

Minutes of the PLANNING COMMITTEE meeting held on Monday 4<sup>th</sup> April 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/1ZDFLK2MS5k>

**Present:**

---

**Committee Members**

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

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Hugo Nowell  
 5 Members of the Public  
 1 Member of the Public (Remote Attendance)

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

**PUBLIC QUESTION TIME**

None.

**1      REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**2      DECLARATIONS OF INTEREST**

Cllr Parry and Cllr Mrs Parry declared that they live near 12 Burntwood Road [Plan no. 2] and did not take part in discussions of this site.

**3      DECLARATIONS OF LOBBYING**

Representation from Sevenoaks Society was received and circulated to all Councillors regarding the following application:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road

Cllr Granville-Baxter declared that she had had conversations with CPRE regarding the following application:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road

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

- 22/00613/FUL – 73 Bradbourne Vale Road

4 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 21<sup>st</sup> March 2022.

b) The Planning Committee Clerk reported that Cllr Hogarth was incorrectly marked as “Absent” instead of “Apologies”.

**It was RESOLVED** that the minutes be approved with the above matter corrected.

5 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.

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

a) The Committee received a copy of AECOM’s SEA Final Report and collated responses from Hugo Nowell and Committee members.

b) It was **RESOLVED** that the SEA Final Report be approved with the attached comments made to AECOM (See Appendix).

7 SPEED INDICATOR DEVICES: CORRESPONDANCE FROM KCC EXPLAINING WHY EXISTING POLES CAN’T E USED FOR SIDS TO REDUCE CLUTTER

The Committee received and noted with disappointment KCC’s comments as to why existing poles cannot be utilised for Speed Indicator Devices.

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

a) Councillors received a hard copy of SDC’s consultation on its Draft themes of the Housing Strategy.

b) Cllr Granville-Baxter stated that she had forwarded the draft response that was attached to the Agenda as a Member of the Public. It was therefore agreed that this would not be forwarded as a representation of the Town Council’s views.

c) It **RESOLVED** that all Councillors would respond individually, and that the Town Council forward SDC the most up-to-date version of the NDP, with reference made in particular to Policy D1. The Mayor’s comments also to be forwarded (See Appendix for Policy D1 and Cllr Dr Canet’s comments)

9 PLANNING APPLICATIONS

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

[Plan no. 5] 22/00613/FUL – 73 Bradbourne Vale Road (Against)

[Plan no. 5] 22/00613/FUL – 73 Bradbourne Vale Road (For)

- (b) The Committee considered planning applications received during the two weeks ending 28<sup>th</sup> March 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

10 PRESS RELEASES

It was **RESOLVED** that a press release be circulated, announcing that the application process for the Tarmac Sevenoaks Quarry site has been started, and that Sevenoaks Town Council looks forward to working with the Applicant and SDC to assist with shaping the development for the benefit of the community and future generations.

There being no further business the Chairman closed the meeting at 21:00.

Signed .....  
Chairman

Dated .....

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



## 4.8 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.



Policy or aim that contributes towards the Neighbourhood Plan zero carbon commitment

### 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 aims where further studies / actions will be pursued by the Town Council over the life of the Plan

### **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;
- 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).

### **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.



\* Represents aims where further studies / actions will be pursued by the Town Council over the life of the Plan

The sites have been identified from existing Local Plan site allocations, survey work undertaken as part of this Neighbourhood Plan and the recommendations made in the Northern Sevenoaks Masterplan.

It is important to plan positively for the achievement of high quality and inclusive design. To achieve this, Policy D1 identifies the benefits that should be secured through the design, layout and use of each site should they be brought forward for development.

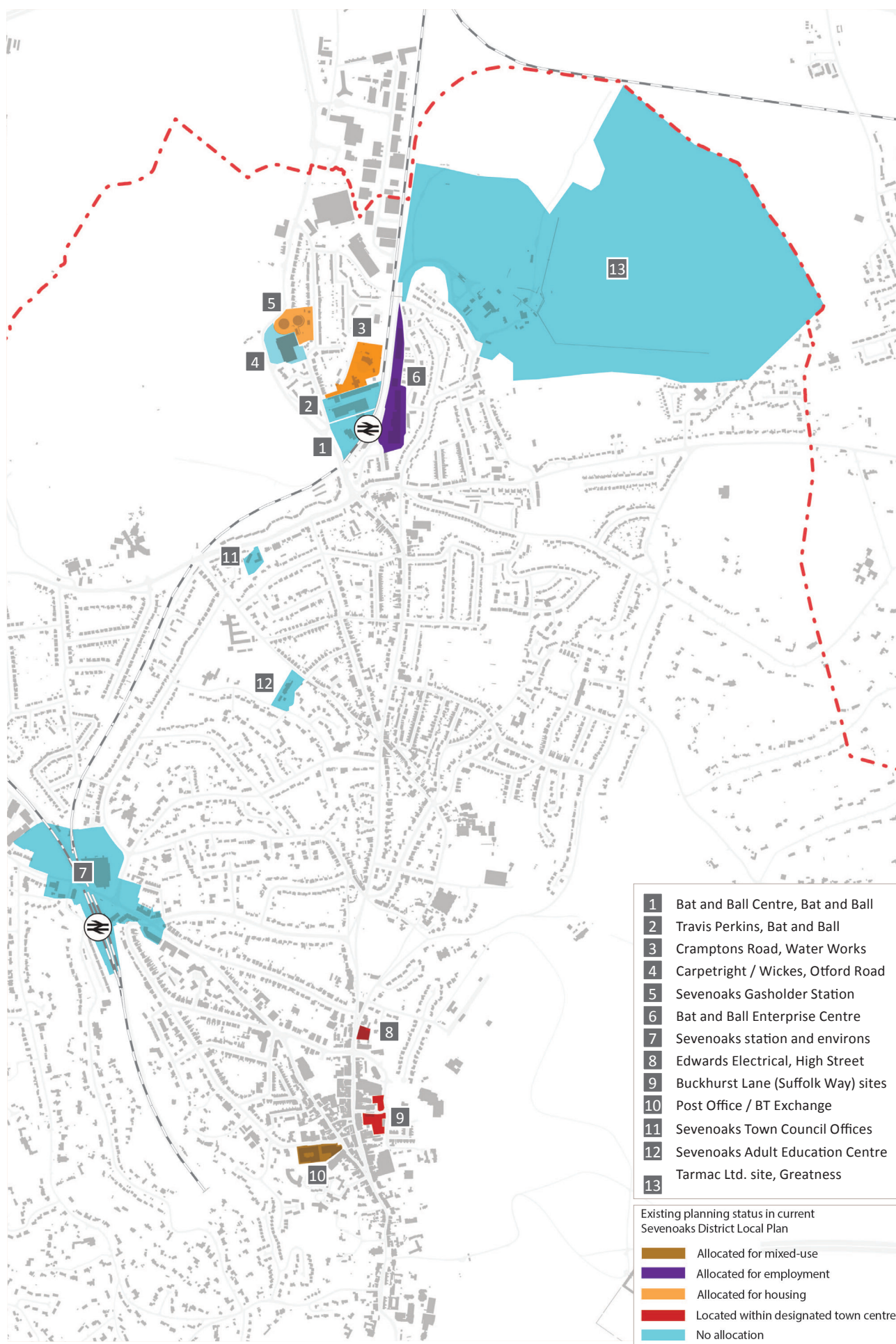
The location of each site is indicated in Figure 4.7 and further detail on each of the sites is provided on the pages that follow.

This includes:

- Existing features to be retained on-site including any buildings or landscape features / trees;
- Environmental or heritage assets in the wider context that development would need to respond to;
- The land uses that are considered appropriate on the site;
- The potential scale, height and massing of new buildings;
- How development should respond to streets spaces and other features; and
- Movement, connectivity, access and parking.

The Neighbourhood Plan is looking to the long term and it is recognised that for some sites development is unlikely to be brought forward in the short to medium term. For some sites there is currently a policy presumption to retain employment in the Local Plan or an existing use that is unlikely to change at the current time.

In order to reduce the impact that development has on climate, were development to be brought forward on any of the sites it should be built to the highest environmental standards with new homes meeting or exceeding the government's 'Future Homes Standard' and non-residential buildings aiming for BREAAAM excellent ratings.



**Figure 4.7: Sites that may come forward for development within the Neighbourhood Plan area and that have potential to deliver benefits that should be secured through their design, layout and use**



1

## BAT AND BALL COMMUNITY CENTRE OTFORD ROAD

0.89Ha

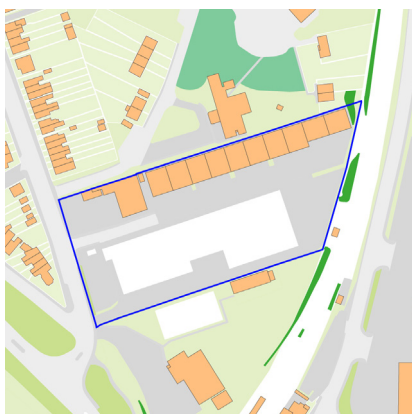


<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>New Bat and Ball Centre, associated car parking and MUGA recently delivered on the site.</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>No allocation, however, policy presumption to retain employment use (Policy EMP1/EMP5)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Adjacent uses — light industrial to the north; rail line to the south and east, busy road to the west</li> <li>Single point of access from the north-west corner</li> <li>Land is steeply sloping to the western boundary</li> <li>The site is located within the Impact Risk Zone (IRZ) for Sevenoaks Gravel Pits SSSI (Sevenoaks Wildlife Reserve)</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>New Community Centre, re-provision of the children's nursery (COMPLETED)</li> <li>Office space</li> <li>Residential apartments</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Mixed-use development accommodating community use, office use and residential dwellings within buildings of up to four storey</li> <li>Potential southern access and entrance to Bat and Ball station (DELIVERED)</li> <li>Building layout should facilitate enhanced access to Bat and Ball station and provide an arrival space in front of the new southern entrance to the station</li> </ul>

2

## TRAVIS PERKINS, BAT AND BALL SEVENOAKS BUSINESS CENTRE

1.27Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Light industry and builders' merchants</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>No allocation; however, policy presumption to retain employment use (Policy EMP1/EMP5)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Travis Perkins has recently expanded their operation on the site</li> <li>Numerous other businesses are located within the Sevenoaks Business Centre</li> <li>The site is located within the Impact Risk Zone (IRZ) for Sevenoaks Gravel Pits SSSI (Sevenoaks Wildlife Reserve)</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Office space</li> <li>Residential apartments</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>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</li> <li>Remove the conflict between the light industrial employment uses and residential accommodation within the Bat and Ball area</li> <li>Create improved access towards the station and better animation of the streets in the area</li> </ul>

3

## CRAMPTONS ROAD WATER WORKS

CRAMPTONS ROAD

1.26Ha



### EXISTING USE

- Southern portion of the water treatment works (northern portion retained in operational use)
- Includes two vacant waterworks buildings and a residential property

### PLANNING STATUS

- Allocated for Housing in ADMP - H1(b)
- Employment use (Policy EMP1/EMP5)

### PLANNING DESIGNATIONS / CONSTRAINTS

- Existing homes which may impact on layout
- Access to water treatment works must be retained
- Access onto Cramptons Road is constrained
- Requires a comprehensive approach that responds to adjacent sites
- The site is located within the Impact Risk Zone (IRZ) for Sevenoaks Gravel Pits SSSI (Sevenoaks Wildlife Reserve)

### POTENTIAL USES

- Mix of residential houses and apartments

### OPPORTUNITY / URBAN DESIGN PRINCIPLES

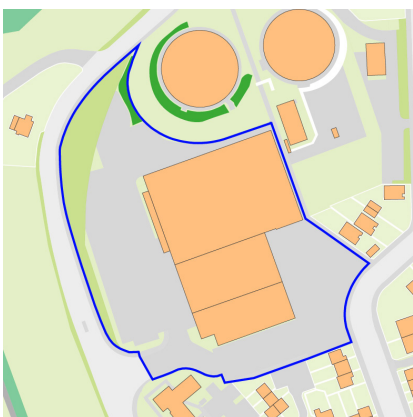
- Residential development close to Bat and Ball station. With its proximity to shops and facilities it could be a suitable site for a co-housing project
- Development layout should facilitate a potential future pedestrian connection through Sevenoaks Business Centre to the station
- Development form should respond to lower scale properties to the west

4

## CARPETRIGHT / WICKES

OTFORD ROAD

1.13Ha



### EXISTING USE

- Big box retail uses

### PLANNING STATUS

- No allocation, however, policy presumption to retain employment use (Policy EMP1/EMP5)

### PLANNING DESIGNATIONS / CONSTRAINTS

- Site is adjacent to former gasholder station and ground remediation is likely to be required
- Comprehensive approach required that anticipates potential change on gasholder station site
- The site is located within the Impact Risk Zone (IRZ) for Sevenoaks Gravel Pits SSSI (Sevenoaks Wildlife Reserve)
- A public footpath extends along the site's eastern boundary

### POTENTIAL USES

- Residential use: houses fronting Cramptons Road and apartments fronting Otford Road

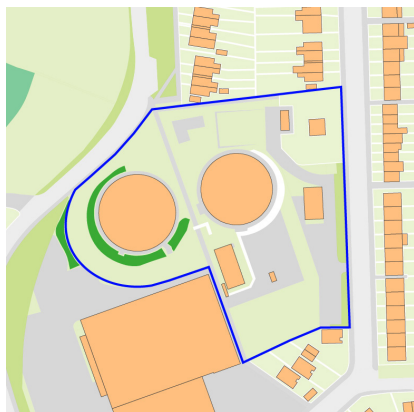
### OPPORTUNITY / URBAN DESIGN PRINCIPLES

- Relocate these 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)
- Development proposal would work more effectively in conjunction with adjacent gasholder station site (Site 5)



## 5 SEVENOAKS GASHOLDER STATION CRAMPTONS ROAD

0.98Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Site of former gas works — gasholders were removed in 2018</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>Allocated for Housing in ADMP - H1 (c)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Site remediation will be required</li> <li>Development opportunity is impacted by adjacent big box retail uses to the south</li> <li>Comprehensive approach required that anticipates potential change on adjacent sites</li> <li>The site is located within the Impact Risk Zone (IRZ) for Sevenoaks Gravel Pits SSSI (Sevenoaks Wildlife Reserve)</li> <li>Public right of way extends across the site</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Residential use: houses fronting Cramptons Road and apartments fronting Otford Road</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Residential development close to Bat and Ball station that supports the regeneration of Northern Sevenoaks</li> <li>Development layout should provide positive frontages to streets and retain and front onto the pedestrian path that connects Cramptons Road with Otford Road through the site</li> <li>Scale and massing should respond to the context (i.e. two storey buildings on Cramptons Road but with potential for four storeys on Otford Road)</li> </ul>

## 6 BAT AND BALL ENTERPRISE CENTRE BAT AND BALL ROAD

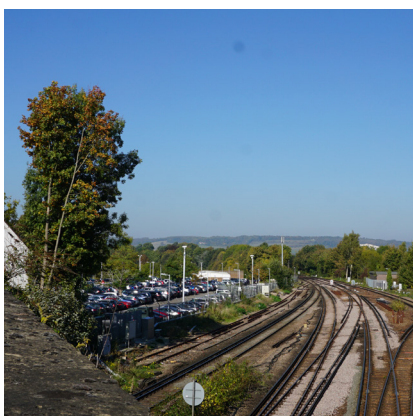
1.80Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Light industry / businesses within two storey buildings. Car parking located either to the front or sides of buildings</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>Allocated for Employment in ADMP - EMP1 (b)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>While Greatness Quarry is still operational Bat and Ball Road is used by numerous heavy vehicles</li> <li>Employment uses impact on accessibility of station from Greatness to the east</li> <li>The site is located within the Impact Risk Zone (IRZ) for Sevenoaks Gravel Pits SSSI (Sevenoaks Wildlife Reserve)</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Potential for area to become mixed-use with the addition of residential development</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Longer term opportunity to change area around the station to mixed-use</li> <li>Strengthen the residential character of the area and improve access to the station for people living in Greatness through pedestrian routes that are overlooked by new development</li> <li>Deliver apartment buildings (with ground floor employment) that create a positive frontage to Bat and Ball Road</li> <li>Buildings could be up to four storeys in this location</li> </ul>

## 7 SEVENOAKS STATION AND SURROUNDING AREA LONDON ROAD

8.92Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Station and arrival car park: station and retail units</li> <li>Farmers site: vacant</li> <li>London Road shops: retail</li> <li>BT offices at One 60 London Road</li> <li>Tubs Hill Parade: retail with residential above</li> <li>Shell Garage and Kwik Fit: petrol filling station and car repairs</li> <li>Sevenoaks station car park: parking</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>No allocation, however, policy presumption to retain employment use (Policy EMP1/EMP5)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Area is generally low lying and so can accommodate greater height than elsewhere in the town; however, there are notable views down London Road towards the Downs to the north</li> <li>Car parking will need to be retained but could be re-provided within a multi-storey car park</li> <li>Conflicts between road users and pedestrians around the station</li> <li>Fragmented ownerships may make delivery challenging (e.g. Tubs Hill Parade)</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Potential for compact mixed-use development including retail and food and drink around station, some B1 office, petrol station and new residential units</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town</li> <li>Scale typically four to six storey with taller building marking the station</li> <li>Opportunity to reconsider transport interchange and public realm treatment at the station</li> </ul>

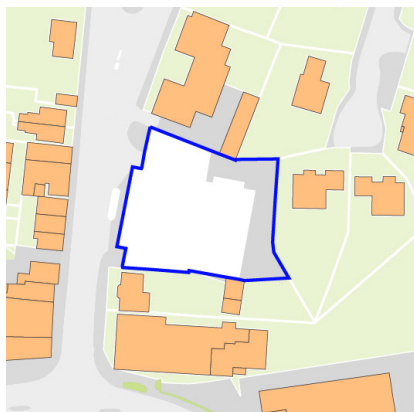


8

## FORMER EDWARDS ELECTRICAL

166 HIGH STREET

0.16Ha



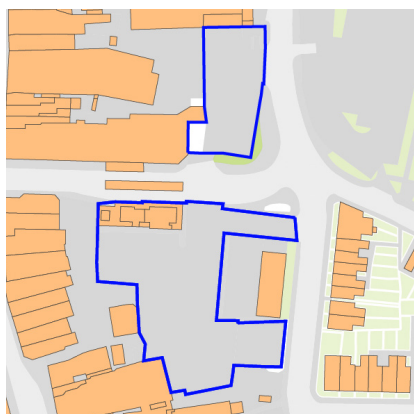
<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Vacant site</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>Located within designated town centre</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>The site is located immediately to the south of, and adjacent to, the Vine Conservation Area</li> <li>Development must respond to the character of the existing streetscape both in terms of materials, design language and height and massing — two / three storeys is appropriate</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Active ground floor uses fronting street</li> <li>Residential apartments and houses</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>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</li> <li>Potential for mews houses to the rear</li> </ul>

9

## BUCKHURST LANE (SUFFOLK WAY) SITES

SEVENOAKS TOWN CENTRE

0.08 AND 0.24Ha

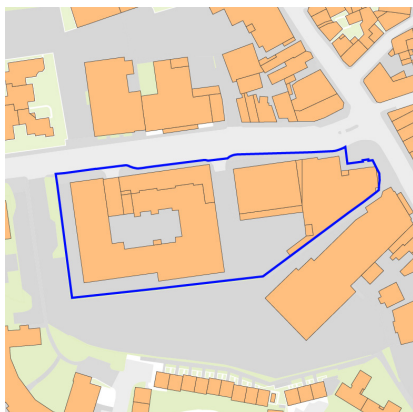


<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Car parking</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>Located within designated town centre</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>The site is located on the 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</li> <li>Access will need to be maintained to service yards of properties on High Street</li> <li>Challenges in terms of interface with some of the existing properties</li> <li>Loss of town centre car parking / need to relocate</li> <li>May result in the loss of some trees</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Ground floor B1 workspace and potential for an indoor market</li> <li>Residential apartments above</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Potential to provide development that provides a positive frontage to Suffolk Way and Buckhurst Lane</li> <li>Scale and massing of development should respond to the existing context</li> <li>Development should front streets whilst concealing existing service yards from public view</li> <li>Pedestrian connections through area to be retained and any trees that are removed to be replaced</li> </ul>

10

## POST OFFICE / BT EXCHANGE SOUTH PARK

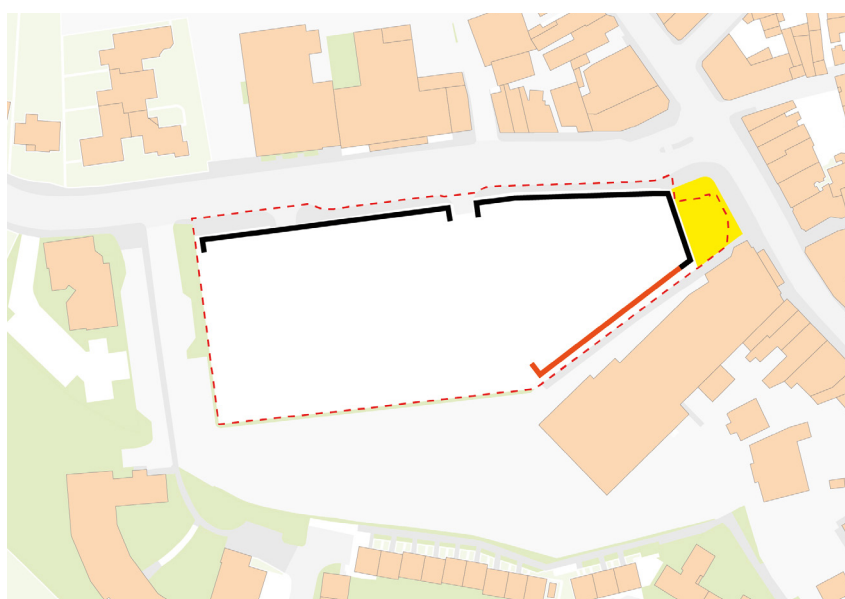
0.6Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Post Office and BT Exchange</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>Allocated for mixed-use in ADMP</li> <li>Located within designated town centre (secondary frontage) - H2(a)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Adjacent to the Sevenoaks High Street Conservation Area and the locally listed Stag Theatre. Development will need to respond to the historic development pattern, materials and character of the area</li> <li>Prominent site on gateway to town centre</li> <li>On elevated ground with land dropping away to the south means that any development will be highly visible from a number of locations. Height and massing needs to be carefully considered and modelled. Maximum height four storeys with upper floors set back</li> <li>Town centre car park to the rear</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Ground floor active uses onto High Street</li> <li>Residential apartments</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Significant town centre site</li> <li>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</li> <li>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</li> <li>Development should provide a positive frontage to the lane connecting the car park to the rear of The Stag Theatre with London Road</li> <li>Potential public realm enhancement to South Park</li> <li>A comprehensive scheme needs to be prepared but could be delivered as two independent phases (Post Office and BT Building)</li> </ul>

### Legend

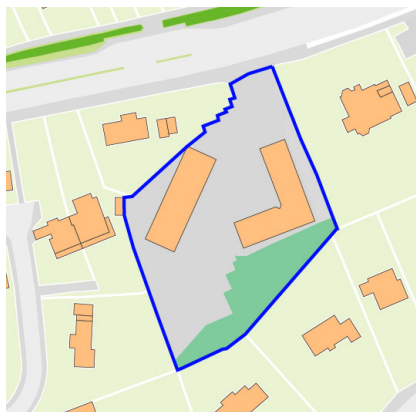
- Site Boundary
- Active Frontage
- Residential Frontage
- New Public Space



Site opportunities / design guidance

## 11 SEVENOAKS TOWN COUNCIL OFFICES BRADBOURNE VALE ROAD

0.32Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Town Council offices and car parking</li> <li>Office hub recently completed</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>No allocation, however, policy presumption to retain employment use (Policy EMP1/EMP5)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Mature trees on site boundaries</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Residential</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Residential development in the form of apartments that provide a frontage to Bradbourne Vale Road with other dwellings to the rear</li> <li>Development up to three storeys</li> <li>Potential to relocate existing office space to the Community Centre site at Bat and Ball station</li> </ul>

## 12 SEVENOAKS ADULT EDUCATION CENTRE BRADBOURNE ROAD

0.60Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Adult Education Centre and associated outbuildings and car parking</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>No allocation, however policy presumption to retain employment use (Policy EMP1/EMP5)</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>College building locally listed</li> <li>Part of the site is allocated as open space</li> <li>Mature trees on the site</li> <li>A public right of way crosses the site</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Residential development through refurbished college building and a new-build residential annex to the south of the site</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Residential development opportunity</li> <li>College must be sensitively refurbished / converted to maintain integrity of existing building</li> <li>Annex must be subservient to main college building in respect of its design and scale and massing</li> <li>Retain mature trees and quality of landscape setting</li> </ul>

**NOTE: All proposals for residential development on the above pages must deliver the required quantum of affordable housing.**



**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.



FROM TOP: The Tarmac Site Ltd. being worked for sand;  
The historic oast house

The potential of the Tarmac Ltd. site for development was identified as part of the Northern Sevenoaks Masterplan commissioned by Sevenoaks Town Council in November 2016 (Refer to Appendix A5 for further details).

The Masterplan includes proposals for the redevelopment of the Tarmac Ltd. site once sand extraction operations are complete. Planning for such development now will help ensure that it delivers the maximum benefits to the surrounding community.

If developed, new housing could help deliver a number of community assets including a lake for watersports, walking and cycle routes, a visitor centre and the refurbishment and reuse of the locally listed former oast house. A new primary school and medical facilities could also be provided.

The Tarmac Ltd. site is currently within the Green Belt. For development on this site to come forward exceptional circumstances will have to be identified by Sevenoaks District Council in order to remove the site from the Green Belt. This is currently under review as part of the Local Plan process.

The Northern Sevenoaks Masterplan was consulted upon as part of the District Council's Local Plan 'Issues and Options' Consultation. The Plan received overwhelmingly positive support through this consultation. 66% of respondents stated that they either 'Strongly supported' or 'Supported' the Plan (based on responses from 13,654 people).

Whilst it is not yet certain whether the site will come forward the potential of this site is clear. It is in a sustainable location, close to Bat and Ball station with connections to the surrounding townscape and access to local shops and services.

Should the site be brought forward for development the following benefits to the wider area should be delivered:

### 1. Community Infrastructure

The site offers potential to deliver new community infrastructure for Northern Sevenoaks. Early planning will allow the District Council to assess the impact of a rise in population and plan new infrastructure requirements accordingly. This should include all necessary health and education provision.



**Policy or aim that contributes towards the Neighbourhood Plan zero carbon commitment**

## 2. Green Infrastructure

One of the key requirements of new development on the Tarmac Ltd. site is the provision of a new lake for sport, recreation and leisure (refer also to Policy L5). Development around the lake and the green spaces around it should include:

- A centre for watersports;
- A lake-side trail for running, walking and cycling as part of the wider green network;
- A new pedestrian / cycle link from Greatness Recreation Ground;
- Good levels of connectivity through the new housing provided on-site and to the wider area; and
- Opportunities for play spaces.

## 3. Transport Infrastructure

Development on-site must be contingent on the adequate resolution of the impact on the surrounding transport network including, but not limited to, improvements to Bat and Ball junction.

The development must be planned around a clearly defined, safe and well connected network of pedestrian and cycle routes that link the site to the surrounding area.

## 4. Re-use of historic buildings

The Tarmac Ltd. site contains a former oast house. This should be refurbished, integrated into the development and re-used for community use.

## 5. Size and mix of dwellings

New development will only be supported if the requirements for affordable housing are met and delivered on-site. These should be designed to meet local needs.

New development will only be supported if the size and mix of houses reflects local needs. This must include smaller units.

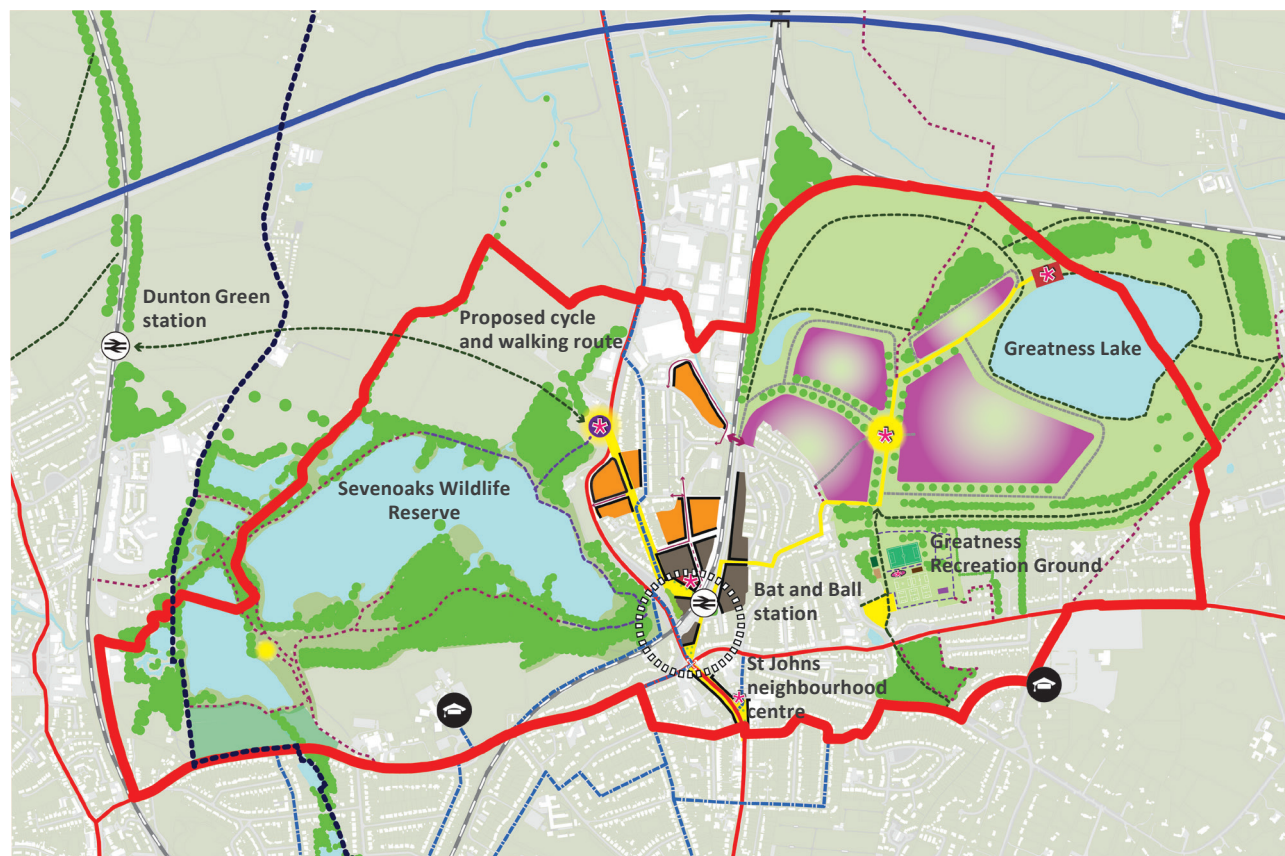


Figure 4.8: Northern Sevenoaks Masterplan indicating the potential for development on the Tarmac Ltd. site at Greatness

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Residential development (houses)	<span style="display:inline-block; width:15px; border-bottom:2px dashed blue;"></span> Proposed path	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> New visitor centre (Nature Reserve)
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Mixed use development	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Key route / area with high quality public realm	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Greatness Lake Visitor Centre
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Greatness Lake residential	<span style="display:inline-block; width:15px; border-bottom:2px dashed grey;"></span> Proposed vehicle route	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Community centre / refurbished station
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> MUGA	<span style="display:inline-block; width:15px; border-bottom:2px dashed green;"></span> Proposed cycle / pedestrian route	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Historic buildings to be refurbished
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Play area	<span style="display:inline-block; width:15px; border-bottom:2px dotted blue;"></span> Darent Valley Path	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> New sports pavilion
<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Skate park	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Railway crossing	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Other landmark building
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Adult pitch (3G)	<span style="display:inline-block; width:15px; border-bottom:2px solid red;"></span> A-class roads	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Key frontage
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Outdoor gym	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Train station	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> School
<span style="display:inline-block; width:15px; border-bottom:2px dashed blue;"></span> Proposed cycle route	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Junction improvements	
<span style="display:inline-block; width:15px; border-bottom:2px dotted red;"></span> Existing path	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Existing visitor centre (Nature Reserve)	



13

## TARMAC LTD. SITE, GREATNESS ACCESSED OFF BAT AND BALL ROAD

APPROX. 70Ha



<b>EXISTING USE</b>	<ul style="list-style-type: none"> <li>Greatness Quarry - sand is currently being extracted</li> <li>Site includes a number of works buildings, (including a locally listed oast house), towards the west of the area</li> </ul>
<b>PLANNING STATUS</b>	<ul style="list-style-type: none"> <li>No allocation, however, policy presumption to retain employment use (Policy EMP1/EMP5)</li> <li>Located within the Green Belt</li> </ul>
<b>PLANNING DESIGNATIONS / CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>Sand extraction is ongoing and the site will need to be re-profiled following completion of the extraction</li> <li>There are a number of mature trees and woodland belts within the area</li> <li>A locally listed oast house is located towards the west of the site</li> <li>The site is close to the Kent Downs AONB</li> <li>A public right of way extends through the area</li> <li>The site is located within the Impact Risk Zone (IRZ) for Greatness Brickworks SSSI (located to the north west). It may be appropriate for the SSSI to become part of the greenspace for the development</li> <li>A landfill site is located to the north-west of the area</li> <li>Access is constrained with the current main access off Bat and Ball Road in the south-western corner. Secondary access is provided from Farm Road (the former main access of the quarry) and a from Childsbridge Lane in the east</li> </ul>
<b>POTENTIAL USES</b>	<ul style="list-style-type: none"> <li>Open space</li> <li>Community uses including education and health</li> <li>Residential homes on the western portion of the site</li> </ul>
<b>OPPORTUNITY / URBAN DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>Potential to deliver a significant open space resource for Northern Sevenoaks and the wider area. This to include an extensive waterbody offering potential for watersports, a network of paths for pedestrians and cyclists and range of attractive habitats for both people and wildlife</li> <li>Retain and refurbish the historic oast house for community uses</li> <li>Locate new homes within an attractive green environment focused in the south-western portion of the site where they can serve to overlook routes and open spaces</li> <li>Provide a range of homes to meet local needs. Properties to be generally two and three storeys</li> <li>Provide a network of safe and attractive pedestrian and cycle routes offering clear and understandable access from the surrounding residential areas and to Bat and Ball station</li> <li>Improve pedestrian access over the railway line to Vestry Road to the west of the site</li> <li>Carefully manage vehicular access to the site to avoid impacting detrimentally on adjacent residential areas and the wider movement network in the area</li> <li>Avoid intrusion to the Kent Downs AONB through planting, use of materials that blend into the landscape and careful use of lighting to avoid light spill</li> </ul>

Appendix: Cllr Dr Canet's comments, to be forwarded to SDC regarding its Housing Strategy Survey

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

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

# Planning Applications Considered

Applications considered on 4-4-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00512/OUT	Nicola Furlonger 19/04/2022	Cllr Granville-Baxter	Darren Bell 01908 666276
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr W Bridges	Sevenoaks Quarry	Bat and Ball Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			18/03/22	

An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House and existing barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.

## Comment

The emerging Sevenoaks Town Council's NDP is supportive of the principle of development on the Tarmac site. The application is in outline only and it is recognised and understood that further detail will come with subsequent Reserved Matters however the application lacks detail on a number of important, and in some cases, fundamental issues. The Town Council therefore provides a 'Holding Objection' to the outline planning application unless the following can be addressed:

### 1.Quantum of development

The application is for up to 800 residential dwellings and up to 150 specialist older people's accommodation (together with up to 2,000 sq m of ancillary commercial and leisure uses). This is significantly more than was originally anticipated and consulted on through the Northern Sevenoaks masterplan and the consultation draft (Regulation 14) Neighbourhood Plan (600 homes). This is considered overdevelopment of the original consulted-upon plan, and will give rise to a greater impact on local services and on the transport network (refer to points 3 and 7 below);

### 2.Land use Parameters

The Parameter Plan (Figure 4.1 of Design and Access Statement (DAS)) indicates the locations for built development and of the Primary School and Lakeside Centre. This extends further to the East than the areas of development in the Northern Sevenoaks Masterplan and removes the Green area within the Sevenoaks Town boundaries which is not acceptable.

The northern Sevenoaks masterplan and the Neighbourhood Plan envisaged use of the lake for water sports and the provision of a lakeside visitor centre. This is not evident within the Parameter Plan. The illustrative masterplan (Figure 6.2 of the DAS) indicates water sports / a mixed-use building as part of the Lakeside Centre but this does not have immediate access to the main waterbody. Further clarity is required on this matter.

### 3.Health care provision

The draft Neighbourhood Plan (Policies COM2 and D2) indicate that the Tarmac site should deliver community benefits including the potential provision of medical facilities. The closest doctor's surgery is identified with the DAS as being the St John's Practice 1.4km from the site. No mention of the potential to deliver health care provision is made within the application. We believe that an assessment of the impact of the development on the existing healthcare infrastructure should be undertaken.

### 4.Development height parameters

Building height parameters are set out within the application (Figure 4.3 of DAS). These indicate a significant portion of the site as having the potential to be developed with buildings of up to 4 or 5 storeys. This does not reflect the illustrative perspectives and precedent images presented within the DAS, the average density of 40dph that is promoted (page 59) or the wider character of Greatness. Whilst greater height may be acceptable



# Planning Applications Considered

Applications considered on 4-4-22

around the Lakeside Centre to enhance legibility, the 5 storey height parameter for much of the Southern Lakeside area and around the Oast House should be reconsidered.

The large area that shows where flatted accommodation is being considered would not be unacceptable for up to 5 storeys and this area would need to be limited and more closely defined. Sevenoaks Town Council believe that that the flatted accommodation should be limited to the centre of the development site.

Further clarity is required on the height ranges set out in the key to the Building heights parameter plan. These heights assume flat roof buildings (2 storey at 6m and 3 storey at 9m) where as all illustrative material indicates pitched roofs which would have greater height.

## 5.Setting of Oast House

The Locally Listed Oast House is identified for community uses in the DAS; this is supported and aligns with the Neighbourhood Plan aspiration. The building height parameter plan indicates increased building height around the Oast House. This is not supported. The Oast House is a distinctive building located on an elevated location on the site. Development should be carefully planned and structured so that this building, and in particular its distinctive roof form, is prominent within the townscape, helps to provide additional identity and aids legibility. It should remain the highest building in its area.

## 6.Transport and movement strategy

The Neighbourhood Plan places significant emphasis on the need to address climate change and to encourage the use of sustainable transport modes including walking and cycling. The application promotes a network of walking and cycling connections through the site (which is supported) but the commitment beyond that is vague and undefined. Greater clarity is required on how Bat and Ball Road can become an attractive route for walking and cycling and how people will be encouraged to walk and cycle to other local destinations.

Sevenoaks Town Council considers there to be inadequate road analysis on how congestion on roads beyond the Bat & Ball junction will be affected by the development. There needs to be independent analysis of Sevenoaks road infrastructure and neighbouring parishes and the impact on congestion throughout the Sevenoaks Town road network. This should include vehicles, bicycles and pedestrians and also consider wider Riverhead and neighbouring parishes.

## 7.Access and phasing

The proposed primary access to the site is indicated as being Bat and Ball Road with secondary access from Farm Road and a tertiary access to a car park off Childsbridge Lane. From Farm Lane access to Seal Road is via Greatness Lane or Mill Lane. Both of these routes are narrow with access constrained by parked cars. Page 52 of the DAS indicates that changes to on street parking may be required but no further detail is provided; Bat and Ball Road will continue to be used to access the quarry whilst sand extraction continues.

The Transport Assessment indicates that only the first phase of development (150 homes) will be delivered whilst the quarry is operational but the DAS is not clear on this point.

Greater clarity is required on how access to the site will work as development phasing progresses and the impact that it may have on both the local transport network and on existing residential neighbourhoods and how this will be mitigated.

Clarity is also required on when improvements to Bat and Ball junction will take place. These are fundamental issue that needs to be resolved before support can be given to the proposals.

## 8.Bat and Ball junction

The improvements to Bat and Ball junction are crucial to the success of the development and therefore must have priority and be included at the beginning of the first phase of the

# Planning Applications Considered

Applications considered on 4-4-22

development.

The application includes a proposal to replace the signalised crossing at Bat and Ball junction with a roundabout. The Neighbourhood Plan recognises that this junction is difficult to use for pedestrians and cyclists and supports proposals for improved pedestrian and cycle crossing facilities through high quality design. The proposal presented within the application does not achieve this. It appears focused on keeping traffic moving rather than providing safe and convenient crossing for pedestrians and cyclists. Pedestrian crossings are provided on only two arms of the junction (Otford Road and Bradbourne Vale Road) and are not direct being located well away from the junction itself (20m and 40m) which will lead to extended walking distances to get from the Bat and Ball area to shops and services on St John's Road. No provision for cyclists is indicated. This does not prioritise pedestrians and cyclists (as recommended in para 112 of the NDP and cited on page 46 of the DAS) and whilst it may keep traffic moving it will deter rather than encourage sustainable modes and is therefore in conflict with the policies in the draft Neighbourhood Plan.

## 9. Development phasing and open space

The Neighbourhood Plan Policy L1 supports new public open space, community use and leisure opportunities at the site but on the principle that space 'must be delivered in advance or in parallel with any residential development on the site'. It is understood that development will need to be phased and the DAS indicates a number of local parks as part of Phase 1 on the former brickworks (page 66 of the DAS) however further clarity is required as to when 'Greatness Lake Park' will be delivered. This was expected in Phase 2. Delivering this space as the final phase of development will not be acceptable.

The pedestrian link to Greatness Recreation Ground is an essential 'Green corridor' from Greatness Lake. It is within the current approved planning permission and should not be removed but enhanced.

## 10. Design Review

Design review is a well-established way of improving the quality of design outcomes in the built environment and is now recognised in the NPPF. Design review is an impartial and independent evaluation of design proposals and is undertaken to improve the quality of buildings and places for the benefit of the public.

The NPPF stresses the importance that the Government puts on the design of the built environment and LPA's should have local design review arrangements in place to provide assessment and support to ensure the highest standards of sustainable design.

In the case of the Sevenoaks Quarry development, the size and importance of this project absolutely warrants the need for a number of design reviews and should have already been undertaken prior to submission of a project of this magnitude and its potential impact on the local area. We would therefore request that this is organised as soon as possible and before determination of this OUTLINE application, in order to inform and have a material impact on the proposals. Findings should also be made public and changes implemented into the next stage of the design.

# Planning Applications Considered

Applications considered on 4-4-22

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00553/FUL	Samantha Simmons 07/04/2022	Cllr Eyre	Mrs Tracey Dixon 07885 4
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr N & Mrs K Thomas	Land Rear of	12 Burntwood Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/03/22	
<b>Construction of a 1 1/2 storey detached and new vehicular/pedestrian access onto Burntwood Road.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00558/FUL	Ashley Bidwell 06/04/2022	Cllr Parry	Mrs Carmen Austin 07866
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Hook		2 Cade Lane	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/03/22	
<b>Demolition of existing house and garage. Construction of new house and associated landscaping.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

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

*Comment*

**Proposed from the Chair with Cllr Morris Brown's apologies:**

**Sevenoaks Town Council recommended approval on the grounds that the opening remains consistent to existing design and materials, and that the window/door is not visible from the street.**

# Planning Applications Considered

Applications considered on 4-4-22

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00613/FUL	Samantha Simmons 08/04/2022	Cllr Dr Canet	Mr Mark Carter 07855 424 057
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Mundair			73 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/22
<b>Proposed replacement detached dwelling with associated garage, parking and landscaping. New outbuilding.</b>				

## Comment

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

- The large block garage and single storey building in the garden would constitute overdevelopment of the site
- The design is not in keeping with the Residential Area Character Assessment
- Loss of amenity to No71

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00679/HOUSE	Charlotte Brooks-Lawrie 06/04/2022	Cllr Mrs Parry	Mr Daniel Weston 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ringer		The Granary Blackhall Place	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/22
<b>Construction of single storey rear extension with rooflights.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00714/HOUSE	Stephanie Payne 11/04/2022	Cllr Michaelides	Miss Alice Reed
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Parratt			32 Victoria Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/03/22
<b>Ground floor side extension with roof light.</b>				

## Comment

**Proposed from the Chair with Cllr Michaelides' remote attendance:**

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied with the designs and materials**

# Planning Applications Considered

Applications considered on 4-4-22

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/00732/HOUSE</b>	Joshua Ogunleye 16/04/2022	Cllr Clayton	Mr David Burr 01732 7422
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Djakova			3 Westfield	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/03/22
<b>Erection of a part two storey part single storey side extension with the roof extended to form a loft conversion with rear dormer and roof lights to the front elevation.</b>				

## Comment

**Sevenoaks Town Council recommended approval, provided the planning officer is satisfied that:**

- it conforms to the Residential Area Character Assessment
- there is no detrimental impact on the residential amenity of the neighbour at No 2.

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>22/00754/FUL</b>	Charlotte Brooks-Lawrie 20/04/2022	Cllr Camp	Mr Joe Alderman 01689 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Algar			91A Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/03/22
<b>Demolition of existing dwelling and construction of 4 x four-bedroom semi-detached houses with associated amenity areas, cycle parking and refuse storage facilities.</b>				

## Comment

**Sevenoaks Town Council recommended approval, provided that the Aboricultural Officer is satisfied with trees that are to be removed, their replacements, and that adequate safeguarding of the retained trees will be provided during construction.**