

Minutes of the PLANNING COMMITTEE meeting held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks, on Monday 10th February 2020 at 7:00 pm.

Present:

Committee Members

Clr Bonin	Present	Clr Michaelides	Present
Clr Busvine OBE	Present	Clr Morris Brown	Apologies
Clr Camp - Chairman	Present – Arrived 7:32pm	Clr Mrs Parry	Apologies
Clr Canet	Present	Clr Parry	Present
Clr Clayton	Present	Clr Piper – Vice Chairman	Present (In the Chair)
Clr Eyre	Present	Clr Raikes	Present
Clr Granville-Baxter	Apologies	Clr Shea	Present
Clr Hogarth	Apologies	Clr Waite	Present – Arrived 7.25pm

Also in attendance:

Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

476 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

477 **DECLARATIONS OF INTEREST**

Councillor Michaelides declared a non-pecuniary interest in the following application:

[Plan no. 21] 20/00189/FUL: Broomwood Woodland Rise

478 **DECLARATIONS OF LOBBYING**

Councillor Eyre declared that he had been lobbied on the following application:

[Plan no. 5] 20/00079/HOUSE: Croxley Clenches Farm Road

Councillor Michaelides declared she had been lobbied on the following application:

[Plan no. 19] 20/00173/HOUSE: 7 Pound Lane

479 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 27th January 2020. **It was RESOLVED that** that the minutes be received and signed.

480 **BT CONSULTATION ON THE REMOVAL OF PUBLIC CALL BOXES**

The Committee resolved that the following recommendations should be submitted to SDC before the comment deadline on Wednesday 12th February 2020:

Application Ref.	Location of Public Payphone	Ward	No of calls in last 12 months, as of 17/12/2019	Allocated to Ward Councillor:
SE/20/00013/CAN	Outside 83 Bradbourne Vale Road	Northern	0	Cllr Shea
Recommendation: Agree				
SE/20/00114/CAN	East Of Gas Compound, Grange Road	Kippington	5	Cllr Piper
Recommendation: Agree, but recommend that SDC consult with Kippington Grange Nursing Home to determine if they have a payphone facility, as it is within 100 yards.				
SE/20/00115/CAN	Outside 11 to 15 Otford Road	Northern	8	Cllr Dr Canet
Recommendation: Agree as it is often not used and temptation of antisocial activity Informative: The Committee agree that the installation of a taxi phone at Bat and Ball Station would be beneficial.				
SE/20/00116/CAN	Lea Road	Kippington	0	Cllr Parry
Recommendation: Agree				
SE/20/00117/CAN	Outside 14 Hillingdon Rise	Eastern	3	Cllr Clayton
Recommendation: Agree				

481 KENT COUNTY COUNCIL PARISH HIGHWAYS IMPROVEMENT PLAN

The committee received an updated version of the draft list of locations suggested by Members for inclusion in the Highway Improvement Plan.

The Town Council discussed the draft and decided on a list of priorities to be submitted to KCC (see attached).

482 SEVENOAKS QUARRY REVISED FIVE-YEARLY REVIEW OF PROGRESSIVE WORKING AND RESTORATION SCHEME

Councillors resolved to submit the following comment to KCC:

Sevenoaks Town Council have no objection to the application provided it does not prejudice the draft Neighbourhood Development Plan.

483 APPEALS

The committee received notice of the submission of the following appeal:

W/4000581 SE/19/01911/FUL: 138 – 140 High Street

INFORMATIVE: Sevenoaks Town Council recommended on 15th July 2019, approval subject to the Planning Officer being satisfied that the loss of light to the existing flats in 140A and 142A High Street is within acceptable levels.

484 DEVELOPMENT CONTROL

The Committee received notice that the following application is due to be considered by Development Control Committee on 13th February 2020:

19/03106/LDCPR 41 Bradbourne Park Road (Replacement windows and doors).

The Committee agreed that it was not necessary to nominate a St John's Ward Councillor to attend the meeting.

485 PLANNING APPLICATIONS

(a) The Committee received and noted comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.

(b) No members of the public had registered to speak on individual planning applications.

(c) The Committee considered planning applications received during the two weeks ending 4th February 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

486 PRESS RELEASES

None.

Finished: 8:50pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 10-2-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03289/FUL	Alexis Stanyer 21/02/2020	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Stead			42 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/20
<p>Demolition of the existing dwelling, garage and outbuildings and erection of replacement dwelling with swimming pool and pool house. Landscaping works.</p> <p>19/03289/FUL - Amended Parish Consultation</p> <p>The agent has amended the plans to correct an error in the levels.</p>				

Comment

Sevenoaks Town Council recommended refusal, as the proposal is contrary to the guidance contained in the Residential Character Area Assessment SPD.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03290/HOUSE	Alexis Stanyer 20-02-2020	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Stead			42 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/20
<p>Demolition of existing conservatory, single garage & summerhouse and construction of a linked single garage to side, part two/part single storey extension to rear and raising the roof to incorporate a second floor accommodation. Alteration to fenestration and construction of a Pool House and swimming pool and associated landscaping works.</p> <p>19/03290/HOUSE - Amended plan</p> <p>The agent has amended the plans to correct an error in the levels.</p>				

Comment

Sevenoaks Town Council recommended approval, subject to:

-The arboricultural Officer being satisfied that TPOs have been applied to all significant trees, both along the border and in the garden.

-The submission of a detailed planting scheme.

-The Planning Officer being satisfied with the dimensions.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03433/FUL	S Simmons 14-02-2020	Cllr Shea	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Oliver & Mr Hurst			1 & 3 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/20
<p>Single storey rear extension to each property.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-2-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00072/FUL	Sean Mitchell 13-02-2020	Cllr Piper	Mr Whitlock 01892 53445
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/20
Replacement enclosure to existing swimming pool. Construction of additional changing room and viewing area and baby pool with associated changing rooms. Installation of 136 Photovoltaic cells to existing sports hall South facing roof pitch.(sic)				

Comment

Sevenoaks Town Council recommended approval providing the replacement enclosure appropriately insulates the swimming pool.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00079/HOUSE	Holly Pockett 11-02-2020	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Toohar		Croxley	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/20
Infill front extension to the south elevation to include new porch. Raising the first floor wall to East elevation in order to facilitate alterations to the height of the roof. Alterations to fenestration and external materials.				

Comment

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00093/HOUSE	S Simmons 11-02-2020	Cllr Clayton	Ms Bayley 07831 189463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Whitmore			1 North View Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/20
Erection of pitched roof over existing flat roof extension to create a first floor level.				

Comment

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied there is no overshadowing of homes on the opposite side of Seal Road.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00096/LBCALT	Ronald Tong 24/02/2020	Cllr Bonin	Freeths LLP 0845404419
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
N Bullin		Francis Chappell & Sons	27 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/20
The erection of 3 No. non illuminated fascia signs and painting of the fenestration.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that the new signage is appropriate to the area.

Planning Applications Considered

Applications considered on 10-2-20

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00097/HOUSE	S Simmons 14-02-2020	Cllr Bonin	Mr McMullon 01233 6255
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Collet			12 Knole Way	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/01/20
Proposed two storey front extension and alterations.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00109/HOUSE	Ronald Tong 11-02-2020	Cllr Granville-Baxter	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Lelean			36 Orchard Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/20
Erection of a garden gazebo.				

Comment

A motion for approval (full text below) was put forward, seconded and LOST at the vote: Sevenoaks Town Council recommended approval provided that the officers are content that the neighbours at number 34 are not overshadowed and do not suffer loss of visual amenity.

A motion for refusal (full text below) was put forward, seconded and PASSED at the vote: Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied that there is no loss of amenity to the adjacent property.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00123/MMA	Alexis Stanyer 17-02-2020	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Duncan			5 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/20
Amendment to 19/02949/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00130/HOUSE	Louise Cane 11-02-2020	Cllr Clayton	Mr Farrell 01323 446612
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Crawford		Holly Bank	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/20
Proposed two-storey rear extension. Existing conservatory roof to be modified to form new balcony.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-2-20

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00147/HOUSE	H Donnellan 14-02-2020	Cllr Raikes	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Tarasheva		Wellingtonia	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/20
Construction of new double garage, new surfacing to front lawn and removal of 1 pine tree.				

Comment

Sevenoaks Town Council recommended approval subject to Planning Officer being satisfied that it complies with the Residential Character Area Assessment and is in keeping with the neighbouring houses.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00150/HOUSE	Ronald Tong 17-02-2020	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Josech		Si Rusa	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/20
Changes to made to the facade (sic) and roof finish. Extension to the garage and garage to be converted into habitable space. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00163/FUL	Rebecca Fellows 24/02/2020	Cllr Eyre	Church Lukas 011594105
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mercer		Land South East of Garnetts	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/20
Sub division of existing curtilage and erection of one detached dwelling.				

Comment

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00165/HOUSE	Ronald Tong 17-02-2020	Cllr Waite	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jinks			4 Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/20
Proposed demolition existing garage; proposed three storeys side extension.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of loss of privacy and over looking to no. 16 Holmesdale Road.

Planning Applications Considered

Applications considered on 10-2-20

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00167/HOUSE	S Simmons 21-02-2020	Cllr Parry (OOW)	Spillways Ltd 0203 35555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wotton		Heather House	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/20
Demolition of existing conservatory and the erection of a single storey rear extension with hipped roof.				

Comment

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00170/FUL	Ray Hill 17-02-2020	Cllr Camp	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Baker			97 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/20
To demolish the building and erect a temporary hoarding to the St Johns Hill elevation to prevent a falling hazard and secure the site.				

Comment

Sevenoaks Town Council recommended approval subject to:

-there being a time limit for removal of the hoardings so the site is not left in an undeveloped state ad infinitum.

-the hoardings are adequately maintained.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00172/FUL	Emma Gore 24/02/2020	Cllr Eyre	Ninethirty Ltd 078348119
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J & M Lewer			95 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/20
Demolition of existing house and construction of 2no. self contained dwellings with associated access and landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-2-20

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00173/HOUSE	Alexis Stanyer 18-02-2020	Cllr Michaelides	Mr Ranson 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Pragassen		Fern Cottage	7 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/20
Demolition of existing conservatory and construction of part single, part two storey replacement extension. New window to southern elevation. Repair and redecoration of render exterior and shutters. Alterations to landscaping.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:
- Inappropriate development of a locally listed building.
-Does not preserve or enhance the conservation area.
INFORMATIVE: Councillor Busvine abstained from voting.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00179/HOUSE	S Simmons 24-02-2020	Cllr Michaelides	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Maddison			6 St Botolphs Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/20
Construction of a vehicular crossover with gates.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of:
-The removal of locally listed railings.
-The loss of a car parking space.
-It is detrimental to the residential character and street scene.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00189/FUL	Alexis Stanyer 20-02-2020	Cllr Parry (OOW)	Mr Dakin 01962 813344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr White		Broomwood	Woodland Rise	Adjoining Parish (Seal)
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/20

ADJOINING PARISH CONSULTATION:

Demolition of an existing building and the construction of a new dwelling.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-2-20

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00191/HOUSE	Holly Pockett 18-02-2020	Cllr Dr Canet	Miss Nash 01303 656001
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lingham			11 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/20
First floor side extension.				

Comment

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00249/HOUSE	S Simmons 24/02/2020	Cllr Eyre	Mrs Austin 07866 962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Rowland			15 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/20
Rear single storey extension. Alterations to side roof areas.				

Comment

Sevenoaks Town Council recommended approval.

INFORMATIVE: the Town Council does hope that the chimney can be retained if possible.

Town/Parish Council – Highway Improvement Plan/Action Plan

			ACTION PLAN – Stage 2		
Priority	Location	Problem and suggested remedy	Cost Estimate	Funding Source	Action/Programme (Who/When)
PRIORITY ONE: SEVENOAKS STATION AND BAT & BALL	Junction outside Sevenoaks Railway Station	<p>Problems:</p> <ol style="list-style-type: none"> 1. Speeding. 2. Long waits for traffic at lights. 3. Incompatible with use by pedestrians and cyclists. 4. Pedestrians failing to use official crossing points, bypassing the very long footpath route to the pelican crossings. <p>Suggested remedies:</p> <ul style="list-style-type: none"> • Improve compatibility for use by pedestrians/cyclists. • Remove traffic lights and install roundabout. • Resume discussions regarding a possible masterplan for area, previously instigated by the Sevenoaks Society and included within Sevenoaks Town Council’s Neighbourhood Development Plan. This would involve engagement with various landowners and rail authorities. 			

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PRIORITY ONE: SEVENOAKS STATION AND BAT & BALL</p>	<p>Bat And Ball Junction</p>	<p>Problems:</p> <ol style="list-style-type: none"> 1. Unacceptably poor safety for pedestrians, including the large numbers of schoolchildren who use the crossings. 2. Very small pedestrian refuges. 3. Homes to the north of the junction are effectively cut-off from the rest of the Town to the south. 4. Sluggish traffic, long queues. 5. Significant noise pollution. 6. Significant air pollution (Air Quality Management Area). 7. Exacerbation of all the above in the context of the projected expansion of local schools and future planning application to develop the Tarmac Site. <p>Suggested remedies:</p> <ul style="list-style-type: none"> • Light-controlled pedestrian crossings on ALL parts of the junction. • Review the size of the pedestrian refuges. • Change the whole layout of the junction, e.g. install a large roundabout. 			
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Town/Parish Council – Highway Improvement Plan/Action Plan

<p>PRIORITY TWO: A25</p>	<p>A25 Bradbourne Vale Road (at entrance to Sevenoaks Town Council Offices).</p>	<p>Problem: No space marked-out for temporarily stationery vehicles as they turn into the car park.</p> <p>Suggested remedy: Hatched area outside entrance.</p>			
	<p>A25 Bradbourne Vale Road, close to Knole Academy</p>	<p>Problem: Speeding.</p> <p>Suggested remedy: Mobile SID close to entrance to Bradbourne Riding Centre, facing towards Riverhead. <i>INFORMATIVE: It was resolved at Planning Committee on 01/07/2019 that this location would be put forward to KCC for consideration.</i></p>	<p>To be funded by KCC/STC (50/50 split)</p>		<p>Agreed with KCC. (Timescale TBC).</p>
	<p>A25 Bradbourne Vale Road, stretch between Riverhead and Bat and Ball</p>	<p>Problem:</p> <ol style="list-style-type: none"> 1. Speeding 2. Lack of safe crossing points <p>Suggested remedy: Installation of Mobile SID?</p>			

Town/Parish Council – Highway Improvement Plan/Action Plan

<p>PRIORITY TWO: A25</p>	<p>Junction at A25 with Hospital Road</p>	<p>Problem:</p> <ol style="list-style-type: none"> 1. Extremely difficult for motorists to negotiate. 2. Difficult for motorists to get out from Hospital road, Hillingdon Rise, Greatness Lane 3. Concerned about access to and from entirety of Greatness Lane and Hillingdon 4. Greatness Lane dangerous in its entirety <p>Suggested remedy:</p> <ul style="list-style-type: none"> • Zebra Crossing instead of current Crossing point by Greatness Lane, Hospital road junction • Change traffic direction on Hospital Road, instead of traffic flow driving towards the A25, Greatness Lane, direct it up Hospital Road towards St John’s Hill • Make hospital road look narrower • Mini roundabout (which would also provide a break in the road and thus help reinforce the lower speed limit on the A25). 			
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Town/Parish Council – Highway Improvement Plan/Action Plan

<p>PRIORITY THREE: HIGHSTREET</p>	<p>Junction at top of A225 Sevenoaks High Street (near Waitrose and the fountain) where A224 London Road feeds in.</p>	<p>Problem: Confusion for motorists.</p> <p>Suggested remedy: Priority is to make the Highstreet and the top of London Road more pedestrian friendly and would wish to discuss this with KCC</p>			
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Town/Parish Council – Highway Improvement Plan/Action Plan

<p>PRIORITY FOUR: ST JOHNS HILL</p>	<p>St. John's Hill</p>	<p>Problem: Pedestrian safety</p> <p>Suggested remedy: Pedestrian crossing in between two churches - St. Johns Church and Evangelical Church at the Vine</p>			
	<p>Network of roads which includes the following:</p> <ul style="list-style-type: none"> • Bradbourne Road • St John's Road • Camden Road • Amherst Road • Holly Bush Lane (already partly one-way) • Prospect Road • Cobden Road – not currently one way • Bethel Road • Hartslands Road • Sandy Lane 	<p>Problem: Extremely narrow roads, with motorists frequently forced into reversing long distances, or mounting the pavement to pass each other.</p> <p>Suggested remedy: For more research to be conducted by Sevenoaks Town Council on the possibility of one way systems, the research would include public consultation</p>			

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	<p>Five-way junction at Vine Court Road/Holly Bush Lane/Hartslands Road/Bayham Road</p>	<p>Problems:</p> <ul style="list-style-type: none"> • Increased traffic, including to schools. • Confusion as to who has right of way. <p>Suggested remedy: Mini Roundabout</p>			
	<p>Towards the top of Seal Hollow Road</p>	<p>Problem: Speeding</p> <p>Suggested remedy: Mobile SID and or safe crossing between golf club entrance and Old Police Houses</p>			

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	<p>Widespread</p>	<p>Problems:</p> <ol style="list-style-type: none"> 1. Poor road surfaces 2. Potholes <p>Suggested remedies:</p>		<p>KCC to fund repairs</p>	<p>Following a resolution at Planning Committee on 23-09-2019, STC requested that the following roads be put forward for future inclusion in the Kent Highways Years One and Two Forward Works Programme 2019/20 and 2020/21:</p> <ul style="list-style-type: none"> • Bayham Road • Eardley Road • Quakers Hall Lane • Wickenden Road <p>However, Kent Highways responded to say that the above roads did not compare favourably with other priorities.</p> <p>It is understood that the A225 High Street is due to be resurfaced in Year Two of the programme.</p>
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	<p>Hartslands Area</p>	<p>Problem: Lack of pavements compromises pedestrian safety.</p> <p>Suggested remedy:</p>			
	<p>Sevenoaks Primary School</p>	<p>Problem: Speeding along Bradbourne Road.</p> <p>Suggested remedies:</p> <ul style="list-style-type: none"> • 20mph limit • Mobile SID just below AEC, facing uphill. <p><i>INFORMATIVE: It was resolved at Planning Committee on 01/07/2019 that this location would be put forward to KCC for consideration.</i></p>		<p>KCC to fund 20mph zone</p> <p>KCC/STC to fund mobile SID jointly (50/50 split)</p>	<p>KCC has carried out speed checks in both Bradbourne Road and Bradbourne Park Road. KCC hopes to fund 20mph zones on both these roads, to go to consultation at the Joint Transportation Board (JTB) in early March 2020. If agreed, the zones will be introduced soon thereafter.</p> <p>N.B. If the 20mph zones are agreed, the Mobile SID will no longer be required in this area. (TBC).</p>

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	St John's Road	Problem: Speeding Suggested remedy: Encourage speeds below 30mph.			
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