

Notes on the report to PLANNING COMMITTEE Working Party*
Monday 10th January 2022 at 7:00pm via Zoom.

Present:

Committee Members

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

Also in attendance:

Town Clerk
Planning Committee Clerk
Hugo Nowell, Urban Initiatives Studio
Darren Bell, David Lock Associates
Will Bridges, Tarmac Ltd
Simon Tucker, David Tucker Associates
Duncan Flynn, Cratus Communications Ltd
1 member of the public

At 7pm, prior to the commencement of the meeting, there was a presentation from Hugo Nowell, STC's consultant from Urban Initiatives Studio for the NDP. This provided an update on the NDP's progress, including edits made and the processes that led to these being essential for the NDP's progression.

At 7:15pm, representatives for Tarmac Ltd provided a presentation on its Planning Application and proposals for the Sevenoaks Quarry site. The presentation was followed by a Q & A session.

PUBLIC QUESTION TIME

None.

440 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

441 DECLARATIONS OF INTEREST

None.

442 DECLARATIONS OF LOBBYING

Representation was received and circulated to all Councillors objecting to the following application:

[Plan no. 8] 21/04174/FUL – Summerhill, Seal Hollow Road

*Delegation of Authority under S.101 of the Local Government Act, during the pandemic.

443 NOTES

Councillors received the notes on the report to Planning Committee Meeting held 20th December 2021. **It was RESOLVED** that the notes be approved.

444 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) Councillors noted that decisions and planning recommendations are to be made via a “Working Party” of the Council with Meetings held on Zoom and live-streamed on Youtube as per the last year, and signed off under delegated powers by the Chief Executive.

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

445 APPEALS

a) Councillors noted that the following appeal was dismissed on 15th December 2021.

APP/G2245/D/21/328057: 21/00703/HOUSE – The Old Bakehouse, Six Bells Lane

b) Councillors also noted that a separate application for costs was made against SDC and refused on 15th December 2021.

446 TREE PRESERVATION ORDER NO. 08 OF 2021, SITUATED AT 22 ST GEORGES ROAD

a) The Committee received notice that the above Tree Preservation Order (TPO) took effect on a provisional basis on 13th December 2021, and noted the deadline of 14th January 2022 for comment.

b) Councillors questioned why STC had been consulted on this and whether STC owns any land near the provisional TPO. It was noted that the Chief Executive and Planning Committee Clerk would refer to the Open Spaces Manager for advice and that no comment or objection would be made at this time.

447 NEIGHBOURHOOD DEVELOPMENT PLAN (SEE APPENDIX FOR HUGO NOWELL’S FULL REPORT)

a) Councillors discussed the update provided by Hugo Nowell, STC’s consultant on the NDP from Urban Initiatives Studio. This included edits made to the 13 sites the NDP supports for future development, revised in line with comments and approval from Historic England.

b) Cllr Clayton voiced concerns that the edited version would not be supported at referendum with the design quantum and guidance on height and density removed.

c) The Chief Executive and Hugo Nowell explained that whilst principles that guide the scale, height and massing of development can be retained in the plan, guidance on potential development quantum and densities need to be removed as the sites will not

*Delegation of Authority under S.101 of the Local Government Act, during the pandemic.

be allocated in the NDP. The NDP can then be accepted by the District Council for independent examination and referendum without significant further investigation and delays. It was **RESOLVED** that the edits be approved, and the NDP move forwards with next steps for it to be presented to the Steering Committee.

448 APPLICATION FOR DISABLED PERSONS PARKING BAY – HILLINGDON RISE

a) Councillors received details of an application for a disabled persons (blue badge) parking bay to be provided in Hillingdon Rise.

b) It was **RESOLVED** that STC support for this application be forwarded to SDC.

449 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior arrangement:

[Plan no. 8] 21/04174/FUL – Summerhill, Seal Hollow Road (Against)

(b) The Committee considered planning applications received during the two weeks ending 3rd January 2022. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

450 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 20:53.

Signed
Chairman

Dated

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Planning Applications Considered

Applications considered on 10-1-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03147/LBCALT	Joshua Ogunleye 15/01/22	Cllr Hogarth	Stephen Langer 01892 52 4555
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Parker	Vale Lodge	124 Bradbourne Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/12/21	
Proposed repair and replacement of existing windows.				

Comment

Recommended from the Chair:

Sevenoaks Town Council recommended approval, subject to the comments of the Conservation Officer.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03217/FUL	Ravi Rehal	Cllr Raikes	Wyatt Glass Architects 01 793 888 488
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Alanwiye		62 St Johns Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/12/21	

21/03217/HOUSE - amended plan

Basement kitchen/dining, ground floor rear and side extension, and two storey side extension. Demolish garage and side extension.

A summary of the main changes are set out below:

Application invalidated due to wrong application type (HOUSE). Resubmitted as FUL.

Comment

Sevenoaks Town Council recommended refusal, unless:

- The Planning and Conservation Officers are satisfied that any change to the front boundary and entrance gateposts will retain the integrity of the current appearance of the street scene
- The Aboricultural Officer is satisfied that the integrity of the tree in front of the property on St Johns Road will be retained.

Informative: Sevenoaks Town Council noted that there were no plans for the boundary treatment to enable an informed view.

Planning Applications Considered

Applications considered on 10-1-22

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03590/HOUSE	Charlotte Brooks-Lawrie 11/01/22	Cllr Dr Canet	Mr B Eames
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Rademaker			23 Grove Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/21

21/03590/HOUSE - Amended plan

Proposed single storey rear extension.

A summary of the main changes are set out below:

The proposed materials for the rear extension have been changed to a beige coloured composite cladding to match the brickwork. The size and location of the proposed extension remains the same.

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03852/FUL	Joshua Ogunleye 22/01/2022	Cllr Granville-Baxter	Mr Roland Lee 02077 700 858
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Industrial Property Investment Fund		Former Builders Yard	14 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/12/21

Erection of a 2.4 paladin fence with gates.

Comment

Sevenoaks Town Council recommended approval, as long as the Planning Officer is satisfied with the height of the boundary in a residential area.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04117/MMA	Samantha Simmons 15/01/22	Cllr Granville-Baxter	Mr Neal Thompson 01689 888881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis			6 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/12/21

Minor material amendment to 17/01356/FUL.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that conditions detailed in the original planning approval are still met in this much enlarged proposal.

Planning Applications Considered

Applications considered on 10-1-22

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04136/LBCALT	Ashley Bidwell 17/01/22	Cllr Bonin	Mr Trevor Jones 07541 810044
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lickley		Halifax	100-102 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/21
Removal of external signage and an external ATM.				

Comment

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

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04168/FUL	Anna Horn 21/01/2022	Cllr Busvine	Mr John Pearson
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole Park	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/21
Engineering operations to install a fire hydrant pipeline.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the Construction and Environmental Management Plan is fit for purpose.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04174/FUL	Ashley Bidwell 17/01/22	Cllr Clayton	Ms Jacque Andrews 01783 450000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Brentfield Homes Limited		Summerhill	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/12/21
Demolition of existing dwelling. Erection of replacement detached dwelling with integral garage and associated works.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
The excessive bulk, height, mass and scale of the proposed dwellings would be detrimentally harmful to the residential amenities of the occupiers of Dawning House and Levenhurst, to the east of the site. This is due to the overbearing effect the buildings would have on the neighbouring properties due to the difference in ground levels and the proximity to the boundary. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan, using the same criteria as for 18/02306/FUL, which was previously refused.

Informative:

Its noted that the access does not meet Kent design requirements for Fire and Rescue, with Kent Fire and Rescue having put forward the following information:
"the driveway is a dead end and is in excess of 20m, therefore suitable turning facilities for a pumping appliance should be provided. Applicants should be aware that in the event of planning permission being granted, the Fire & Rescue Service would require the access routes, hardstanding and turning facilities onsite to meet the requirements of Approved Document B Volume 1:2019, Table 13.1."

Planning Applications Considered

Applications considered on 10-1-22

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04200/FUL	Ashley Bidwell 22/01/2022	Cllr Parry	Mrs Emma Gregson 0780 4055400
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portfolio Homes (Grassy Lane)		Land South of Otia Tuta	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/12/21
Construction of 2 x 5 bedroom houses with associated access and parking.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04205/FUL	Anna Horn 25/01/2022	Cllr Michaelides	Mr Lee Woodward
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			45 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/01/22
Change of use of existing workshop to a kitchen and bathroom to serve 45A London Rd.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the designs and materials and that the conservation officer is satisfied there will not be a negative impact on a listed building.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04206/LBCALT	Anna Horn 21/01/2022	Cllr Michaelides	Mr Lee Woodward 01959 585805
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			45 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/21
Internal works and alterations.				

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the designs and materials and that the conservation officer is satisfied there will not be a negative impact on a listed building.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/04207/LBCALT	Samantha Simmons 21/01/202	Cllr Busvine	Nadia Ledger 07967 0486
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hawkins			15 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/12/21
Internal alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied as to the materials to be used.

**Sevenoaks Town Council Planning Committee
Monday 10th January 2022**

Update Sheet

**Reference Update on the Neighbourhood Development Plan from Hugo Nowell
(Presentation No. 1 and Agenda Item No. 8)**

In August 2021 AECOM were appointed to prepare a Strategic Environmental Assessment (SEA) on the draft Sevenoaks Neighbourhood Plan. This was required following concerns raised by Historic England (as part of the consultation on the SEA screening carried out by SDC) on Policy D1 relating to development sites in the draft Neighbourhood Plan.

AECOM prepared an SEA Scoping report in September and consultation with Historic England, the Environment Agency and Natural England followed.

As part of the SEA process AECOM carried out a high-level appraisal of the Neighbourhood Plan (March 2021 version) and found that the policies and aims performed favourably in sustainability terms. AECOM made a number of recommendations on how policies in the plan relating to biodiversity, climate change, the historic environment and surface water management could be strengthened

AECOM also suggested updated wording for the Neighbourhood Plan policies on development. This followed clarification from the District Council that it would not be possible to allocate sites in the Neighbourhood Plan without significant further work to test deliverability and a further Regulation 14 consultation. This would significantly delay the submission of the plan for independent examination and referendum.

AECOM's recommended changes included rewording policies to make it clearer that the Neighbourhood Plan was not allocating sites and removing reference to development quantum under policies D1 (sites) and D2 (the Tarmac site). Importantly the design principles relating to each site were retained. A further draft of the Plan was circulated in December 2021 incorporating these suggested amendments.

The District Council will only accept the Plan and progress towards independent examination if statutory authorities are supportive and we therefore shared the updated version of the Neighbourhood Plan with Historic England in December. They confirmed that whilst they are supportive of the plan they were still not happy with the wording of policy D1 and recommended an alternative policy wording that would make it clearer that the sites are not allocated in the plan whilst also emphasising the benefits of development.

The revised wording of policy D1 and D2 is included on the pages that follow. This brings the benefits that should be secured on sites into the policy wording whilst making it clear that allocation would be a matter for the Local Plan.

It is recommended that these changes be supported in the Neighbourhood Plan and that the Plan is then finalised and submitted alongside a consultation statement and basic conditions statement (demonstrating that the plan is in general conformity with policy) to SDC for independent examination and referendum.

AECOM are in the process of completing the SEA Environmental Report and this will also be provided to SDC as part of the submission and will add greater robustness to the Plan.

THEME SEVEN: DEVELOPMENT AND HOUSING

Objective Fifteen: To promote high quality development that enhances the town and consolidates vacant or under-utilised land

Policy D1: The Neighbourhood Plan recognises that there are sites that may come forward for development, either as windfall or through allocation in the Local Plan, that have potential to deliver benefits that should be secured through the design, layout and use of each site. Planning applications on the following vacant and under-utilised sites within the Neighbourhood Plan area should demonstrate that they will deliver the relevant benefits set out below, in addition to other requirements set out in the Local Plan:

1. Bat and Ball Centre, Bat and Ball*

- Mixed-use development accommodating community use, office use and residential dwellings within buildings of up to four storey;
- A southern access and entrance to Bat and Ball station; and
- A building layout that would facilitate enhanced access to Bat and Ball station and provide an arrival space in front of the new southern entrance to the station.

2. Travis Perkins, Bat and Ball

- A longer term opportunity to relocate light industrial uses northwards to Vestry Industrial Estate / Otford (outside of the Neighbourhood Plan area) and redevelop the site with mixed-use development within compact blocks of up to four storey height;
- Removal of the conflict between the light industrial employment uses and residential accommodation within the Bat and Ball area; and
- Improved access towards Bat and Ball station and better animation of the streets in the area.

3. Cramptons Road, Water Works

- Potential for residential development close to Bat and Ball station. With its proximity to shops and facilities it could be a suitable site for a co-housing project;
- Layout must retain access to the water treatment works to the north of the site. The layout of development should facilitate a potential future pedestrian connection through Sevenoaks Business Centre to Bat and Ball station; and
- The scale and massing of development should respond to the lower scale properties to the west of the site.

4. Carpetright / Wickes, Otford Road

- Relocate existing uses northwards to the Vestry Industrial Estate where they are more appropriate;
- Strengthen the residential character of the area and remove the conflict between the big box retail uses and existing homes;
- Deliver buildings that create a positive frontage to Cramptons Road (houses) and Otford Road (apartments); and
- Respond positively with proposals for the adjacent gasholder station site (Site 5).

5. Sevenoaks Gasholder Station

- Residential development close to Bat and Ball station that supports the regeneration of Northern Sevenoaks;
- A development layout that provides positive frontages to streets and retains, fronts onto and overlooks the pedestrian path (a public right of way) that connects Cramptons Road with Otford Road through the site; and
- A scale and massing that responds to the context (i.e. two storey buildings on Cramptons Road but with potential for four storeys on Otford Road).

6. Bat and Ball Enterprise Centre

- Longer term opportunity to change this area close to Bat and Ball station to mixed-use;
- Strengthen the residential character of the area and improve access to the station for people living in Greatness through pedestrian routes (from Queens Drive) that are overlooked by new development;
- Deliver apartment buildings (with ground floor employment) that create a positive frontage to Bat and Ball Road; and
- Buildings could be up to four storeys in this location.

* Represents a site where further studies / actions may be pursued by the Town Council over the life of the Plan

THEME SEVEN: DEVELOPMENT AND HOUSING (CONTINUED)

7. Sevenoaks station and surrounding area

- Significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town;
- There are notable views down London Road towards the Kent Downs AONB to the north and any development should respond sensitively to this setting;
- Scale of buildings to be typically four to six storey. There may be potential for a taller building to mark the station; and
- Opportunity to reconsider transport interchange and public realm treatment at the station.

8. Edwards Electrical, High Street

- Development proposals to respond to heritage sensitivities (the site is located immediately to the south of, and adjacent to, the Vine Conservation Area);
- Development should respond to the character of the existing streetscape both in terms of materials, design language and height and massing — two / three storeys is appropriate;
- Development should provide a positive and active frontage to the High Street that is aligned to frontages on adjacent plots and is sympathetic to adjacent built form; and
- Potential for mews houses to the rear of the site.

9. Buckhurst Lane (Suffolk Way) sites

- Development proposals to respond to heritage sensitivities (the site is located on the edge of the Sevenoaks High Street Conservation Area) and development will need to respond to the historic development pattern, materials and character of the area;
- Access will need to be maintained to service yards of properties on High Street;
- Potential to provide development that provides a positive frontage to Suffolk Way and Buckhurst Lane;
- Scale and massing of development to respond to the existing context with potential for three storey buildings plus an additional set back storey;
- Development should front streets whilst concealing existing service yards from public view; and
- Pedestrian connections through the area to be retained and any trees that are removed to be replaced.

10. Post Office / BT Exchange

- Development proposals to respond to heritage sensitivities (the site is located adjacent to the Sevenoaks High Street Conservation Area and the locally listed Stag Theatre);
- The site is located on elevated ground with land dropping away to the south and development is likely to be highly visible from a number of locations. The height and massing needs to be carefully considered and modelled;
- Potential to re-establish the primacy of London Road through development providing active ground floor uses onto London Road with apartments above. Total building height three storeys plus an additional set back storey;
- Frontage onto London Road should be set back to create a public space that serves the adjacent theatre and provides a setting for the new ground floor uses;
- Development should provide a positive frontage to the lane connecting the car park to the rear of The Stag Theatre with London Road;
- Potential for public realm enhancement to South Park; and
- A comprehensive scheme should be prepared but could be delivered as two independent phases (Post Office and BT Building).

THEME SEVEN: DEVELOPMENT AND HOUSING (CONTINUED)

11. Town Council offices, Bradbourne Vale Road*

- Residential development in the form of apartments that provide a frontage to Bradbourne Vale Road with other dwellings to the rear;
- Development up to three storeys; and
- Potential to relocate existing office space to the Community Centre site at Bat and Ball station.

12. Adult Education site, Bradbourne Road

- Potential for sensitive residential conversion of the locally listed college building which maintains the integrity of the existing building;
- Potential for a new build residential annex; this must be subservient to main college building in respect of its design and scale and massing; and
- Existing mature trees and quality of landscape setting to be retained.

Developers will be encouraged to develop buildings constructed to the highest environmental standards to reduce carbon emissions through construction and later life



Policy D2: Should the Tarmac Ltd. Site at Greatness be brought forward for development, either as windfall or through allocation in the Local Plan, this should be guided by an agreed masterplan that indicates how development would be laid out to respond to, and provide a significant landscape resource for Sevenoaks, how it will be phased and the supporting infrastructure that would be delivered as part of the development.

Development of the site should also deliver the following benefits for the area:

- Community infrastructure including the potential provision of a primary school and medical facilities;
- Green infrastructure including the provision of a new lake and centre for sport, recreation and leisure, a network of walking and cycling routes and play space;
- Transport infrastructure and in particular proposals must demonstrate how vehicular access will be achieved and how any transport impacts will be mitigated, including but not limited to improvements to Bat and Ball junction;
- Re-use of historic buildings - the former oast house should be refurbished, integrated into the development and re-used for community use; and
- A mix of new homes that supports local needs and including affordable homes to meet the requirements of the Local Plan.



Objective Sixteen: To deliver a range of new homes to meet local needs

Policy D3: Where practicable larger residential developments will be expected to provide a range of homes. New housing should contribute to meeting the identified local need. Affordable housing provision will be required as part of all eligible developments



Policy D4: The development of on-site key worker housing will be encouraged as part of larger infrastructure developments and subject to a condition preventing sale or rent on the open market



Objective Seventeen: To provide homes that are energy efficient and minimise environmental impact

Policy D5: The Neighbourhood Plan promotes the delivery of new homes that are energy efficient, that are constructed using materials that reduce the impact on the environment and that are designed to maximise daylight and sun penetration whilst also avoiding overheating



Policy D6: The Neighbourhood Plan promotes the retrofitting of existing homes to increase their energy efficiency



* Represents a site where further studies / actions may be pursued by the Town Council over the life of the Plan