

8<sup>th</sup> November 2022



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 14<sup>th</sup> November 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/Bqh83JlpmAE> 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.

For more information on the role of the Planning Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Planning Committee when making its recommendations, please [click here](#).

**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 Ancrum  
Cllr Bonin  
Cllr Busvine OBE  
Cllr Camp – **Vice Chairman**  
Cllr Dr Canet  
Cllr Clayton  
Cllr Eyre  
Cllr Granville-Baxter

Cllr Hogarth  
Cllr Michaelides  
Cllr Morris Brown  
Cllr Mrs Parry – Mayor  
Cllr Parry  
Cllr Piper  
Cllr Raikes – **Chairman**  
Cllr Shea

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**Town Clerk**

### 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 9-18)**

To receive and agree the Minutes from the Planning Committee Meeting held on 31<sup>st</sup> October 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.

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6 NEIGHBOURHOOD DEVELOPMENT PLAN (Pages 19-24)

a) To receive and note a letter from the Independent Examiner regarding queries he has on the NDP, received 25<sup>th</sup> October 2022. This letter has also been published on STC and SDC's websites for transparency.

b) To note that the public consultation responses, as referenced in the Independent Examiner's letter, will be circulated separately to Councillors, pending SDC's confirmation that they may be made public.

c) To receive and approve STC's response document, which includes contribution from SDC (copy to follow).

d) To note that the examiner received the relevant documents during the week commencing 17<sup>th</sup> October 2022, and has extended the standard deadline of 6-8 weeks for the report, in order to allow time for due consideration of STC and SDC's joint response.

7 APPEALS (Pages 26-28)

a) To receive notice of the submission of the following appeal (Pages 25-26)

**APP/G2245/W/22/3308246: 21/04236/OUT – Land South of Little Brittain's, Brittain's Lane**

**INFORMATIVE:**

On 24<sup>th</sup> January 2022, Sevenoaks Town Council recommended refusal on the following grounds and with the added informative:

- (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:**

- (i) 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.
- (ii) Sevenoaks Town Council also expressed concern over provision of primary health and education not being addressed by the proposal.
- (iii) 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) To note that Sevenoaks Town Council may make comments or modify/withdraw its previous representation, and to decide and discuss whether it do so.

c) To receive copy of correspondence from the Britains Lane Association regarding the above Appeal (Pages 27-28)

8 PLANNING COMMITTEE PUBLIC SPEAKING GUIDANCE (Pages 29-30)

To receive and review an updated version of STC's Public Speaking Guidance for its Planning Committee. The changes from the previous 2014 version consist of the following:

- Change of Agenda day to Tuesday, instead of Thursday
- Guidance on Public Question Time in addition to speaking on planning applications
- Addition of SDC and KCC Members as a distinct class of public speaker

9 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) To receive notice that Sevenoaks District Council will be holding a Regulation 18 public consultation on what its draft Local Plan ought to contain. This is proposed to run for 8 weeks from 16<sup>th</sup> November 2022 – 11<sup>th</sup> January 2023.

b) To review and discuss any implications that the consultation document (available in its draft form via [this link](#)) may have on the NDP, and to consider setting up a working party to go through the consultation in further detail.

10 KENT COUNTRY PARKS DRAFT STRATEGY 2023-2028

a) To receive notice that Kent County Council is holding a public consultation on its draft five-year Kent Country Parks Strategy, which will run between 4<sup>th</sup> October 2022 – 12<sup>th</sup> December 2022.

b) To note that the consultation documents, as well as option to provide comment is available via the following link:

[https://letstalk.kent.gov.uk/countryparksstrategy?utm\\_source=ehq\\_newsletter&utm\\_medium=email&utm\\_campaign=ehq-Kent-Country-Parks-Draft-Strategy-20232028&utm\\_source=ehq&utm\\_medium=email&utm\\_campaign=website](https://letstalk.kent.gov.uk/countryparksstrategy?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Kent-Country-Parks-Draft-Strategy-20232028&utm_source=ehq&utm_medium=email&utm_campaign=website)

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c) To note that the Dryhill Countryside site, which is located in a neighbouring parish to Sevenoaks Town, is the only site in the vicinity of Sevenoaks Town affected by this document.

d) To discuss and decide whether Sevenoaks Town Council provide comment on the strategy.

11 SOUTH EAST WATER, SOUTHERN WATER AND SES WATER'S CONSULTATION WEBINAR ON THEIR DRAFT WATER RESOURCES MANAGEMENT PLAN

a) To receive invitation from South East Water to a consultation webinar on its joint draft plans with Southern Water and SES Water to secure future water supplies. This will be held on Tuesday 29<sup>th</sup> November 2022 at 2:30-4pm.

b) To note that the draft Water Resources Management Plan is due to be published for consultation from mid-November, and includes plans on leak reduction and water efficiency activities, new reservoirs in Kent and Sussex, water recycling in Sussex, a new pipeline to increase the amount of water that moves between water companies and within South East Water's supply area, as well as water treatment works improvements.

c) To note that opportunity to register for the event is available via [this link](#).

12 KENT COUNTY COUNCIL NATIONAL HIGHWAYS AND TRANSPORT SURVEY

a) To receive notice that Kent County Council are running six independent surveys on the below topics, for residents to feedback on what they think of transport and highways services in their area.

- Highway maintenance
- Accessibility
- Walking and cycling
- Public transport
- Road safety
- Tackling congestion

b) To note that the surveys are available via the following link, and will remain open until the end of February 2023:

<https://letstalk.kent.gov.uk/national-highways-and-transport-2022-23>

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13 KENT HIGHWAYS FORWARD WORKS PROGRAMME 2022-2023 AND 2023-2024

a) To receive notice that Kent County Council has published a revised years one and two of its forward works programme to cover the above years. This sets out maintenance work that KCC intent to carry out to the Kent highway network, including works to roads and pavements, streetlights, drainage systems, traffic lights, bridges, tunnels and trees.

b) To note that this document is available via the following link, and will be followed by a second part of the programme covering years three to five in due course:

[https://www.kent.gov.uk/\\_data/assets/pdf\\_file/0013/140260/Forward-works-programme-2022-23-to-2023-24.pdf](https://www.kent.gov.uk/_data/assets/pdf_file/0013/140260/Forward-works-programme-2022-23-to-2023-24.pdf)

14 KENT MINERALS AND WASTE LOCAL PLAN – REGULATION 18 CONSULTATION (Pages 31-32)

a) To receive consultation letter regarding Kent County Council's Kent Minerals and Waste Local Plan 2013-2030, which was adopted in 2016 and has now been updated to plan for the 15 year period between 2023 and 2038.

b) To note that details of the proposed changes to the plan, as well as opportunity to comment on the consultation is available via the following link:

<https://letstalk.kent.gov.uk/hub-page/mineralsandwaste>

c) To note that the deadline for comment is midnight 12<sup>th</sup> December 2022.

15 CALL FOR SITES – HARD ROCK TO UPDATE KENT MINERAL SITES PLAN (Pages 33-34)

a) To receive consultation letter giving notice that Kent County Council is undertaking an update to its Kent Minerals and Waste Local Plan which has revealed a need to identify an additional site(s) for the working of hard rock.

b) To note that KCC is therefore holding a Call for Sites, which is available via the below link and will remain open from 24<sup>th</sup> October 2022 – midnight 5<sup>th</sup> December 2022: <https://letstalk.kent.gov.uk/hub-page/mineralsandwaste>

16 PLANNING APPLICATIONS (Pages 35-38)

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 7<sup>th</sup> November 2022.

17 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 31<sup>st</sup> October 2022 at 7:00pm at the Bat & Ball Centre. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting: <https://www.youtube.com/watch?v=1Os8P5-OM6w>

**Present:**

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**Committee Members**

|                           |                                      |                        |                         |
|---------------------------|--------------------------------------|------------------------|-------------------------|
| Cllr Ancrum               | Apologies                            | Cllr Hogarth           | Present, left at 9:29pm |
| Cllr Bonin                | Present                              | Cllr Michaelides       | Apologies               |
| Cllr Busvine OBE          | Present                              | Cllr Morris Brown      | Present                 |
| Cllr Camp – Vice Chairman | Present                              | Cllr Mrs Parry – Mayor | Present                 |
| Cllr Dr Canet             | Present                              | Cllr Parry             | Present                 |
| Cllr Clayton              | Remote Attendance*<br>Left at 9:02pm | Cllr Piper             | Apologies               |
| Cllr Eyre                 | Present                              | Cllr Raikes - Chairman | Present                 |
| Cllr Granville-Baxter     | Present                              | Cllr Shea              | Present                 |

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Alan Osuoha – KCC  
 KCC Cllr Streatfeild  
 SDC Cllr Hunter  
 SDC Cllr Clack  
 SDC Cllr Purves  
 Approx. 100 Members of the Public

\*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.

**Prior to the commencement of the meeting there was a presentation from a Kent County Council Officer on KCC’s proposals for a 20mph speed limit zone in Sevenoaks Town and additional traffic calming. This included answers to Town Councillors questions on the consultation, forwarded to the Officer prior to the meeting. Sevenoaks Town Council has requested a copy of the materials shared during this presentation, which will be uploaded onto its website if received.**

**PUBLIC QUESTION TIME**

a) A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 7 – Kent County Council Public Consultations on 20mph Speed limit and Traffic Calming]. This included raising concerns about Kent County Council’s proposals for diverting traffic around the War Memorial on Dartford Road.

b) SDC Cllr Clack addressed the Committee for three minutes concerning [Agenda Item 7 – Kent County Council Public Consultations on 20mph Speed limit and Traffic Calming]. This included raising concerns about the impact that KCC’s proposals on the War Memorial, as well as local residents at the Vine. He expressed his support for 20mph zones, however on residential roads only.

c) A Member of the Public addressed the Committee for three minutes concerning [Agenda Item 7 – Kent County Council Public Consultations on 20mph Speed limit and Traffic Calming]. This included raising concerns with the high costs of KCC’s proposals, and a request for a fully costed

plan to be published. He also recommended that local businesses and residents be encouraged to participate more in the issue of road safety, as he believed it had become too political during the process of KCC's public consultation.

390 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

391 DECLARATIONS OF INTEREST

a) Cllr Hogarth declared that he had seen an earlier version of KCC's proposals for Dartford Road and the War Memorial in his capacity as commissioner for the public realm.

b) Cllr Parry declared that he had been lobbied by multiple organisations and local people on [Plan. No 7] 22/02645/OUT – Land South of Larches, Ashgrove Road.

392 DECLARATIONS OF LOBBYING

a) 2 representations were received and circulated to Councillors, objecting to the following application:

- **22/02645/OUT – Land South of Larches, Ashgrove Road**

b) Representations was received from the St Botolphs Road Residents Association and circulated to Councillors, outlining their views on the following Agenda Item:

- **Kent County Council Public Consultations on 20mph Speed Limit and Traffic Calming**

393 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 17<sup>th</sup> October 2022.

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

394 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.

395 APPEALS

The Committee noted that the following appeal had been dismissed on 10<sup>th</sup> October 2022:

- **APP/G2245/W/22/3290131: 21/00882/FUL – 1C Wickenden Road**

396 KENT COUNTY COUNCIL PUBLIC CONSULTATION ON 20MPH SPEED LIMIT AND TRAFFIC CALMING

a) The Committee discussed KCC's proposals for the below traffic calming measures, both of which are currently being publicly consulted on by KCC. It was **RESOLVED** that both proposals would be considered separately.

- **Prohibition of Traffic Movements on Dartford Road, Sevenoaks**
- **Amendment to Speed Limit Order on Various Roads in Sevenoaks**

b) The following points were made by Councillors during discussions of the **Amendment to Speed Limit Order on Various Roads in Sevenoaks**:

- Cllr Raikes quoted Policy M4 in Sevenoaks Town Council's Neighbourhood Development Plan, which is in its submission stage and being considered by the Independent Examiner. This policy states that "The Neighbourhood Plan supports the introduction of a 20mph speed limit close to schools and in some residential areas."
- Cllr Busvine and Cllr Eyre both expressed hesitation to support the scheme in its entirety, as it should be considered area by area, and as per residents' responses.
- Cllr Dr Canet pointed out that a zoned area for 20mph, as opposed to individual roads, would be easier for road users to use and therefore more self-enforcing.
- Cllr Shea shared with the Committee an exercise that she had done using the map of proposed 20mph roads, informed by her experience as a parent and active member of her local school community. This included indicating radiuses of walkable routes to local schools in Sevenoaks, the results of which were largely complimentary to the proposed 20mph zone.
- Cllr Bonin expressed concern with the potential unseen costs that could arise in the form of additional traffic calming measures, should particular roads in the 20mph zone prove less self-enforcing than others.
- KCC Cllr Richard Streatfeild clarified for the Committee that the Joint Transportation Board would reflect on the responses from the public consultation upon its closure on 10<sup>th</sup> November 2022, and may decide to remove unpopular roads or measures from the scheme. He stated that the scheme had been submitted in its largest possible form, because while roads could be removed at the JTB, the addition of new roads would require a second consultation.

c) The following motions concerning the **Amendment to Speed Limit Order on Various Roads in Sevenoaks** were put to the Committee and seconded, with the accompanying **RESOLUTIONS:**

- STC expressed its support of the proposals to amend Speed Limits in Sevenoaks, including the reduction from 40mph to 30mph. This as per its NDP, which promotes 20mph roads for safer active travel and reduction of pollution, safer walking routes to schools, and reducing road collisions – **LOST AT THE CHAIRMAN'S CASTING VOTE.**
- That STC reaffirm its support for 20mph speed limits outside schools and where requested by the Residents Associations and local groups as per STC's NDP – **CARRIED.**

d) The following points were made by Councillors during discussions of the **Prohibition of Traffic Movements on Dartford Road, Sevenoaks:**

- Cllr Shea noted that the inclusion of a cycle route on Dartford Road was consistent with STC's NDP, and that the introduction of a zebra crossing at the Southern end of Dartford Road was also consistent with STC's Highway Improvement Plan (HIP), which requested that KCC look into provision of a safer crossing point in this location.
- Cllr Bonin objected to the introduction of a one-way system and the diversion around the War Memorial on the grounds of protection of heritage assets, protection of Pound Lane from becoming a popular diversion route, risk of traffic at the War Memorial, as well as the cost being too high for the estimated return value. He expressed support however for the zebra crossing.
- Alan Osuoha confirmed for the Committee that both the one-way cycling lane and the zebra crossing could be installed without also changing Dartford Road to be one-way with a diversion created around the War Memorial. He advised however, that the diversion and one-way system would help to enforce the speed limit, increase the safety of the pedestrian crossing, and in doing so increase the effectiveness of these traffic calming measures.

e) The following motions concerning the **Prohibition of Traffic Movements on Dartford Road, Sevenoaks** were put to the Committee and seconded, with the accompanying **RESOLUTIONS:**

- STC expressed support for proposals for a cycle lane going Southbound up Dartford Road – **CARRIED**
- STC as the land owner of the Vine Cricket Ground, War Memorial and Vine Waste expressed concerns with the proposals related to the Prohibition of Traffic Movements Dartford Road unless it was reassured that the designs would not adversely affect the Grade II War Memorial, that they would increase pedestrian activity to the Memorial, that Pound Lane would not become a diversion route, that HGV turning would not be adversely affected, and that the necessary signage would not be detrimental to the historic setting – **LOST AT THE VOTE**

- STC opposed the one-way proposals around the War Memorial on the grounds of protecting the Grade II Memorial, heritage assets, and listed buildings that face the Vine – **CARRIED**
- STC supported proposals for a zebra crossing at the Southern end of Dartford Road, as this reflects STC's request in its HIP for safer crossing to be looked at in this area – **CARRIED**

397 SEVENOAKS DISTRICT COUNCIL LOCAL PLAN

a) The Committee noted that the District Council would be holding a Regulation 18 public consultation on what its draft Local Plan ought to contain, and that this would run from 16<sup>th</sup> November 2022 – 11<sup>th</sup> January 2023.

b) It was **RESOLVED** that the item be deferred to a future Planning Committee.

398 COMMUNITY RIGHT TO BID NOMINATION – FORMER OAST HOUSE AT SEVENOAKS QUARRY SITE

a) The Town Clerk provided an update on the above Agenda Item, which was for the Planning Committee to consider whether it nominate the former Oast House as an Asset of Community Value. This location had since been confirmed as ineligible for registering under the District Council's right to bid scheme, due to it not having been put to community use within the last five years.

b) The Town Clerk noted that the current owners, Tarmac, had expressed intention for the Oast House to be put to community use as part of their plans for the Sevenoaks Quarry site.

c) It was therefore **RESOLVED** that the Town Clerk be given delegated authority to initiate this process of nominating the former Oast House under this scheme, once it becomes eligible. This in order to protect its future use as for the community, should it be put up for sale.

399 PLANNING APPLICATIONS

(a) The Committee received and noted comments that had been 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. 7] 22/02645/OUT – Land South of Larches, Ashgrove Road (Against)

(c) The Committee considered planning applications received during the two weeks ending 24<sup>th</sup> October 2022. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

400 PRESS RELEASES  
None.

There being no further business the Chairman closed the meeting at 9:48pm.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 31-10-22

|                    |                    |                             |                         |                         |
|--------------------|--------------------|-----------------------------|-------------------------|-------------------------|
| <b>1</b>           | <i>Plan Number</i> | <i>Planning officer</i>     | <i>Town Councillor</i>  | <i>Agent</i>            |
|                    | 22/02036/HOUSE     | Christopher Park 02/11/2022 | Cllr Hogarth            | Harringtons 2006 017327 |
| <i>Applicant</i>   | <i>House Name</i>  | <i>Road</i>                 | <i>Locality</i>         |                         |
| Mrs J Tyrrel-Clark |                    | 6 The Glade                 | St Johns                |                         |
| <i>Town</i>        | <i>County</i>      | <i>Post Code</i>            | <i>Application date</i> |                         |
|                    |                    |                             | 19/10/22                |                         |

## 22/02036/HOUSE - Amended plan

**Demolition of existing conservatory, erection of two storey rear extension with dormer with obscure glazed side window and a patio with retaining wall.**

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

**Discrepancy between the roof plans, elevations and first floor plan. The first floor plan was not amended to correlate with the previously amended elevations and roof plan.**

*Comment*

**Sevenoaks Town Council recommended approval.**

|                  |                    |                                  |                         |              |
|------------------|--------------------|----------------------------------|-------------------------|--------------|
| <b>2</b>         | <i>Plan Number</i> | <i>Planning officer</i>          | <i>Town Councillor</i>  | <i>Agent</i> |
|                  | 22/02498/HOUSE     | Charlotte Brooks-Lawrie 07/11/22 | Cllr Ancrum             | N/A          |
| <i>Applicant</i> | <i>House Name</i>  | <i>Road</i>                      | <i>Locality</i>         |              |
| Mr H Bustrup     | Parklands          | 9 Knole Road                     | Eastern                 |              |
| <i>Town</i>      | <i>County</i>      | <i>Post Code</i>                 | <i>Application date</i> |              |
|                  |                    |                                  | 17/10/22                |              |

**Replacement of gate and extension to vehicle access. Erection of a fence, landscaping works and repainting the low wall. Extension to vehicular access.**

*Comment*

**Sevenoaks Town Council recommended approval, subject to the style and materials being approved by the Planning Officer.**

|                  |                    |                             |                         |                        |
|------------------|--------------------|-----------------------------|-------------------------|------------------------|
| <b>3</b>         | <i>Plan Number</i> | <i>Planning officer</i>     | <i>Town Councillor</i>  | <i>Agent</i>           |
|                  | 22/02524/HOUSE     | Christopher Park 03/11/2022 | Cllr Camp               | Sevenoaks Plans 017322 |
| <i>Applicant</i> | <i>House Name</i>  | <i>Road</i>                 | <i>Locality</i>         |                        |
| Mr & Mrs Stacey  |                    | 57 St Johns Hill            | St Johns                |                        |
| <i>Town</i>      | <i>County</i>      | <i>Post Code</i>            | <i>Application date</i> |                        |
|                  |                    |                             | 13/10/22                |                        |

**Proposed porch at front; proposed ground floor and first floor rear extension; proposed new roof and loft conversion with rear dormer and rooflight at front.**

*Comment*

**Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there's no overlooking or loss of amenity for the neighbouring houses from the new rear dormer windows.**

# Planning Applications Considered

Applications considered on 31-10-22

|  |                    |                           |                        |                         |
|--|--------------------|---------------------------|------------------------|-------------------------|
| <b>4</b>   | <i>Plan Number</i> | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>            |
|  | 22/02535/FUL       | Ashley Bidwell 04/11/2022 | Cllr Eyre              | DMP-LLP 01892534455     |
| <i>Applicant</i>   |                    | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>         |
| Mr Ingram  |                    | West Heath School         | Ashgrove Road          | Kippington              |
| <i>Town</i>  |                    | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i> |
|  |                    |                           |                        | 14/10/22                |
| <b>Widening and re-surfacing of the existing and temporary access roads within the site with the relocation of entry/exit barriers, associated intercoms &amp; ANPR controls with associated landscaping and improvements. 18 no. new parking spaces to be provided, including 5 no. EV charging points. Reposition wall to outside visibility splays. Install road humps. Install barrier. Install wooden bollards.</b> |                    |                           |                        |                         |

## Comment

**Sevenoaks Town Council recommended refusal on the grounds of the impact on Green Belt land, unless the Conservation Officer considers the school more important than the impact on the Green Belt.**

|   |                    |                                  |                        |                         |
|---|--------------------|----------------------------------|------------------------|-------------------------|
| <b>5</b>  | <i>Plan Number</i> | <i>Planning officer</i>          | <i>Town Councillor</i> | <i>Agent</i>            |
|   | 22/02628/HOUSE     | Charlotte Brooks-Lawrie 08/11/22 | Cllr Eyre              | N/A                     |
| <i>Applicant</i>  |                    | <i>House Name</i>                | <i>Road</i>            | <i>Locality</i>         |
| Mr G Matthews   |                    | Gable Cottage                    | Fig Street             | Kippington              |
| <i>Town</i>   |                    | <i>County</i>                    | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                                  |                        | 18/10/22                |
| <b>Single storey rear extension and garden room to create a link with converted garage; workshop/office and alterations to fenestration. Dormer to south.</b> |                    |                                  |                        |                         |

## Comment

**Sevenoaks Town Council recommended approval, subject to the condition that the Permitted Development Rights be removed.**

|                                   |                    |                             |                        |                         |
|-----------------------------------|--------------------|-----------------------------|------------------------|-------------------------|
| <b>6</b>                          | <i>Plan Number</i> | <i>Planning officer</i>     | <i>Town Councillor</i> | <i>Agent</i>            |
|                                   | 22/02643/HOUSE     | Christopher Park 01/11/2022 | Cllr Dr Canet          | N/A                     |
| <i>Applicant</i>                  |                    | <i>House Name</i>           | <i>Road</i>            | <i>Locality</i>         |
| Mr M Powell                       |                    |                             | 15 Lambarde Drive      | Northern                |
| <i>Town</i>                       |                    | <i>County</i>               | <i>Post Code</i>       | <i>Application date</i> |
|                                   |                    |                             |                        | 11/10/22                |
| <b>Addition of a front porch.</b> |                    |                             |                        |                         |

## Comment

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 31-10-22

|   |                    |                         |                        |                          |
|---|--------------------|-------------------------|------------------------|--------------------------|
| <b>7</b>  | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>             |
|   | 22/02645/OUT       | Anna Horn 14/11/2022    | Cllr Parry             | Vail Williams 0129361260 |
| <i>Applicant</i>  |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>          |
| c/o Agent   |                    | Land South of Larches   | Ashgrove Road          | Kippington               |
| <i>Town</i>   |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>  |
|   |                    |                         |                        | 10/10/22                 |
| <b>22/02645/OUT - Deferred plan</b>   |                    |                         |                        |                          |
| <b>Outline application for the development of 50 dwellings and access with some matters reserved.</b> |                    |                         |                        |                          |

*Comment*

Sevenoaks Town Council recommended refusal on the grounds that the proposals would be harmful to the Green Belt and Area of Natural Beauty, contrary to SDC Policies LO8, SP1, as well as the NPPF Paragraph 89 which sets out exceptions for when development would be appropriate in the Green Belt - none of which, nor any other exceptional circumstances, this development meets. The plans would also result in a loss of Open Space and Green Infrastructure with an unacceptable impact on the character of the area, contrary to SDC Policy EN2, as well as being against SDC Policy EN5 as it would not preserve the landscape character in a AONB.

|  |                    |                         |                        |                                |
|--|--------------------|-------------------------|------------------------|--------------------------------|
| <b>8</b>   | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>                   |
|  | 22/02652/HOUSE     | Louise Cane 01/11/2022  | Cllr Shea              | Open Architecture 01732 770500 |
| <i>Applicant</i>   |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>                |
| Mrs J Wallace  |                    |                         | 16 Oakdene Road        | Northern                       |
| <i>Town</i>  |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>        |
|  |                    |                         |                        | 11/10/22                       |
| <b>Loft conversion with first floor extension to front and dormer to rear. Garage conversion to granny annex with associated landscape alteration.</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>                         |
|   | 22/02702/HOUSE     | Christopher Park 02/11/2022 | Cllr Raikes             | Carmen Austin Architectu 07300000000 |
| <i>Applicant</i>  |                    | <i>House Name</i>           | <i>Road</i>             | <i>Locality</i>                      |
| Mr & Mrs James  |                    |                             | 67 Bradbourne Park Road | St Johns                             |
| <i>Town</i>   |                    | <i>County</i>               | <i>Post Code</i>        | <i>Application date</i>              |
|   |                    |                             |                         | 12/10/22                             |
| <b>Erection of a front porch, ground and first floor rear extension. Raising the roof to facilitate loft conversion and rooflights.</b> |                    |                             |                         |                                      |

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 31-10-22

|   |                    |                           |                        |                                |
|---|--------------------|---------------------------|------------------------|--------------------------------|
| <b>10</b>   | <i>Plan Number</i> | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>                   |
|   | 22/02727/LBCALT    | Sean Mitchell 10/11/2022  | Cllr Eyre              | L.N.Management 079607<br>88876 |
| <i>Applicant</i>  |                    | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>                |
| Ms L Nevinson   |                    | Historic Gas Lamp East of | 108 Kippington Road    | Kippington                     |
| <i>Town</i>   |                    | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i>        |
|   |                    |                           |                        | 20/10/22                       |
| <b>Replacement of the existing lamppost column and lantern and install a LED light engine replacing the 70 W metal halide lamp.</b> |                    |                           |                        |                                |

## Comment

Sevenoaks Town Council recommended approval, but requested that the Road Association provide the District Council through its Conservation Officer with a detailed update of the state of the Road Association's remaining lamp standards with its plans to prevent further deterioration.

|  |                    |                             |                        |                                |
|--|--------------------|-----------------------------|------------------------|--------------------------------|
| <b>11</b>  | <i>Plan Number</i> | <i>Planning officer</i>     | <i>Town Councillor</i> | <i>Agent</i>                   |
|  | 22/02732/HOUSE     | Christopher Park 10/11/2022 | Cllr Clayton           | Sevenoaks Plan 0173224<br>8418 |
| <i>Applicant</i>   |                    | <i>House Name</i>           | <i>Road</i>            | <i>Locality</i>                |
| Lady Birch   |                    |                             | 19 Swaffield Road      | Eastern                        |
| <i>Town</i>  |                    | <i>County</i>               | <i>Post Code</i>       | <i>Application date</i>        |
|  |                    |                             |                        | 20/10/22                       |
| <b>Demolition of existing conservatory at rear; proposed ground floor rear extension with rooflight.</b> |                    |                             |                        |                                |

## Comment

Sevenoaks Town Council recommended approval.

|                                     |                    |                            |                        |                         |
|-------------------------------------|--------------------|----------------------------|------------------------|-------------------------|
| <b>12</b>                           | <i>Plan Number</i> | <i>Planning officer</i>    | <i>Town Councillor</i> | <i>Agent</i>            |
|                                     | 22/02744/MMA       | Stephanie Payne 09/11/2022 | Cllr Morris Brown      | N/A                     |
| <i>Applicant</i>                    |                    | <i>House Name</i>          | <i>Road</i>            | <i>Locality</i>         |
| Mr S Browitt                        |                    |                            | 30 Wickenden Road      | Eastern                 |
| <i>Town</i>                         |                    | <i>County</i>              | <i>Post Code</i>       | <i>Application date</i> |
|                                     |                    |                            |                        | 19/10/22                |
| <b>Amendment to 21/04234/HOUSE.</b> |                    |                            |                        |                         |

## Comment

Sevenoaks Town Council recommended approval.

|   |                    |                          |                        |                         |
|---|--------------------|--------------------------|------------------------|-------------------------|
| <b>13</b>   | <i>Plan Number</i> | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|   | 22/02745/ADV       | Sean Mitchell 11/11/2022 | Cllr Granville-Baxter  | Alder King 01173171171  |
| <i>Applicant</i>  |                    | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Sainsburys Ltd  |                    | Sainsburys               | Oxford Road            | Northern                |
| <i>Town</i>   |                    | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|   |                    |                          |                        | 21/10/22                |
| <b>4no. new flex face signs, 15no. new glazing vinyls, and 1no. new freestanding totem.</b> |                    |                          |                        |                         |

## Comment

Sevenoaks Town Council recommended refusal, unless the Highway Officer is satisfied that there is no risk to traffic.

## INDEPENDENT EXAMINATION OF THE SEVENOAKS NEIGHBOURHOOD PLAN

EXAMINER: David Hogger BA MSc MRTPI MCIHT

Linda Larter  
Chief Executive/Sevenoaks Town Clerk

Georgie Elliston  
Planning Committee Clerk

Emma Coffin  
Sevenoaks District Council

Examination Ref: 01/DH/SNP

Via email

25 October 2022

Dear Ms Larter, Mr Elliston and Ms Coffin

### THE SEVENOAKS NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Sevenoaks Neighbourhood Plan (SNP) for examination, I would like to clarify several initial procedural matters. I also have a number questions for the Sevenoaks Town Council (STC) as Qualifying Body, a smaller number for Sevenoaks District Council (SDC) and some that request a joint response from both Councils. These are attached as an Annex to this letter and I would like to receive the responses by **Tuesday 15 November 2022**.

#### 1. Examination Documentation

I can confirm that I have received a complete submission of the Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement, the Strategic Environmental Assessment, and the Regulation 16 representations. I am satisfied that I have enough relevant evidence to enable me to undertake the examination.

Subject to my detailed assessment of the Plan, I have not identified any very significant and obvious flaws that might lead me to advise that the examination should not proceed.

#### 2. Site Visit

I intend to undertake a site visit to the neighbourhood plan area in the week commencing 7 November 2022. This will assist in my assessment of the draft Plan, including issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

#### 3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing

should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

#### 4. Further Clarification

I have a number of questions seeking further clarification from both STC and SDC. I have set these questions out in the Annex to this letter. I would be grateful if the written responses could be provided by **Tuesday 15 November 2022**.

#### 5. Examination Timetable

As you will be aware, the intention is to examine the SNP (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft Plan

However, I have raised a number of questions to which I must provide you with sufficient opportunity to reply. Consequently, the examination timetable will be extended. Please be assured that I will endeavour to mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the time of my site visit and on the anticipated delivery date of the draft report.

If you have any questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter and any subsequent response, are placed on the websites of the Town Council and the District Council.

Thank you in advance for your assistance.

Your sincerely

*David Hogger*

Examiner

## **ANNEX**

From my initial reading of the submission draft Sevenoaks Neighbourhood Plan (SNP) and the supporting evidence, I have 4 questions to which I require a joint response from both the District and Town Councils; a further 3 questions for Sevenoaks District Council; and 32 questions for Sevenoaks Town Council. I have requested the submission of the responses by **Tuesday 15 November 2022**. All of the points set out below flow from the requirement to satisfy the Basic Conditions.

I have noted that the consultation response from the District Council (ID BHLF-P5FW-8U88-Y) confirms that in its view the SNP broadly conforms with the strategic aims and policies in the District's existing policy framework.

### **Questions for both Sevenoaks Town Council and Sevenoaks District Council (4)**

*I would prefer a joint response to these 4 questions but if that cannot be successfully achieved then independent responses should be submitted by the two Councils.*

1. Seal Parish Council (ID BHLF-P5FW-8U8Q-R) suggests that the referendum area should be extended beyond the Town Council area because the SNP, if made, would have implications for the village of Seal. Firstly, would such an extension of the area be justified and if so, what would be an appropriate boundary to use?
2. The Sevenoaks Society (ID BHLF-P5FW-8UWZ-Z) refers to the relationship between the SNP and the replacement Local Plan. Could both Council's confirm that they are satisfied that there is no substantive reason why work on the Neighbourhood Plan should be delayed?
3. The Sevenoaks Society suggests that Aim C2 regarding vacant and underused sites (page 42), should be elevated to policy status. Is such a change required to meet the Basic Conditions?
4. In the response from Tarmac Ltd (ID ANON-P5FW-8U8W-X) it is stated that the sites identified in policies D1 on page 70 (potential development sites) and D2 on page 81 should either be allocated or replaced with a general policy on windfall sites. Can an explanation be given as to how, in the view of the Councils, the approach being taken on this issue in the SNP meets the Basic Conditions?

### **Question for Sevenoaks District Council (3)**

5. Paragraph Reference ID: 41-009-20190509 of the Planning Practice Guidance on Neighbourhood Planning, advises that 'where a neighbourhood plan is brought forward before an up-to-date local plan (i.e. the Local Plan for Sevenoaks District) is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in the emerging neighbourhood plan, the emerging local plan and the adopted development plan'. Could the Council confirm that such discussions have taken place and summarise the conclusions that were drawn?
6. It is clear from some of the consultation responses that traffic levels, parking and congestion are significant concerns to some residents. Can the District Council confirm (in liaison with Kent County Council as Highway Authority) that it is satisfied with the approach towards the issue being taken by the Town Council.
7. Could the Council confirm what is the current Development Plan as it relates to the town of Sevenoaks?

8. In sub-section 7 on page 16:

- are there any other notable views that should be identified (second bullet point); and
- is the Town Council satisfied that a building over 6 storeys high at the railway station may be acceptable visually and in terms of townscape?

9. In the second paragraph under 4.1 (page 41) it explains that the 'Aims' are 'non-planning related policies'. However, I consider that, for example, Aim C2 (development of vacant and underused sites), Aim C7 (design guidance) and Aim L7 (improvements at Bradbourne Lakes) address (to some degree) planning related issues. I am not suggesting that the Aims become Policies, but I would welcome the response of the Town Council as to how greater clarity regarding the difference between Aims and Policies could be achieved. A decision maker needs to have a clear understanding regarding the difference in status between Aims and Policies.

10. The response from Kent Downs AONB Unit (ID ANON-P5FW-8UWT-T) includes a suggested amendment to Objective 2 (page 46). What are the views of the Town Council on this suggestion? Is it required to ensure that the Basic Conditions are met?

11. In policy C10 (page 48) is the word 'encourages' sufficiently strong? How would a decision maker interpret the policy?

12. How would a decision maker know what constitutes 'best endeavours' as referred to in policy L1 (page 50)?

13. Concerns have been raised by a local resident regarding protection for the Millpond at Greatness ((ID ANON-P5FW-8UWX-X). Is the Town Council satisfied that the SNP (and other policy documents) affords sufficient protection to this feature?

14. What is the view of the Town Council on the amendment to policy L2 (page 51) as suggested by Thames Water (ID ANON-P5WF-8UWH-E)? Is it required to ensure that the Basic Conditions are met?

15. In policy L4 (page 52) there is a reference to trees and hedgerows lost through development being replaced. Where would the Town Council expect those 'replacements' to take place?

16. It is not clear to me where the two allotment sites referred to in policy L8 (page 55) are located. Figure 4.4 just refers to 'existing and proposed allotments'. Indeed, there appears to be no substantive reference to the Policies Map in the SNP. Could the Town Council provide clarity regarding which plans will form part of the Policies Map when the SNP is made, and which plans relate only to the presentation of the evidence on which the SNP is based.

17. Is there a difference between 'supports' (policy M2 on page 57) and 'promotes' (policy M3 on page 57) and if so, why is it not explained?

18. Is the inclusion (on page 57) of policies M2 (support for cycling strategy) and M4 (support for 20 mph speed limits) justified, bearing in mind they are basically statements of fact? How would a decision maker know in which residential areas a 20mph speed limit would be supported?

19. Can the Town Council confirm that the Sevenoaks District Cycling Strategy is sufficiently up-to-date?

20. What are the outstanding proposals at Bat and Ball station as referred to in policy M6 (page 58)?

21. Why are public realm improvements not included in policy M7 (page 59) as they are referred to in the supporting text?

22. What are the enhancements to bus services and facilities that will be supported as referred to in policy M8 (page 59)?
23. In the supporting text under policy M9 (page 59) there is reference to charging points being introduced in appropriate public locations. How will this be achieved and by whom? How would 'appropriate' be defined?
24. Policy E1 (page 62) refers to support for start-up business space across the town. How would that support manifest itself?
25. How does policy E3 (page 63) on parking provision accord with the approaches currently being taken on the issue by the District and County Councils?
26. Policy E5 (page 63) regarding neighbourhood centres uses the words 'such as'. This implies to me that there are other neighbourhood centres, in addition to the three that are listed. Firstly, if that is the case why is it not a comprehensive list? And secondly, any neighbourhood centres that are identified in the policy should be shown on the Policies Map.
27. The paragraph below policy COM1 (page 64) states that the community centre has recently been completed. Therefore, what is the justification for the policy?
28. Policy COM3 (page 66) refers to a 'cultural quarter' but plan 4.5 does not identify a specific area. Does it include all of The Vine (to which I could not find a reference in the supporting text)? Has a boundary for the area subject to policy COM3 been defined?
29. Does the Town Council have any comments regarding the consultation response from Natural England? (ID BHLF-P5FW-8U8R-S) Are any changes required in order to ensure that the Basic Conditions are met?
30. Does the Town Council have any comments regarding the consultation response from Kent County Council (ID BHLF-P5FW-8U87-X)? Are any changes required to ensure that the Basic Conditions are met?
31. There is a reference in policy D2 (page 81) to an 'agreed masterplan' (Tarmac Ltd site). Who should it be agreed by?
32. Seal Parish Council summarise a number of concerns in its consultation response (ID BHLF-P5FW-8U8Q-R). What is the response of the Town Council to the issues raised? (see also Question 1 above to both Councils). Are any changes required in order to ensure that the Basic Conditions are met?
33. The consultation response from Tarmac Ltd (ID ANON-P5FW-8U8W-X) raises a number of issues (see also Questions 4 and 31 above). Are any changes required in order to ensure that the Basic Conditions are met?
34. My understanding is that part of the Tarmac Ltd. Site at Greatness (page 83) falls outside the boundary of STC. Is this correct and should it be acknowledged in the SNP?
35. How would policy D6 on retrofitting (page 85) be implemented?
36. The NHS Kent and Medway integrated Care Board (ID ANON-P5FW-8U8N-N) suggests that reference should be made, on page 122, to the Otford Medical Practice, which I am told lies to the north of the A25. Is such a reference necessary?

37. The National Trust recommends a small number of changes to the document (ID ANON-P5FW-8U8T-U). What is the view of the Town Council on the suggestions? Are the changes required to ensure that the Basic Conditions are met?

38. The Sevenoaks Society makes a number of suggested changes to the SNP in its consultation response (ID BHLF-P5FW-8UWZ-Z). Do the Town Council consider that any of the suggestions made are required to ensure that the Basic Conditions are met?

39. The monitoring and review of Plans is an important component in the plan-making process, in order to ascertain whether or not the policies are effective. I could find no reference in the SNP to the monitoring of the policies or to the future role of the Town Council in this process. I would welcome the views of the STC as to why this issue has not been addressed in the SNP.





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

Tel: 01732 227000 Option 3  
Ask for: Ashley Bidwell  
Your ref:  
My ref: 22/00096/RFPLN  
Date: 2nd November 2022

### Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

**Appeal by:** Croudace Homes  
**Site:** Land South Of Little Brittain's Brittain's Lane Sevenoaks Kent TN13 2JW  
**Nature:** 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.  
**SDC Appeal Ref:** 22/00096/RFPLN  
**Start Date:** 26th October 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.

The Appeal will be determined on the basis of a Public Inquiry. The procedure to be followed is set out in The Town and Country Planning (Determination by Inspectors) (Inquiry procedure) (England) Rules 2000, as amended.

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

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate). The Planning Inspectorate reference for this case is: **APP/G2245/W/22/3308246**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

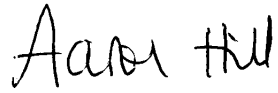
The Planning Inspectorate has requested that the Council advise third parties of the importance of referring to the Planning Inspectorate's webpages for up-to-date information about how best to correspond with them via the Appeals Casework Portal whenever possible.

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

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

You will be able to view the Appeal Documents and Decision on our website [here](#).

Yours faithfully,

A handwritten signature in black ink that reads "Aaron Hill". The signature is written in a cursive, slightly informal style.

Aaron Hill  
South Team Manager

Planning application 21/04236/OUT  
Planning appeal APP/G2245/W/22/3308246

Land South of Little Brittain's, Brittain's Lane, Sevenoaks

REPRESENTATION TO THE PLANNING COMMITTEE OF SEVENOAKS TOWN COUNCIL  
BY THE BRITAIN'S LANE ASSOCIATION (BLA)

1. Members of the committee will recall that this application for up to 70 new homes with two new T-junction vehicular accesses to Brittain's Lane was refused planning permission by the District Council on 6 April 2002. Following a lengthy delay, an appeal was lodged by Croudace on 4 October, and a public inquiry is due to commence on 7 February 2023.
2. In the current absence of an up-to-date Local Plan, the forthcoming appeal is critical for the defence of greenfield Green Belt land in other areas immediately adjacent to Sevenoaks Town, and were the present appeal to succeed there would be a snow-balling of Green Belt applications (as has already occurred in Ashgrove Road) and the results would be severely detrimental not merely in the vicinity of Brittain's Lane but also more widely.
3. A new unincorporated association the Brittain's Lane Association (BLA) has been formed by the Montreal Park Residents Association, the Redlands Residents Association and the Sevenoaks Society to coordinate the presentation to the public inquiry of the case against the proposal, taking care not to duplicate issues which will be raised by the District Council in its own opposition.
4. This will enable the Inquiry to address (a) the issue of potential harm to Brittain's Lane ("at the top of a hill with a blind bend and...inappropriately sited", to quote from the Town Council's objection of 24 January 2022), and (b) concerns "over provision of primary health and education not being addressed by the proposal" (mentioned in same objection), along with (c) concerns about risk of flooding (d) damage to Ancient Woodland, (e) loss of biodiversity and (f) the extent of the proposed extensive quarrying operation on site as part of the preliminary works prior to construction.  
**Unless these matters are properly argued at the inquiry, they will be disregarded, since they form no part of the District Council's case against the development.**
5. It is believed that BLA has started its preparations for the inquiry in a thoroughly professional way and funds have already been raised or pledged to meet the cost of calling expert evidence on these matters, from local residents some of whom who are giving their time and expertise free of charge. Further fund raising in the neighbourhood of the site and more widely will commence imminently.
6. BLA's budget for the inquiry is £33,000, comprising:

|   |         |
|---|---------|
| Legal representation for an 8-day inquiry | £18,000 |
| Consultancy fees                          | £10,000 |
| Publicity                                 | £2,000  |
| Contingency                               | £3,000  |
7. The Management Committee of BLA has already raised sufficient, including pledges, to meet the Consultancy fees, and there is confidence that the Publicity and

Contingency elements will be readily fundable by local residents. The key issue is how to fund the required £18,000 for the fees of Planning Counsel. However, it is believed that the value of such separate legal representation was demonstrated in the recent and successful Broke Hill appeal. This is particularly so since the issues which BLA will be pursuing are not identical to those which the Council will be pursuing. In particular in relating to the unsuitable nature of Brittain's Lane as an access to the residential site where the Council's hands are tied by the attitude of Kent Highways which inexplicably does not regard the issue as problematic.

- 8. The purpose of this representation is to request a contribution of approximately £5000 towards BLA's costs of the appeal. If this sum seems large, it is to be seen in context: in the Broke Hill appeal Halstead Parish Council, a significantly lesser body than the Town Council, contributed £32,000 towards the residents' overall costs of the appeal, £42,000. Under the BLA constitution if any funds raised are not spent they will be returned proportionately to the size of contributions made.**

**Signed:**

John Stambollouian, Chairman of the Brittain's Lane Association

**Date:** 4 November 2022

## SEVENOAKS TOWN COUNCIL

### Addressing the Planning Committee

The Sevenoaks Town Council is NOT the local Planning Authority, but it does have an important part to play in the planning process as it is consulted on all applications in the Sevenoaks town area. The final responsibility for approving or refusing an application rests with the Sevenoaks District Council.

The Town Council offers local residents the opportunity to comment on planning applications and other items on the Planning Committee Agenda at its Planning Committee meetings, which are held approximately every two weeks. This is subject to certain criteria, outlined below.

### **How public speaking works**

#### **Public Question Time vs Planning Applications:**

Every Planning Committee Agenda has an item prior to the commencement of the meeting allowing for Public Question Time, whereby members of the public may make representation or put questions to the Committee. This may be on a particular Agenda item or any other planning matter, with the exception of individual planning applications which are considered under a later agenda item.

#### **Registering your interest:**

If you would like to speak on a particular application or item on the Planning Committee Agenda, you will need to register your interest by contacting [planning@sevenoakstown.gov.uk](mailto:planning@sevenoakstown.gov.uk), or calling the Town Council Offices at 01732 459953.

You can find out if a particular application or planning matter will be discussed once the agenda has been published on Sevenoaks Town Council's [Planning Committee webpage](#). Agendas are published on the Tuesday prior to the meeting of the Planning Committee.

You can then register your interest.

#### **The right to speak:**

To make sure the Planning Committee can deal with all its business the Town Council has decided that only one member of the public will be allowed to speak for, and one against, a particular application or Agenda item. Sevenoaks District Council members and Kent County Council members may register separately from this, however this is also limited to one speaker for, and one against a particular topic.

If you would like to speak, you need to register your interest with the Town Council by 12noon at the latest on the day of the meeting. Applications to speak will be registered on a "first come, first served" basis.

If there is more than one potential speaker in support of an application, preference will be given to the applicant or their agent.

*Please note that every endeavour will be made to inform the applicant or their agent if someone registers to speak against their application.*

### **Points to remember**

Because of the volume of business at Planning Committee meetings you will only be able to speak for up to 3 minutes and this time limit will be strictly enforced.

It may help to have a note of the main points you wish to cover. You may read from a prepared text if you wish.

Try to be brief and to the point.

Make sure your comments relate to issues the Committee can take into account. These include the District Council's Local Plan, the effect of an application on access, local amenities, neighbours or the character of the area.

Raising non-planning matters such as the impact on property values, competition with existing businesses, and private concerns such as covenants will not influence the Planning Committee's recommendation.

Avoid derogatory or defamatory statements. There is no legal protection for comments made at meetings.

Audio-visual display is available, materials must be submitted to the Planning Committee Clerk ([planning@sevenoakstown.gov.uk](mailto:planning@sevenoakstown.gov.uk)) by **12pm the day of the meeting**. These must be approved by the Town Clerk prior to being shared at the meeting.

### **Procedure at meetings:**

Meetings of the Town Council's Planning Committee take place in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks. They start at 7 pm. If you have registered to speak please arrive prior to the start of the meeting and make yourself known to the Clerk.

Meetings are recorded and live-streamed via Youtube, however arrangements can be made to halt these during a speaker's addressal, given prior notice to the Committee Clerk.

Planning applications on which members of the public have asked to speak will be given priority in the Planning Applications section of the agenda. However, it is impossible to predict how long it will take to debate each application. It may be some time before the Committee reaches the item on which you have asked to speak.

The Chairman of the Planning Committee will announce when the application on which you wish to speak will be discussed, and request that the Ward Councillor allocated the application give a summary of the proposals.

The meeting will then be adjourned to allow each speaker to speak for up to 3 minutes, in the order of their registration. This time will be strictly enforced and you will be warned when you have only 30 seconds left.

After you have spoken, you are welcome to sit at the rear of the Council Chamber and listen to the debate. You will not be able to take any further part in the debate and you will be asked to remain quiet.

At the end of the discussion, there will be a vote. The majority decision on the recommendation will then be forwarded to the local Planning Authority - Sevenoaks District Council – which is the final arbiter on whether planning consent is granted.



**Planning Applications Group**

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

Website: [www.kent.gov.uk/planning](http://www.kent.gov.uk/planning)  
Email: [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk)  
Direct Dial/Ext: 03000 422370  
Text Relay: 18001 03000 417171  
Date: 24 October 2022

**TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**Kent Minerals and Waste Local Plan 2013-30 (the Plan) Review**

**Regulation 18 Public Consultation**

Dear Sir/Madam,

The Kent Minerals and Waste Local Plan 2013-30 (KMWLP) was adopted in July 2016 with some limited changes adopted in 2020 as part of the Early Partial Review.

The National Planning Policy Framework (NPPF) and legislation states policies in Local Plans should be reviewed at least once every five years and updated as necessary. A statutory five-year review of the Kent Minerals and Waste Local Plan was completed in 2021. The review found that while much of the Local Plan is still relevant, some updates were needed to respond to changes in government policy and legislation since 2016.

Consultation on changes to the Local Plan arising from the review took place between December 2021 and February 2022. In light of these comments, it is proposed that the updated Kent Minerals and Waste Local Plan now plans for a 15-year period between 2023 and 2038. This is consistent with national policy requirements.

An updated Local Plan has now been prepared, taking account of the changes found necessary during the review process, the comments received in the previous consultation, and the need to plan for a 15 year period between 2023 and 2038. Under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, we are now inviting comments on the updated Local Plan. To meet aggregate requirements for the revised plan period, the Council has also identified the need to make additional provision for hard rock. There is a separate 'call for sites' as part of the updated Local Plan consultation. In addition to commenting on the draft Local Plan, comments are invited on the site assessment methodology.

Details of the proposed changes to the KMWLP and the site assessment methodology are available on the County Council's website: [www.kent.gov.uk/mineralsandwaste](http://www.kent.gov.uk/mineralsandwaste).

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

**The consultation period runs from Monday 24<sup>th</sup> October 2022 until midnight on Monday 4<sup>th</sup> December 2022.**

Comments can be submitted via our website [www.kent.gov.uk/mineralsandwaste](http://www.kent.gov.uk/mineralsandwaste), via email to [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk) or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk).



Sharon Thompson  
Head of Planning Applications  
Environment and Waste





**Planning Applications Group**

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

Website: [www.kent.gov.uk/planning](http://www.kent.gov.uk/planning)  
Email: [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk)  
Direct Dial/Ext: 03000 422370  
Text Relay: 18001 03000 417171  
Date: 24 October 2022

## **TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

### **Update to the Kent Mineral Sites Plan 2020**

#### **Call for Sites – Hard Rock**

An update to the Kent Minerals and Waste Local Plan is being undertaken which would extend the Plan period to 2038. Following review of data on mineral reserves and sales across the county, a need has arisen to identify an additional site(s) for the working of hard rock, in order that the Plan can make adequate mineral provision over this period. Therefore, an update to the Kent Mineral Sites Plan is proposed with the intention to allocate a site(s) for the extraction of hard rock.

At this time, only additional capacity is needed for hard rock and there is no requirement for any other mineral sites to be provided. No changes are proposed to the existing site allocations in the Kent Minerals Sites Plan. These allocations are still required to meet aggregate needs for the plan period.

The County Council is now giving relevant stakeholders and interested parties an opportunity to propose sites for the allocation of a hard rock quarry to meet the identified need. This part of the local plan preparation is known as a 'Call for Sites'.

Details how to submit a site for consideration and how sites are to be assessed are available on the County Council's website: [www.kent.gov.uk/mineralsandwaste](http://www.kent.gov.uk/mineralsandwaste).

**The Call for Sites runs from Monday 24<sup>th</sup> October 2022 until midnight on Monday 5<sup>th</sup> December 2022.**

Submissions can be made via our website [www.kent.gov.uk/mineralsandwaste](http://www.kent.gov.uk/mineralsandwaste), via email to [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk) or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk).

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sharon Thompson', with a stylized flourish at the end.

Sharon Thompson  
Head of Planning Applications  
Environment and Waste

# Planning Applications to be Considered

Planning Applications received to be considered on 14 November 2022

|  |   |                          |                        |                         |
|--|---|--------------------------|------------------------|-------------------------|
| <b>1</b>   | <i>Plan Number</i>  | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|  | <b>22/02560/HOUSE</b>   | Stephanie Payne 24/11/22 | Cllr Hogarth           | N/A                     |
| <i>Case Officer</i>  |   |                          |                        |                         |
| <i>Applicant</i>   |   | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mr C Kelly   |   |                          | 85 Bradbourne Road     | St Johns                |
| <i>Town</i>  |   | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|  |   |                          |                        | 03/11/22                |
| <b>Formation of vehicular access. Alterations to boundary wall and new wall and brick piers.</b> |   |                          |                        |                         |
| <i>Web link</i>  | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RI9DL7BKMP500">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RI9DL7BKMP500</a> |                          |                        |                         |

|  |   |                           |                        |                                |
|--|---|---------------------------|------------------------|--------------------------------|
| <b>2</b>   | <i>Plan Number</i>  | <i>Planning officer</i>   | <i>Town Councillor</i> | <i>Agent</i>                   |
|  | <b>22/02595/FUL</b>   | Ashley Bidwell 23/11/2022 | Cllr Morris Brown      | Level Architecture 01892871338 |
| <i>Case Officer</i>  |   |                           |                        |                                |
| <i>Applicant</i>   |   | <i>House Name</i>         | <i>Road</i>            | <i>Locality</i>                |
| Mr J Cohen   |   | No 43, Flat 1 & Flat 2    | 43 Bethel Road         | Eastern                        |
| <i>Town</i>  |   | <i>County</i>             | <i>Post Code</i>       | <i>Application date</i>        |
|  |   |                           |                        | 02/11/22                       |
| <b>22/02595/FUL - Amended plan</b>   |   |                           |                        |                                |
| <b>Demolition of outbuilding and erection of a two storey rear and single storey side extension with roof alteration to form additional accommodation to the ground floor, first floor and second floor flats.</b> |   |                           |                        |                                |
| <b>A summary of the main changes are set out below:</b>  |   |                           |                        |                                |
| <b>Amended description to clarify the side extension is single storey.</b>   |   |                           |                        |                                |
| <i>Web link</i>  | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIIMYFBKMSJ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIIMYFBKMSJ00</a> |                           |                        |                                |

|  |   |                         |                        |  |
|--|---|-------------------------|------------------------|--|
| <b>3</b>   | <i>Plan Number</i>  | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>                           |
|  | <b>22/02607/FUL</b>   | Louise Cane 17/11/2022  | Cllr Parry             | Carmen Austin Architecture 0786 666266 |
| <i>Case Officer</i>  |   |                         |                        |  |
| <i>Applicant</i>   |   | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>                        |
| Mr Wilkinson & Ms Bayliss  |   |                         | 36 Brattle Wood        | Kippington                             |
| <i>Town</i>  |   | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>                |
|  |   |                         |                        | 27/10/22                               |
| <b>Demolish 1x existing residence. Construct new 1x residence. Associated hard and soft landscaping including parking.</b> |   |                         |                        |  |
| <i>Web link</i>  | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIKHOCBKMTV00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIKHOCBKMTV00</a> |                         |                        |  |

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|----------|-----------------------|----------------------------------|------------------------|--------------|
| <b>4</b> | <i>Plan Number</i>    | <i>Planning officer</i>          | <i>Town Councillor</i> | <i>Agent</i> |
|          | <b>22/02628/HOUSE</b> | Charlotte Brooks-Lawrie 25/11/22 | Cllr Eyre              | N/A          |

# Planning Applications to be Considered

Planning Applications received to be considered on 14 November 2022

|   |   |                  |                         |
|---|---|------------------|-------------------------|
| <i>Case Officer</i>   |   |                  |                         |
| <i>Applicant</i>  | <i>House Name</i>   | <i>Road</i>      | <i>Locality</i>         |
| Mr G Matthews   | Gable Cottage   | Fig Street       | Kippington              |
| <i>Town</i>   | <i>County</i>   | <i>Post Code</i> | <i>Application date</i> |
|   |   |                  | 04/11/22                |
| <b>22/02628/HOUSE - Amended plan</b>  |   |                  |                         |
| <b>Roof dormer to south side elevation.</b>   |   |                  |                         |
| <b>A summary of the main changes are set out below:</b>   |   |                  |                         |
| <b>An error was made in the planning description. The planning application is only for the creation of a roof dormer.</b> |   |                  |                         |
| <i>Web link</i>   | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIO6X9BKMW700">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIO6X9BKMW700</a> |                  |                         |

|  |   |                               |                 |                               |
|--|---|-------------------------------|-----------------|-------------------------------|
| 5  | Plan Number   | Planning officer              | Town Councillor | Agent                         |
|  | 22/02672/FUL  | Louise Cane 15/11/2022        | Cllr Parry      | Open Architecture 01732779580 |
| Case Officer   |   |                               |                 |                               |
| Applicant  |   | House Name                    | Road            | Locality                      |
| Portman Homes Ltd  |   | Land North East of Heron Wood | Gracious Lane   | Kippington                    |
| Town   |   | County                        | Post Code       | Application date              |
|  |   |                               |                 | 25/10/22                      |
| Demolition of existing equestrian buildings and construction of three contemporary detached dwellings with associated parking and landscaping. |   |                               |                 |                               |
| Web link   | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIVLMJBKN0L00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RIVLMJBKN0L00</a> |                               |                 |                               |

|  |  |                                  |                 |                  |
|--|--|----------------------------------|-----------------|------------------|
| 6  | Plan Number  | Planning officer                 | Town Councillor | Agent            |
|  | 22/02735/HOUSE   | Charlotte Brooks-Lawrie 23/11/22 | Cllr Eyre       | N/A              |
| Case Officer   |  |                                  |                 |                  |
| Applicant  |  | House Name                       | Road            | Locality         |
| Dr O Oomen   |  | Ilex Cottage                     | 69 Oakhill Road | Kippington       |
| Town   |  | County                           | Post Code       | Application date |
|  |  |                                  |                 | 02/11/22         |
| Single storey extension at the rear of the property, replacing an existing conservatory and expanding the footprint. |  |                                  |                 |                  |
| Web link   | https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJ6PN6BKFH100 |                                  |                 |                  |

|   |              |                             |                 |                               |
|---|--------------|-----------------------------|-----------------|-------------------------------|
| 7   | Plan Number  | Planning officer            | Town Councillor | Agent                         |
|   | 22/02747/FUL | Ashley Bidwell 15/11/2022   | Cllr Busvine    | Open Architecture 01732779580 |
| Case Officer  |              |                             |                 |                               |
| Applicant   |              | House Name                  | Road            | Locality                      |
| F Goha  |              | Land Behind De Winter House | Granville Road  | Town                          |
| Town  |              | County                      | Post Code       | Application date              |
|   |              |                             |                 | 25/10/22                      |
| New build detached house with associated car parking and landscaping. |              |                             |                 |                               |

# Planning Applications to be Considered

Planning Applications received to be considered on 14 November 2022

|                 |   |
|-----------------|---|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJ8K9KBKFHX00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJ8K9KBKFHX00</a> |
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|                     |                    |                             |                        |                             |
|---------------------|--------------------|-----------------------------|------------------------|-----------------------------|
| <b>8</b>            | <b>Plan Number</b> | <b>Planning officer</b>     | <b>Town Councillor</b> | <b>Agent</b>                |
|                     | 22/02818/HOUSE     | Christopher Park 15/11/2022 | Cllr Dr Canet          | Harringtons 200 01732742200 |
| <b>Case Officer</b> |                    |                             |                        |                             |
| <b>Applicant</b>    |                    | <b>House Name</b>           | <b>Road</b>            | <b>Locality</b>             |
| Mr & Mrs Wieboldt   |                    |                             | 34 Pontoise Close      | Northern                    |
| <b>Town</b>         |                    | <b>County</b>               | <b>Post Code</b>       | <b>Application date</b>     |
|                     |                    |                             |                        | 25/10/22                    |

**First floor side extension, single storey rear extension and utility room to garage.**

|                 |   |
|-----------------|---|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJNDK8BKFP900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJNDK8BKFP900</a> |
|-----------------|---|

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|---------------------|--------------------|----------------------------|------------------------|--------------------------|
| <b>9</b>            | <b>Plan Number</b> | <b>Planning officer</b>    | <b>Town Councillor</b> | <b>Agent</b>             |
|                     | 22/02821/HOUSE     | Stephanie Payne 16/11/2022 | Cllr Eyre              | DHA Planning 01622775226 |
| <b>Case Officer</b> |                    |                            |                        |                          |
| <b>Applicant</b>    |                    | <b>House Name</b>          | <b>Road</b>            | <b>Locality</b>          |
| Mr W Berry          |                    | Littledean                 | Ashgrove Road          | Kippington               |
| <b>Town</b>         |                    | <b>County</b>              | <b>Post Code</b>       | <b>Application date</b>  |
|                     |                    |                            |                        | 26/10/22                 |

**Erection of a side extension.**

**A Preliminary Ecological Appraisal has been submitted to accompany the application.**

|                 |   |
|-----------------|---|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJNDKTBKFP000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJNDKTBKFP000</a> |
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|---------------------|--------------------|----------------------------------|------------------------|--------------------------------------|
| <b>10</b>           | <b>Plan Number</b> | <b>Planning officer</b>          | <b>Town Councillor</b> | <b>Agent</b>                         |
|                     | 22/02853/FUL       | Charlotte Brooks-Lawrie 17/11/22 | Cllr Bonin             | Sevenoaks Full Planning 017872 34433 |
| <b>Case Officer</b> |                    |                                  |                        |                                      |
| <b>Applicant</b>    |                    | <b>House Name</b>                | <b>Road</b>            | <b>Locality</b>                      |
| Mr J Hardy          |                    | Halifax                          | 100-102 High Street    | Town                                 |
| <b>Town</b>         |                    | <b>County</b>                    | <b>Post Code</b>       | <b>Application date</b>              |
|                     |                    |                                  |                        | 27/10/22                             |

**Change of use of bank to Specsavers shop with new signage and external A/C condenser units.**

|                 |   |
|-----------------|---|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJR2YNBKFSA00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJR2YNBKFSA00</a> |
|-----------------|---|

|                     |                    |                                  |                        |                                      |
|---------------------|--------------------|----------------------------------|------------------------|--------------------------------------|
| <b>11</b>           | <b>Plan Number</b> | <b>Planning officer</b>          | <b>Town Councillor</b> | <b>Agent</b>                         |
|                     | 22/02854/ADV       | Charlotte Brooks-Lawrie 17/11/22 | Cllr Bonin             | Sevenoaks Full Planning 017872 34433 |
| <b>Case Officer</b> |                    |                                  |                        |                                      |
| <b>Applicant</b>    |                    | <b>House Name</b>                | <b>Road</b>            | <b>Locality</b>                      |
| Mr J Hardy          |                    | Halifax                          | 100-102 High Street    | Town                                 |
| <b>Town</b>         |                    | <b>County</b>                    | <b>Post Code</b>       | <b>Application date</b>              |
|                     |                    |                                  |                        | 27/10/22                             |

**Signage.**

|                 |   |
|-----------------|---|
| <b>Web link</b> | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJR2YOBKFSB00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJR2YOBKFSB00</a> |
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# Planning Applications to be Considered

Planning Applications received to be considered on 14 November 2022

|   |                        |                         |                        |                                      |
|---|------------------------|-------------------------|------------------------|--------------------------------------|
| <b>12</b>   | <b>Plan Number</b>     | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>                         |
|   | <b>22/02864/LBCALT</b> | Ashley Bidwell 17/11/22 | Cllr Bonin             | Sevenoaks Full Planning 017872 04420 |
| <b>Case Officer</b>   |                        |                         |                        |                                      |
| <b>Applicant</b>  |                        |                         |                        |                                      |
| Mr J Hardy  |                        |                         |                        |                                      |
| <b>House Name</b>   |                        |                         |                        |                                      |
| Halifax   |                        |                         |                        |                                      |
| <b>Road</b>   |                        |                         |                        |                                      |
| 100-102 High Street   |                        |                         |                        |                                      |
| <b>Locality</b>   |                        |                         |                        |                                      |
| Town  |                        |                         |                        |                                      |
| <b>Town</b>   |                        |                         |                        |                                      |
| <b>County</b>   |                        |                         |                        |                                      |
| <b>Post Code</b>  |                        |                         |                        |                                      |
| <b>Application date</b>   |                        |                         |                        |                                      |
| 27/10/22  |                        |                         |                        |                                      |
| <b>Non-illuminated signage externally, new AC condenser units on roof and in services room.</b>   |                        |                         |                        |                                      |
| <b>Web link</b>   |                        |                         |                        |                                      |
| <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJWMY6BKFTM00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RJWMY6BKFTM00</a> |                        |                         |                        |                                      |

|   |                       |                             |                        |                           |
|---|-----------------------|-----------------------------|------------------------|---------------------------|
| <b>13</b>   | <b>Plan Number</b>    | <b>Planning officer</b>     | <b>Town Councillor</b> | <b>Agent</b>              |
|   | <b>22/02921/HOUSE</b> | Christopher Park 25/11/2022 | Cllr Eyre              | Mr Eren Munir 07985392133 |
| <b>Case Officer</b>   |                       |                             |                        |                           |
| <b>Applicant</b>  |                       |                             |                        |                           |
| Mr K Cummins  |                       |                             |                        |                           |
| <b>House Name</b>   |                       |                             |                        |                           |
|   |                       |                             |                        |                           |
| <b>Road</b>   |                       |                             |                        |                           |
| 79 Weald Road   |                       |                             |                        |                           |
| <b>Locality</b>   |                       |                             |                        |                           |
| Kippington  |                       |                             |                        |                           |
| <b>Town</b>   |                       |                             |                        |                           |
| <b>County</b>   |                       |                             |                        |                           |
| <b>Post Code</b>  |                       |                             |                        |                           |
| <b>Application date</b>   |                       |                             |                        |                           |
| 04/11/22  |                       |                             |                        |                           |
| <b>Single storey outbuilding.</b>   |                       |                             |                        |                           |
| <b>Web link</b>   |                       |                             |                        |                           |
| <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RK41MNBKFY600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RK41MNBKFY600</a> |                       |                             |                        |                           |

|   |                       |                           |                        |                      |
|---|-----------------------|---------------------------|------------------------|----------------------|
| <b>14</b>   | <b>Plan Number</b>    | <b>Planning officer</b>   | <b>Town Councillor</b> | <b>Agent</b>         |
|   | <b>22/02929/HOUSE</b> | Samantha Simmons 28/11/22 | Cllr Parry             | Bluelime 01322521026 |
| <b>Case Officer</b>   |                       |                           |                        |                      |
| <b>Applicant</b>  |                       |                           |                        |                      |
| C McDeigan  |                       |                           |                        |                      |
| <b>House Name</b>   |                       |                           |                        |                      |
| Keepers Gate  |                       |                           |                        |                      |
| <b>Road</b>   |                       |                           |                        |                      |
| Oak Lane  |                       |                           |                        |                      |
| <b>Locality</b>   |                       |                           |                        |                      |
| Kippington  |                       |                           |                        |                      |
| <b>Town</b>   |                       |                           |                        |                      |
| <b>County</b>   |                       |                           |                        |                      |
| <b>Post Code</b>  |                       |                           |                        |                      |
| <b>Application date</b>   |                       |                           |                        |                      |
| 07/11/22  |                       |                           |                        |                      |
| <b>Proposed 1st storey side extension with secluded terrace to the rear and detached timber-built carport to the front.</b>   |                       |                           |                        |                      |
| <b>Web link</b>   |                       |                           |                        |                      |
| <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RK9LL7BKFZA00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RK9LL7BKFZA00</a> |                       |                           |                        |                      |