

Minutes of the PLANNING COMMITTEE meeting held on Monday 20th June 2022 at 7:00pm at Town Council Chambers, available to view on YouTube: <https://youtu.be/x20H2sBXSHU>

Present:

Committee Members

Cllr Ancrum	Present	Cllr Hogarth	Present – left at 8pm
Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Apologies	Cllr Morris Brown	Apologies
Cllr Camp – Vice Chairman	Apologies	Cllr Mrs Parry – Mayor	Present
Cllr Dr Canet	Absent	Cllr Parry	Present
Cllr Clayton	Apologies	Cllr Piper	Apologies
Cllr Eyre	Present	Cllr Raikes - Chairman	Present
Cllr Granville-Baxter	Apologies	Cllr Shea	Present

Also in attendance:

Town Clerk
Planning Committee Clerk
11 Members of the Public

PUBLIC QUESTION TIME

None.

157 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

158 DECLARATIONS OF INTEREST

Cllr Parry declared that he had a non-pecuniary interest in [Plan no. 1] 22/00683/FUL, as he knows someone that lives opposite the proposed development.

Cllr Eyre, Cllr Raikes and Cllr Hogarth declared that they had a disclosable pecuniary interest in [Plan no. 2] 22/00818/ADV, due to their status as District Councillors and the building being owned by the District Council. They did not take part in discussions and abstained from voting.

Cllr Raikes declared that he had a disclosable pecuniary interest in [Plan no. 3] 22/00895/FUL due to the property's connection to a site of his employment. He did not take part in discussions and abstained from voting.

159 DECLARATIONS OF LOBBYING

Cllr Parry declared that he had received and engaged in emails, telephone conversations and in-person meetings with both the Oakhill Road Development Association, and Berkely Homes. This regarding [Plan no. 1] 22/00683/FUL – Berkeley House, 7 Oakhill Road.

Cllr Eyre declared that he had been lobbied by and met with residents of Oakhill Road regarding [Plan no. 1] 22/00683/FUL.

160 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 30th May 2022.

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

161 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

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

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

162 APPEALS

Councillors received and noted submission of the following appeal:

- **APP/G2245/W/22/3295529: 21/04174/FUL – Summerhill, Seal Hollow Road**

163 NEIGHBOURHOOD DEVELOPMENT PLAN: FINAL SIGN OFF

a) The Planning Committee received copy of the Final Submission Draft of the Neighbourhood Development Plan and its supporting documents, available via the below links. An overview was also presented by Hugo Nowell (see Appendix)

- **Submission Draft with appendices:**
https://sevenoaksndp.files.wordpress.com/2022/06/4166_20220610-sevenoaks-neighbourhood-plan-june-2022.pdf
- **Consultation Statement:**
https://sevenoaksndp.files.wordpress.com/2022/06/4166_20220610-sevenoaks-neighbourhood-plan-consultation-statement-june-2022-compressed.pdf
- **Basic Conditions Statement:**
https://sevenoaksndp.files.wordpress.com/2022/06/4166_20220610-sevenoaks-neighbourhood-plan-basic-conditions-statement-june-2022.pdf
- **Neighbourhood Plan designated area plan:**
https://sevenoaksndp.files.wordpress.com/2022/06/sevenoaks_neighbourhood_area_designation.pdf

b) The following was discussed and noted by the Planning Committee:

- That the next steps include the District Council publicly advertising receipt of the NDP for six weeks before appointing an Independent Examiner.
- That this Independent Examiner may make comments or minor amendment recommendations, however that these would be limited to *technical issues only* – for instance, making the NDP fully compliant with existing planning legislation and Statutory Consultee comments.

- That the Neighbourhood Development Plan makes reference to the Consultation Statement, which includes a schedule of all changes made to the document since the January 2020 Regulation 14 consultation. This document, which will remain available online alongside the Neighbourhood Development Plan as its evidence base, outlines both the previous and current wording – including proposed design quantum that have since been removed from the Draft.
- That the document would go to Referendum following receipt and consideration of the Independent Examiner's Report, with a requirement of over 50% positive votes in order for it to be adopted.

c) It was **RESOLVED** that the Submission Draft of the NDP and its supporting documents be approved and signed-off for submission to the Local Planning Authority, Sevenoaks District Council.

164 KCC NATIONAL BUS STRATEGY UPDATE

a) Councillors received and noted correspondence from KCC, providing an update on the status of its National Bus Strategy programme, and that this included notification that KCC is currently developing its stakeholder engagement groups for future update meetings.

b) Cllr Shea noted the importance of receiving an update, given the significant difference between what funding was applied for and what has been received and the impact that the strategy could have on Sevenoaks Town.

165 WEST KENT HOUSING ASSOCIATION – PRIOR NOTIFICATION OF INTENT TO REVIEW OFFICE USE AT 101 LONDON ROAD

a) Councillors received and noted correspondence from West Kent Housing Association (WKHA), notifying the Planning Committee of its intention to review usage of its offices at 101 London Road, and explore suitability for potential conversion to mixed-tenure residential use.

b) Councillors noted that WKHA had been booked to deliver a presentation to the Planning Committee on 5th September 2022, providing further information and potential pre-application consultation dates.

166 DRAFT STC DOCUMENTS DETAILING POLICIES RELATING TO PLANNING APPLICATION RECOMMENDATIONS

a) Cllr Shea gave an update from the Working Party on the progress of this project, which included comments on permeability needing to be clarified in the document, as well as an advertisement strategy following its adoption by the Planning Committee.

b) It was **RESOLVED** that the item be deferred to the next Planning Committee to allow members time to consider the updated document.

167 PLANNING APPLICATIONS

- (a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- (b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 1] 22/00683/FUL – Berkeley House, 7 Oakhill Road (Against)

- (c) The Committee considered planning applications received during the two weeks ending 13th June 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

168 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing that the Steering Committee and Planning Committee had signed-off the Final Draft of the NDP for submission to the Local Planning Authority, Sevenoaks District Council. To be accompanied by the following summary of the NDP's main purpose, including its current and predicted achievements and with an outline of the next steps:

1. The NDP is part of the Statutory Planning Process and therefore has 'statutory weight' in considering planning applications. It will also add local detail to the existing and emerging Local Plan.
2. The NDP precedes the emerging SDC's Local Plan and will therefore introduce important new policies around such issues as biodiversity, net gain and managing surface water to reduce risk of flooding.
3. The NDP identifies design principles and the benefits that should be delivered as part of potential development on vacant and under-utilised sites in the town. This includes guidance on the scale and massing of development that would be appropriate. Whilst site capacities have been removed from the main text of the NDP on planning advice, reference remaining in the consultation appendix, this guidance will be important to delivering appropriate development on the identified sites.
4. There have been several planning applications submitted over the last year where it was agreed if the NDP had been in place it would have helped oppose such applications. The NDP puts in place a policy whereby 'The Town Council will normally require major planning applications to be submitted to a Design Review Panel for review early in the planning process'. Had this been in place, this could have addressed for instance, public concerns with parking provision and housing density at the Sevenoaks gasholder site, concerns about medical provision at the Tarmac Quarry site, the bulk mass of the design at Berkley House.

5. The NDP has been updated and incorporates climate change aspirations and initiatives
6. Promoting safe walking and cycle routes via – reinvigorating the dormant Cycle Strategy, supported 20 mph proposals
7. Introduced proposals for a Cultural Quarter and improvements to Public Realm
8. Identifying and in some cases progressing enhanced community and sports facilities
 - Bat & Ball Station and Access Ramp
 - Bat & Ball Centre (identified as a priority and refurbished as per Policy COM1, which has been widely successful and benefited the community especially throughout COVID-19)
 - Business Hub
 - Sevenoaks Day Nursery development
 - 3G Hockey Pitch at Hollybush Rec
 - Greatness Football Pavilion
 - Oast House
9. Identified objectives supported by the community
10. Policies relating to protection of Sevenoaks character, heritage, and identity
11. Proposals to develop and enhance key areas of the town including Station Square
12. Proposals for new blue and green infrastructure including additional allotments and further protection of current.
13. Proposals for improvements to Bat & Ball junction
14. Proposals for development of key sites that would not have otherwise been identified as the District Council requires site owners' agreement and a demonstration that sites are deliverable within the Local Plan period to allocate them. E.g., Edwards Electrical site.
15. Engaged residents in the process formally and informally (see consultation statement), and most importantly *reflected* these in the NDP and voted for in a referendum rather than local council committee. The initial public response identified the following most important objectives:
 - Improve the areas that detract from the positive character of the town
 - Undertake an Integrated Transport Study
 - Improve the gateways into and out of the town, including the stations
 - Protect the architectural characteristics of the town
 - Retain pathways, historic alleyways and promote for pedestrian use
 - Support tree retention and tree planting

- Protect green belt and green spaces
- Promote an effective pedestrian, cycling and vehicle strategy
- Consider inclusion of Sevenoaks in TFL's Oyster Card charging zone
- Consider 20 mph speed limits in areas of town

16. Due to the length of time to develop the NDP some supporting documents will need review and updating, although key principles remain – this should be part of the future NDP Action Plan

17. Provides an overall indicative development plan for lobbying for additional infrastructure e.g., health and education facilities.

18. Having the NDP adopted and in place, with its policies on high quality housing and design guidance reduces the risk of unwanted development from developers that would have otherwise been able to push the application through due to the presumption in favour of sustainable development.

There being no further business the Chairman closed the meeting at 8:15pm.

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 20-6-22

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00683/FUL	Sean Mitchell 29/06/2022	Cllr Parry	Boyer Planning 0203 268 8810
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Berkeley Homes Eastern Count	Berkeley House	7 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/06/22	

22/00683/FUL - Amended plan

Demolition of existing building and ancillary structures and the erection of a residential apartment building (69 units) together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.

A summary of the main changes are set out below:

Applicants response to consultations, a further vibration assessment, aboricultural review and further highways comments.

Comment

Sevenoaks Town Council recommended refusal on the following grounds and with reference to the following policies:

Overdevelopment and loss of amenity by virtue of the proposed building's increased height, mass and scale - contrary to Policy EN2 in the Allocations and Development Management Plan

Lack of affordable housing, the provision of which should be at least 40% as per Policy SP3 of the Core Strategy and accompanying Affordable Housing SPD.

The proposed development is not in keeping with the Residential Character Area Assessment, which mostly comprises two storey buildings.

Loss of established landscape and trees, including TPO'd trees.

Loss of employment area

The proposal, by virtue of its design, size, scale and bulk would result in a prominent and obtrusive addition that would neither preserve or enhance the setting, character and appearance of this area, which is also adjacent to a Conservation Area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00818/ADV	Charlotte Brooks-Lawrie 23/06/2022	Cllr Michaelides	Mrs G Kemmonoe
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks District Council		26-28 Pembroke Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/05/22	

Consent to display signs.

Comment

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

Planning Applications Considered

Applications considered on 20-6-22

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/00895/FUL	Samantha Simmons 04/07/2022	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Shefik		Gallery 88	3 Station Parade, London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/22
Change of use from Art Gallery to Restaurants/Cafes and Hot Food Takeaway.				

Comment

Sevenoaks Town Council recommended approval, subject to the Environmental Health Officer being satisfied that the noise and smells to be emitted are within acceptable limits.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01082/ADV	Ashley Bidwell 22/06/2022	Cllr Bonin	ADC Limited 01543 2629
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Moore			104-106 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/05/22

22/01082/ADV - Amended plan

Two new illuminated fascia signs and one new projecting sign.

A summary of the main changes are set out below:

Internal illumination for the fascia signage removed from the proposal.

Comment

Sevenoaks Town Council recommended approval, subject to the following:
Confirmation that there will be no internal illumination of the signs,
Appropriate restriction of what times the signs may be illuminated, in order to protect neighbourhood amenity and to reduce light pollution.

Informative: The Application Form needs to be updated to show the removal of the internal illumination.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01210/HOUSE	Samantha Simmons 01/07/2022	Cllr Morris Brown	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Woo			26 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/22

Demolition of existing ground floor extension to facilitate erection of a single storey rear extension with rooflights and a two storey side extension. Construction of front extension to include porch. Landscaping works to include enlargement of parking area to accommodate two vehicles.

Comment

Proposed from the Chair with Cllr Morris Brown's apologies:
Sevenoaks Town Council recommended refusal on the grounds that the proposals would lead to an excessive increase in the density of buildings, loss of light and an uncharacteristic loss in the visual character.

Planning Applications Considered

Applications considered on 20-6-22

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01278/FUL	Ashley Bidwell 22/06/2022	Cllr Parry	Andrew Wells Design 016 84 386300
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr T Kinghorn	Halfway House	London Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/05/22	
Erection of a covered outdoor seating area.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01333/MMA	Ashley Bidwell 27/06/2022	Cllr Clayton	Alderton Associates 0124 7 488888
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M Martins	Site of	60 Bethel Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/06/22	
Minor material amendment to 18/00313/FUL.				

Comment

Recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended refusal on the grounds that:

- the proposed design is set at the same height as no 62 up the hill, but significantly higher than no 58, so breaking the roofline of Bethel Road which adversely affects the conservation area
- it would partially block the view across the conservation area from Sandy Lane to Prospect Road and the church, again adversely affecting the conservation area
- it contains a large full width dormer at ridge height, which would be dominating to neighbours, and against design principles set out in the conservation area management plan.

Planning Applications Considered

Applications considered on 20-6-22

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01333/MMA	Ashley Bidwell 04/07/2022	Cllr Clayton	Alderton Associates 0124 5400000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Martins		Site of	60 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/22

22/01333/MMA - Amended plan

Minor material amendment to 18/00313/FUL.

A summary of the main changes are set out below:

Amended plans to include a dormer to the rear.

Comment

Recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended refusal on the grounds that:

- the proposed design is set at the same height as no 62 up the hill, but significantly higher than no 58, so breaking the roofline of Bethel Road which adversely affects the conservation area
- it would partially block the view across the conservation area from Sandy Lane to Prospect Road and the church, again adversely affecting the conservation area
- it contains a large full width dormer at ridge height, which would be dominating to neighbours, and against design principles set out in the conservation area management plan.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01344/HOUSE	Louise Cane 28/06/2022	Cllr Eyre	Offset Architects 0173275 0000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms A White		Westra Lodge	114 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/22

Demolition of existing detached outbuilding. Construction of a new detached outbuilding. Associated alterations to landscaping.

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01348/HOUSE	Charlotte Brooks-Lawrie 23/06/2022	Cllr Eyre	Studio Hudson Architects 01899670450
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Naylor		Torrens	77 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/05/22

Demolition of the existing garages and the erection of a replacement outbuilding comprising a single carport with electric charging point and associated external landscaping works.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-6-22

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01362/HOUSE	Stephanie Payne 04/07/2022	Cllr Morris Brown	Kentec DS 01634 248900
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Daulby			4 North View Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/22
Hip to gable loft conversion with rear dormer and rear first floor balcoy; 2no. rooflights to the front elevation; addition of front porch with pitched roof; side extension with pitched roof; removal of chimney.				

Comment

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

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01363/HOUSE	Samantha Simmons 28/06/2022	Cllr Clayton	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Colenso			12 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/06/22
To demolish the attached timber extension and construct a two storey side extension, a two storey and single storey front extension and a single storey rear extension with roof lights. Extension to formation of vehicle access.				

Comment

To be recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended refusal on the grounds that the proposed development is set beyond the lines of existing properties and would therefore damage the residential character of Swaffield Road, as defined in the Residential Character Area Assessment.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01369/HOUSE	Louise Cane 27/06/2022	Cllr Parry	Harringtons 2006 01732 7
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kitts		The Cedars	62 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/06/22
To demolish part the single storey kitchen area and erect a single storey extension with roof lights covering both the extension and existing dining room. Convert the car port to a gymnasium with external retaining walls and steps to form patio area.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-6-22

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01377/FUL	Anna Horn 01/07/2022	Cllr Eyre	Offset Architects 01732 750000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Van Emmenis			28 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/06/22
Demolition of the existing garage, sub-division of the plot and construction of a new 5 bedroom detached dwelling with basement and rooms in the roof and new garden building, associated hard landscaping and alterations to the existing drive.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01388/FUL	Charlotte Brooks-Lawrie 29/06/22	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Orme		2 Tubs Hill Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/22
Replace shopfront and change layout of entrance.				

Comment

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

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01400/HOUSE	Stephanie Payne 29/06/2022	Cllr Granville-Baxter	JAT-Surv Ltd 0754065186
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Page			6 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/22
Conversion of existing garage with mono pitch roof and roof windows.				

Comment

Recommended from the Chair with Cllr Granville-Baxter's apologies:

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01401/HOUSE	Stephanie Payne 29/06/2022	Cllr Clayton	Mksummer 07939 934809
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Li			23 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/06/22
Single storey rear and side extension.				

Comment

Recommended from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, provided the SDC Planning Officer is satisfied there will be no loss of residential amenity to neighbours.

Planning Applications Considered

Applications considered on 20-6-22

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01416/HOUSE	Stephanie Payne 30/06/2022	Cllr Shea	Martin Bush 0173274077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Melsom			9 Filmer Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/22
Demolition of existing single storey porch, and erection of a larger single storey porch containing a shower room. Replacing the stained tongue and grooved boarding on the front elevation at first floor level, adding insulation, and re-cladding.				

Comment

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01426/LBCALT	Anna Horn 30/06/2022	Cllr Bonin	Mr Frank Thrush 07764 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Craig			8 Six Bells Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/06/22
Reduce internal wall between kitchen and dining room area. Replace and re-instate defective floor boards living room and wc replace.				

Comment

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

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01441/CONVAR	Anna Horn 04/07/2022	Cllr Eyre	Open Architecture 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
F Lee		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/06/22
Variation of conditions 2 and 3 of: 20/03255/HOUSE for Demolition of existing rear extension and construction of replacement extension, with alterations to drawings approved and materials.				

Comment

Sevenoaks Town Council recommended approval.

Appendix:



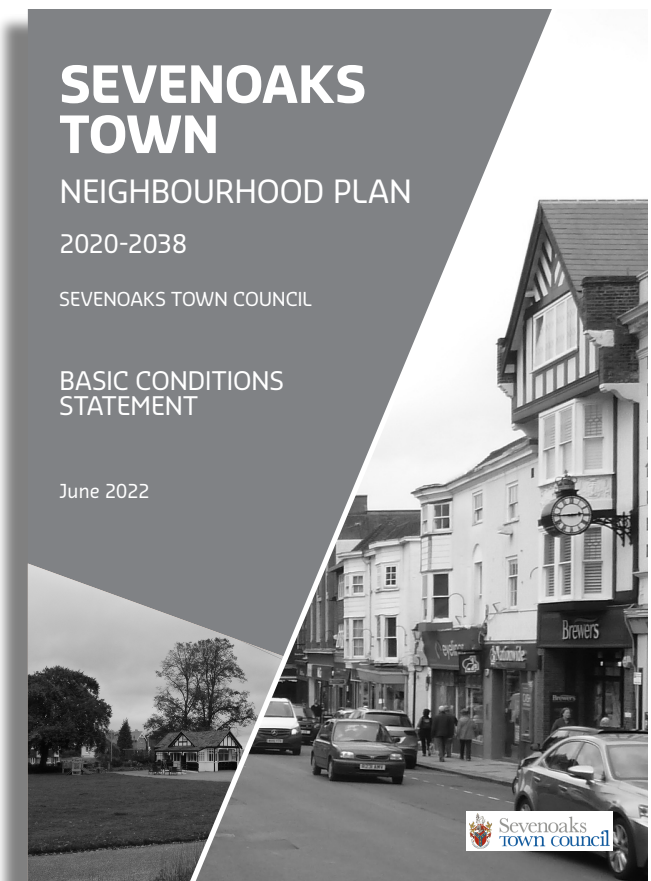
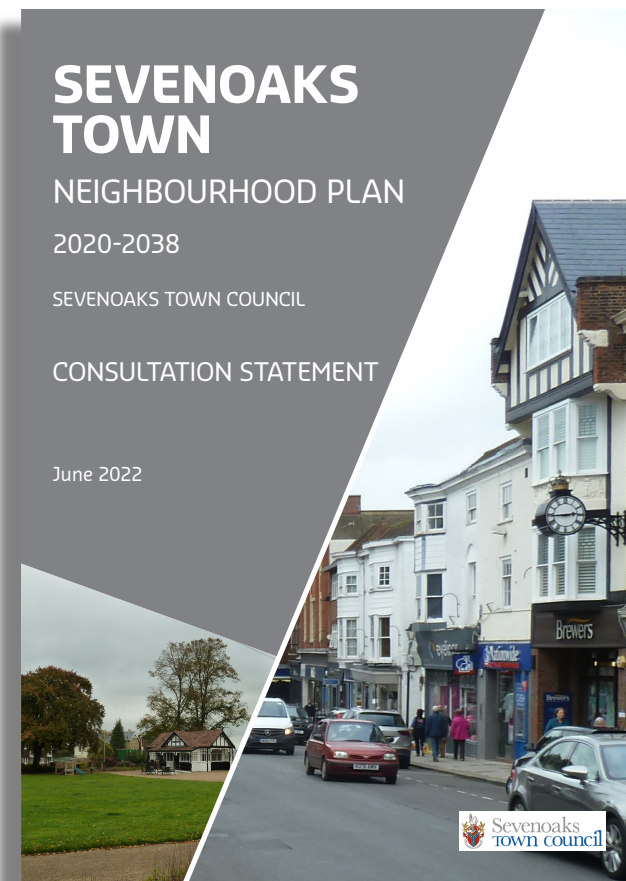
Sevenoaks Town Neighbourhood Plan

Planning Committee Presentation (20th June 2022)

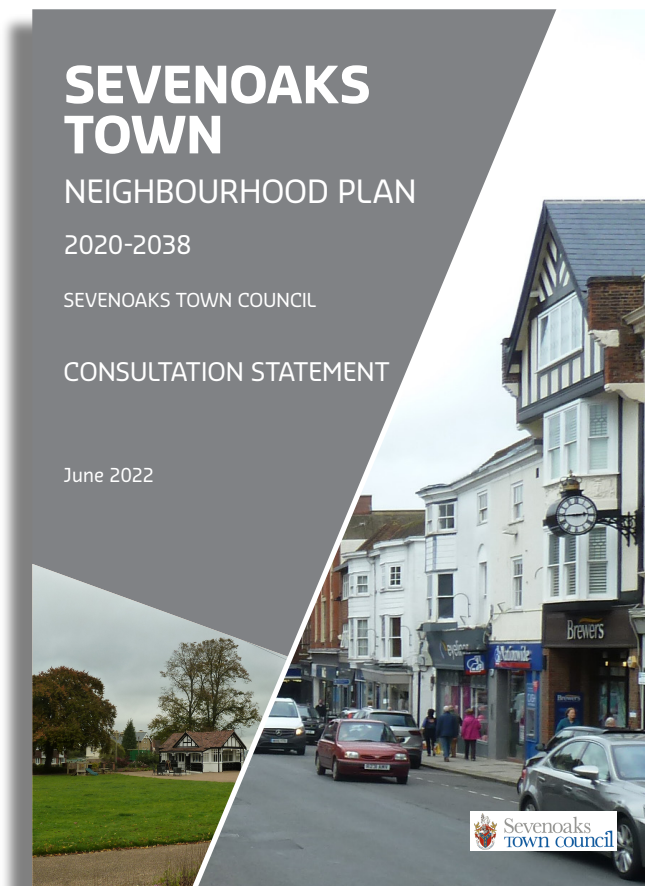


SUBMISSION TO SEVENOAKS DISTRICT COUNCIL

- Submission Draft Neighbourhood Plan
- Consultation Statement
- Basic Conditions Statement
- Neighbourhood Plan Area



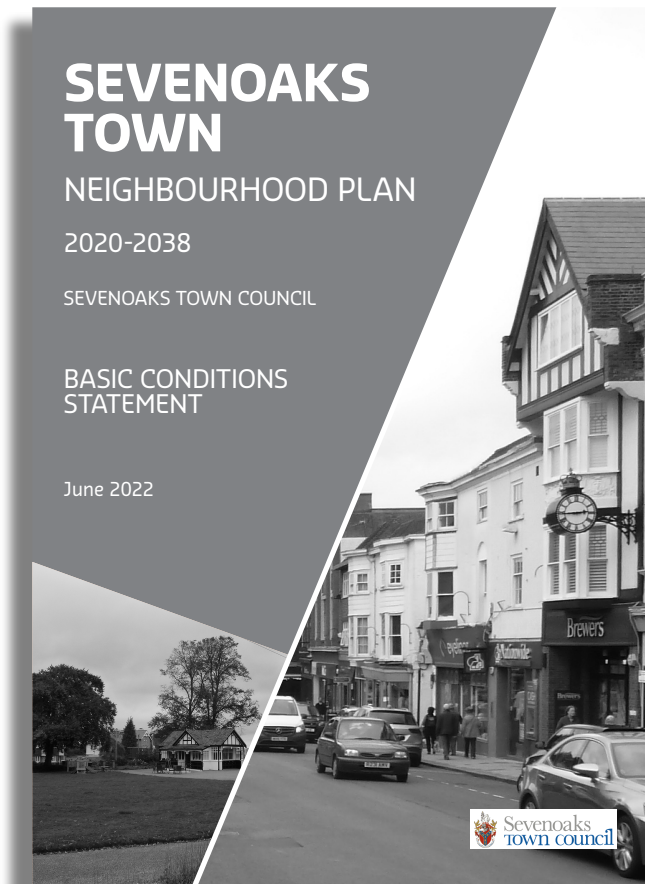
CONSULTATION STATEMENT



What it covers

- **Preparing the Draft Plan**
- **Regulation 14 Consultation**
- **Preparation of the Submission Draft Plan**
- **Appendices**
 - Summary of consultation activities
 - Town wide survey (2014)
 - Early stage consultation (2015)
 - Northern Sevenoaks masterplan (2017)
 - Regulation 14 consultation (2020) - responses and how they have informed the submission draft plan
 - Schedule of changes from pre submission to submission draft plan

BASIC CONDITIONS STATEMENT



What it covers

- States how the Neighbourhood Plan meets legal requirements and basic conditions
- Assessment of Neighbourhood Plan in relation to NPPF Policy objectives
- Assessment of how the Neighbourhood Plan contributes to achieving sustainable development
- Assessment of Neighbourhood Plan in relation to Sevenoaks District Local Development Plan
- Assessment of Neighbourhood Plan in relation to Environmental Regulations (SEA outcomes)

NEXT STEPS

- **Sign off Submission Draft Neighbourhood Plan** and supporting documents with Neighbourhood Plan Steering Group and Town Council **20 June 2022**
- **Submit Submission Draft Neighbourhood Plan** to District Council along with Consultation Statement, Basic Conditions Statement and SEA **June / July 2022**
- SDC will then: **July 2022**
 - **publicise the plan** for a six week period;
 - notify anyone referred to in the consultation statement that the plan has been received; and
 - **appoint an independent examiner**

Any representations received on the plan during the 6-week consultation period will be passed to the independent examiner for consideration.
- **Examiners Report** **August 2022**

At the end of the 6-week period the independent examiner will issue a report to the SDC and the Town Council and may make recommendations on modifications required to the plan prior to going to referendum.
- **Modify Neighbourhood Plan** in response to Examiner's recommendations **September 2022**
- **Referendum** **Autumn 2022**

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

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