timber Top Cottages	Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/22
Changing a window in our courtyard to a patio door. Creating a step as access.				

Planning Applications to be Considered

Planning Applications received to be considered on 04 April 2022

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R84N3OBKH1K00
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5	Plan Number	Planning officer	Town Councillor	Agent
	22/00613/FUL	Samantha Simmons 08/04/2022	Cllr Dr Canet	Mr Mark Carter 07855 424957
Case Officer				
Applicant		House Name	Road	Locality
Mr R Mundair			73 Bradbourne Vale Road	Northern
Town		County	Post Code	Application date
				18/03/22
Proposed replacement detached dwelling with associated garage, parking and landscaping. New outbuilding.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R88CGJBKH8G00			

6	Plan Number	Planning officer	Town Councillor	Agent
	22/00679/HOUSE	Charlotte Brooks-Lawrie 06/04/2022	Cllr Mrs Parry	Mr Daniel Weston 01732 753333
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Ringer		The Granary Blackhall Place	Blackhall Lane	Wilderness
Town		County	Post Code	Application date
				16/03/22
Construction of single storey rear extension with rooflights.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8JGECBKHT000			

7	Plan Number	Planning officer	Town Councillor	Agent
	22/00714/HOUSE	Stephanie Payne 11/04/2022	Cllr Michaelides	Miss Alice Reed
Case Officer				
Applicant		House Name	Road	Locality
Ms S Parratt			32 Victoria Road	Town
Town		County	Post Code	Application date
				21/03/22
Ground floor side extension with roof light.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8QV43BKI4600			

8	Plan Number	Planning officer	Town Councillor	Agent
	22/00732/HOUSE	Joshua Ogunleye 16/04/2022	Cllr Clayton	Mr David Burr 01732 742200
Case Officer				
Applicant		House Name	Road	Locality
Ms J Djakova			3 Westfield	Eastern
Town		County	Post Code	Application date
				25/03/22
Erection of a part two storey part single storey side extension with the roof extended to form a loft conversion with rear dormer and roof lights to the front elevation.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8SPQZBK17V00			

Planning Applications to be Considered

Planning Applications received to be considered on 04 April 2022

9	Plan Number	Planning officer	Town Councillor	Agent
	22/00754/FUL	Charlotte Brooks-Lawrie 20/04/2022	Cllr Camp	Mr Joe Alderman 01689 836334
Case Officer				
Applicant		House Name	Road	Locality
Mr G Algar			91A Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				28/03/22
Demolition of existing dwelling and construction of 4 x four-bedroom semi-detached houses with associated amenity areas, cycle parking and refuse storage facilities.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8WF3ABKIEV00			