



*Sevenoaks*  
TOWN COUNCIL

25<sup>th</sup> September 2014

You are summoned to attend a meeting of the PLANNING COMMITTEE to be held in the Council Chamber at the address below on Monday 29<sup>th</sup> September 2014 Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Town Clerk

**Committee Members**

Cllr S Arnold  
Cllr C L L Baker  
Cllr N J L Busvine OBE  
Cllr Mrs J M Canet  
Cllr G R S Clack  
Cllr A S Clayton  
Cllr Mrs M E Crabtree  
Cllr Mrs A E Dawson

Cllr A Eyre  
**Chairman** - Cllr R M C Hogarth  
Cllr Mrs M A London  
Cllr R J Parry  
Cllr R L Piper  
Cllr S G Raikes  
**Vice Chairman** - Cllr P E Towell  
Cllr P C Walshe

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

**AGENDA**

Apologies for absence

- 1 REQUESTS FOR DISPENSATIONS  
To consider written requests from Members which have previously been submitted to the Town Clerk and approved by the Town Council to enable participation in discussion on items on the agenda in which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)
  
- 2 DECLARATIONS OF INTEREST  
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks, Kent TN13 3QG  
Tel: 01732 459953 Fax: 01732 742577

Email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
Website: [www.sevenoakstown.gov.uk](http://www.sevenoakstown.gov.uk)

Town Clerk

3 MINUTES

To approve and sign the minutes of the Planning Committee meeting held on Monday 15<sup>th</sup> September 2014 (copy attached)

4 TREE WORK

To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 25<sup>th</sup> August 2014:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/02981/WTPO	84 Bradbourne Vale Road	T1 Cypress - gently reduce by up to a couple metres to shape to minimise overhang over new building. T2 Tree of heaven - gently reduce to minimise overhang over new building. T4 Yew - reduce width of canopy by up to a couple of metres to balance. (TPO)	Hogarth
ii.	14/02972/WTPO	Oakhurst Lodge Linden Chase	Reduce the branches to 1 Oak tree (TPO)	Dawson
iii.	14/02954/WTPO	The Beeches Britains Lane	Fell 1 Corican Pine tree (TPO)	Piper
iv.	14/02984/WTCA	82 Granville Road	Various works to trees (CA)	London
v.	14/02969/WTCA	84 Granville Road	Various works to trees (CA)	London
vi.	14/02848/WTPO	Sequoia Grassy Lane	Various works to trees TPO	Eyre
vii.	14/02878/WTCA	Coach House, 126 Kippington Road	Remove 1 Willow in a conservation area.	Piper
viii.	14/02842/WTCA	Walthamstow Hall Holly Bush Lane	Cut down the sycamore tree	Mrs Walshe

5 CONSULTATIONS

(a) To receive and consider the following consultations (copies attached):

- i. DCLG – The Right to Challenge Parking Policies – deadline 10-10-14 – deferred from 15-09-14
- ii. DCLG – Planning and travellers – 23-11-14

(b) To receive and approve the comments made on the Sevenoaks District Council Economic Development Strategy and Action plan at the meeting held 22<sup>nd</sup> September 2014, 6pm (copy attached)

6 NEIGHBOURHOOD PLANNING

To receive and consider the minutes of the Neighbourhood Plan Steering Committee held on 23<sup>rd</sup> September 2014 (copy attached)

7 PLANNING APPLICATIONS

(a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

**Members of the public wishing to speak and address the Planning Committee must register to do so stating they wish to speak with the Town Council by 12 p.m. on the date of the meeting.**

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 25<sup>th</sup> September 2014 (copy attached).

7 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

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Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 15<sup>th</sup> September 2014 at 7:00pm

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**Present:**

**Committee Members**

Cllr S Arnold	<b>Present</b>	Cllr A Eyre	<b>Present</b>
Cllr C L L Baker	<b>Apologies</b>	Cllr R M C Hogarth - <b>Chairman</b>	<b>Present</b>
Cllr N J L Busvine OBE	<b>Arr:7:03pm</b>	Cllr Mrs M A London	<b>Present</b>
Cllr J M Canet	<b>Left 8:35pm</b>	Cllr R J Parry	<b>Left:8:15pm</b>
Cllr G R S Clack	<b>Apologies</b>	Cllr R L Piper	<b>Left:8:48pm</b>
Cllr A S Clayton	<b>Apologies</b>	Cllr S G Raikes	<b>Apologies</b>
Cllr Mrs M E Crabtree	<b>Present</b>	Cllr P E Towell - <b>Vice Chairman</b>	<b>Present</b>
Cllr Mrs A E Dawson	<b>Present</b>	Cllr Mrs P C Walshe	<b>Left:9:05pm</b>

**Also in attendance:**

Assistant Town Clerk  
9 Members of the public

**PUBLIC QUESTION TIME**

Two members of the public addressed the Committee on the proposals to allow temporary use of the area known as the Vine Waste for car parking during the construction of the proposed Buckhurst 2 car park. The following concerns were raised:

- The possibility that those using the car park may park in front of the houses on Park Lane which face onto the Vine
- Ease of access from Park Lane
- The soil on the site is very sandy and the proposed matting system may not be sufficient to protect the surface.

**168 REQUESTS FOR DISPENSATIONS**

No requests had been received or granted.

**DECLARATIONS OF INTEREST**

169 Cllr Piper declared an interest in the following Planning Application, and had left the meeting prior to the application being discussed:  
[5&6] 14/02262/HOUSE – 1 Beaconfields

170 Cllr Mrs Dawson being Members of Sevenoaks District Council, stated she would reconsider matters to be discussed at this meeting at district level, taking into account all relevant evidence.

171 Cllr Mrs Crabtree and Parry, being Members of Kent County Council, stated they would reconsider matters to be discussed at this meeting at County level, taking into account all relevant evidence and representations at Kent County Council.

172 Cllr Hogarth noted for clarity that he was the Sevenoaks District Council Economic and Community Development Portfolio Holder, and that advice had been sought from the Sevenoaks District Council Monitoring Officer.

**173 DECLARATIONS OF LOBBYING**

Cllr Parry declared he had been lobbied in respect of planning application:  
[22] 14/02708/HOUSE – 33 Garth Road

174 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on the 1<sup>st</sup> September 2014 be approved and signed subject to the following amendments:

- i. Correction to spelling of Cllr Towell's name

175 TREE WORK

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 11<sup>th</sup> September 2014 and it was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/02768/WTCA	Brackenhurst, 144 Kippington Road	Reduce crown by approx 30% and remove lvy from the tree in a conservation area.	Eyre
<b>Sevenoaks Town Council recommended approval.</b>				
ii.	14/02823/WTCA	Tall Firs 134 Oakhill Road	Various works to trees. (CA)	Piper
<b>Sevenoaks Town Council recommended approval.</b>				
iii.	14/02703/WTPO	17 White Friars	T1 - Fell Holm Oak leaning into the garage from the bank due to lifted root plate.	Eyre
<b>Sevenoaks Town Council recommended approval.</b>				

176 TEMPORARY CAR PARKING

The Committee received and considered an updated report on Sevenoaks District Council proposals for temporary car parking on Sevenoaks Town Council land.

It was **RESOLVED** that a recommendation be made to full Council on the 6<sup>th</sup> October 2014 that permission be granted in principle for use of both the Vine Waste and land at Knole Paddock for the purposes of temporary car parking during the construction of the proposed decking of Buckhurst 2 subject to the following:

- i. That Town Council's initial queries be reiterated to Sevenoaks District Council including, protection of tree roots, remuneration to the Town Council, and enforcement.
- ii. Adequate responses from Sevenoaks District Council to the Town Council's queries are supplied and included for consideration at full Council on the 6<sup>th</sup> October 2014
- iii. The Chief Officer for Environmental & Operational Services, or in his absence, the Chief Executive of Sevenoaks District Council attends the Sevenoaks Town Council meeting on 6<sup>th</sup> October 2014 to answer member's questions with regards to the proposals.
- iv. A copy of all representation made by members of the public is supplied to Sevenoaks District Council for their consideration.

177 COMMUNITY INFRASTRUCTURE LEVY

The Committee received and considered a report on the Community Infrastructure Levy.

It was **RESOLVED that** a Sub Committee consisting of Cllr Hogarth, Parry, Piper, and Mrs Walshe be formed to consider a preliminary officer report investigating likely CIL receipts and draft priorities for expenditure, previously identified as part of the consultation exercise, and report back to the Planning Committee at a future meeting.

178 HIGHWAYS

The Committee received and noted the following notices from Kent County Council:

- i. KCC (Various Roads in the District of Sevenoaks) (20mph, 30mph, 40mph, 50mph Speed limits and derestricted roads) Amendment no.11 Order 2014
- ii. KCC (various roads in the district of Sevenoaks) (Prohibition and restriction of waiting and loading & unloading and on-street parking places) Amendment 9 Order 2013

179 CONSULTATIONS

To receive and consider the following consultations:

- i. DCLG – The Right to Challenge Parking Policies – deadline 10-10-14  
It was **RESOLVED that** this consultation be deferred to a future Planning Committee meeting.
- ii. DRAFT Officer comments on DCLG – Technical consultation of planning (s1-3) – deadline 26-09-14  
It was **RESOLVED that** the draft comments be approved subject to incorporation of the following points:
  - 1.13 – Broader concerns that it was problematic for smaller areas to raise sufficient funds to carry out adequate community consultation.
  - 2.1 – In addition to current points, add loss of employment land and detrimental impact on local economy
  - 2.7 – The Town Council does not support making permanent current permitted development rights for householder extensions.
  - Section 3 – The Town Council does not support any form of “deemed consent” or any reduction in time limits given to Local Planning Authorities to consider planning applications.
- iii. Sevenoaks District Council Economic Development Strategy and Action Plan – deadline 26-09-14  
It was **RESOLVED that** this item be deferred to a future meeting, details of which would be circulated to members.

180 APPEALS

The Committee received and noted the submission of the following householder appeal:

- i. 14/01000/HOUSE – 49 Brattle Wood

181 PLANNING APPLICATIONS

(a) The meeting was adjourned twice to enable a member of the public to speak on the following application for 3 minutes:

- i. [10] 14/02434/FUL – 10 The Drive – Against
- ii. [10] 14/02434/FUL – 10 The Drive – For
- iii. [22] 14/02708/HOUSE – 33 Garth Road – Against
- iv. 14/02708/HOUSE – 33 Garth Road – For

(b)The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 11<sup>th</sup> September 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

182 PRESS RELEASE  
None

The meeting closed 9:10pm

CHAIRMAN



# Planning Applications Considered

Applications considered on 15-9-14

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01927/HOUSE	H Broughton 17-09-2014	Cllr Eyre	Mr S Hardwick 07964 840 560
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S J Williams		Parkside Cottage	Tonbridge Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/14
<p><b>Demolition of existing conservatory to facilitate the erection of a single storey rear extension with velux windows.</b></p> <p><b>SE/14/01927/HOUSE - Amended plan</b></p> <p><b>Amended plans</b></p> <p><b>Amended proposal description:</b></p> <p><b>Demolition of existing conservatory to facilitate the erection of a single storey rear extension with velux windows and alterations to fenestration.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02154/HOUSE	N Thompson 10-09-2014	Cllr Baker	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Willow Cottage) Ltd			8 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/08/14
<p><b>Demolition of existing single-storey entrance porch, living area and rear lean-to conservatory; erection of two-storey extension to side; erection of single-storey extension to rear.</b></p>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02154/HOUSE	N Thompson 22-09-2014	Cllr Baker	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Willow Cottage) Ltd			8 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/14
<p><b>Demolition of existing single-storey entrance porch, living area and rear lean-to conservatory; erection of two-storey extension to side; erection of single-storey extension to rear.</b></p> <p><b>SE/14/02154/HOUSE - Amended plan</b></p> <p><b>Existing and Proposed West Elevations now received.</b></p>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 15-9-14

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02234/HOUSE	H Broughton 23-09-2014	Cllr Clayton	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Brooker			12 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/09/14
<p><b>Conversion of loft space into habitable accommodation with rear dormer; erection of staircase to access loft space; relocation of 1st floor bathroom; demolition of outside toilet and erection of single-storey side and rear extension.</b></p> <p><b>SE/14/02234/HOUSE - Amended plan</b></p> <p><b>Certificate B &amp; revised plan</b></p>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of amenity to neighbouring properties.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02262/HOUSE	H Broughton 12-08-2014	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Knevitt			1 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/07/14
<p><b>Retrospective application for new raised patio.</b></p>				

**Sevenoaks Town Council recommended refusal due to the loss of amenity to No.3 Beaconfields**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02262/HOUSE	H Broughton 17-09-2014	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Knevitt			1 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/14
<p><b>Retrospective application for new raised patio.</b></p> <p><b>SE/14/02262/HOUSE - Amended plan</b></p> <p><b>Further drawings</b></p>				

**Sevenoaks Town Council recommended refusal due to the loss of amenity to No.3 Beaconfields**

## Planning Applications Considered

Applications considered on 15-9-14

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02281/FUL	J Russell 22-09-2014	Cllr Mrs Crabtree	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Potter		Land South Of Blackhall Spinn	Blackhall Lane	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/09/14
<b>Erection of a detached five bedroom house and garaging.</b>				

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied the design and materials are in keeping with the existing property, that there will be no loss of amenity to neighbouring properties, and that the same conditions imposed on the 2011 grant of permission apply.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02288/FUL	J Russell 18-09-2014	Cllr Mrs Dawson	Open Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Carlton Mews Ltd		Carlton Works	St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/14

**Conversion of the existing warehouse building into 8 no. residential apartments.**

**SE/14/02288/FUL - Amended plan**

**Both the Transport Statement and Energy & CFSH Strategy are now available to view on Public Access.**

**Notwithstanding the previous response, having closely referred in particular to the Transport Strategy and in light of subsequent representations, the Town Council recommended refusal of this application on the following grounds:**

- 1.The applicant places reliance on the fact that the development is to be marketed as “car free” as the reason for not providing any parking space. In the absence of any legal requirement, which in any event would not be enforceable, the Town Council does not believe this to be a sufficient safeguard. Further, the parking space survey showing sufficient spaces available for visitor parking, appears to have been carried out at 4:30am. This situation is not reflected during the day time, when apart from residents, many of the spaces are taken up by cars belonging to people employed in the area or local shoppers.**
- 2.The application is contrary to policy EN1 in that the high number of windows and balconies to the west of the development would cause a loss of amenity to residents in Golding Road by virtue of overlooking and noise & light pollution, thus leading to an unneighbourly development.**
- 3.There does not appear to be any mention of an s106 agreement to provide affordable housing within the application papers.**

# Planning Applications Considered

Applications considered on 15-9-14

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02395/FUL	Mr M Holmes 17-09-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Vece		Captains Cabin Sevenoaks Ltd	113 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/14
<b>Erection of garage to rear of property for storage purposes.</b>				

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02434/FUL	J Russell 12-09-2014	Cllr Arnold	Mr R Reid 741417
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Palermo			10 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/08/14
<b>Demolition of existing garage, lean to shed and greenhouse, to facilitate a two storey rear extension, single storey front extension and alterations to fenestration to the former garage and mews cottage at the rear of 10 The Drive into a small three bedroom house.</b>				

**Sevenoaks Town Council recommended approval subject to the local district member requesting that the application is considered by the Development Control Committee.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02468/MMA	H Broughton 17-09-2014	Cllr Piper	Mr A Bussetil 01480 4949
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Lenhart			7 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/14

**Minor material amendment to application reference SE/14/00412/FUL for the Demolition of existing dwelling and erection of two detached dwellings and two detached double garages; creation of new access and hardstanding, extension of original driveway, formation of hardstanding and landscaping. As amended by plans received 25th March. In order to erect a single storey orangery to the rear of approved dwelling on Plot 1.**

**SE/14/02468/MMA - Amended plan**

**Amended drawing received 19-08-14**

**Proposal description amended to include the installation of solar panels:**

**Minor material amendment to application reference SE/14/00412/FUL for the Demolition of existing dwelling and erection of two detached dwellings and two detached double garages; creation of new access and hardstanding, extension of original driveway, formation of hardstanding and landscaping. As amended by plans received 25th March. In order to erect a single storey orangery to the rear of approved dwelling on Plot 1 and the installation of solar panels. Amended drawing received 19.08.14.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 15-9-14

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02498/ADV	Mr A Byrne 19-09-2014	Cllr Arnold	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Russell		Land At 66 London Road & 23	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/14
<b>Parameter building site Hoarding advertising.</b>				

**Sevenoaks Town Council recommended approval.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02498/ADV	Mr A Byrne 23-09-2014	Cllr Arnold	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Russell		Land At 66 London Road & 23	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/14
<b>Parameter building site Hoarding advertising.</b>				
<b>SE/14/02498/ADV - Amended plan</b>				
<b>The proposal description has been amended for clarification:</b>				
<b>Erection of site hoarding advertisements around perimeter of site.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02564/HOUSE	H Weston 26-09-2014	Cllr Towell	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Shepherd			5 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/14
<b>Single storey side extension.</b>				

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02616/FUL	H Weston 18-09-2014	Cllr Arnold	Mr J Richardson 07958 1
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B French		HSBC	69 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/14
<b>Installation of new external ATM to replace existing.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 15-9-14

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02652/FUL	Mr A Byrne 17-09-2014	Cllr Busvine	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Vine Construction L			139 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/08/14
<b>Demolition of existing mixed use building and development of 8 no. residential apartments with undercroft parking and associated landscaping.</b>				

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02669/FUL	H Broughton 18-09-2014	Cllr Mrs London	Glyn Doughty 01959 5627
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Shefik		6 Station Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/14
<b>Extraction system and flue details.</b>				

**Sevenoaks Town Council recommended approval subject to the environmental health officer being satisfied adequate noise attenuation measures will be put in place.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02672/HOUSE	H Weston 18-09-2014	Cllr Clack	Mr S Anderson 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Mellor			24 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/08/14
<b>Conversion of loft into habitable area. Insertion of a dormer window and two roof lights.</b>				

**//Chairman's Action//**

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02676/HOUSE	H Weston 18-09-2014	Cllr Canet	Mr D Dennis 07501 3033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Mower			18 Madison Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/09/14
<b>Demolition of current conservatory and erection of a ground floor rear and side extension.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 15-9-14

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02700/FUL	N Thompson 26-09-2014	Cllr Baker	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kentmere Homes (Willow Cottage)		Land Adj To	8 Lake View Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/14
<b>Demolition of existing single-storey side extension to No. 8 and erection of attached new dwelling with separate garage and extension of existing crossover.</b>				

**Sevenoaks Town Council recommended approval subject to Kent Highways confirming that the proposed vehicle crossover will not have a detrimental impact on highway safety.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02705/HOUSE	H Weston 19-09-2014	Cllr Parry	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Affleck			39 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/14
<b>Erection of single storey side extension with two roof lantern windows to front and bi-fold door to rear.</b>				

**Sevenoaks Town Council recommended approval.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02708/HOUSE	H Weston 19-09-2014	Cllr Parry	Mr R Fuggle 02082 53711
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Ganguli			33 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/09/14
<b>Erection of detached triple garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02761/HOUSE	H Broughton 23-09-2014	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thomson			26 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/09/14
<b>Demolition of the existing detached garage and the construction of a new detached garage with accommodation in the roof.</b>				

**Sevenoaks Town Council recommended approval.**

## Planning Applications Considered

Applications considered on 15-9-14

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/02799/HOUSE</b>	H Broughton 26-09-2014	Cllr Parry	Mrs A Buckland 885484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Buckland			126 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/09/14
<p><b>Hard and Soft Landscaping Proposal for The Coach House, set within a conservation area and listed building. Works for front garden only. To resurface drive and cut out a section of existing wall to allow drive access to front of house. Landscaping project includes new paving and brick edging, some additional planting to existing borders.</b></p>				

**Sevenoaks Town Council recommended approval.**





Department for  
Communities and  
Local Government

# The Right to Challenge Parking Policies

A Discussion Paper

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August 2014

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# Introduction

The Government wants to make it easier for local residents and firms to challenge unfair, disproportionate or unreasonable parking policies. This could include the provision of parking, parking charges and the use of yellow lines. This discussion paper invites your views on the design of the mechanism that will make this possible.

## Policy background

The Traffic Management Act 2004 provides the regulatory framework which gives local authorities the option of adopting civil parking enforcement powers. Most local authorities in England (over 90%) have now taken up these powers, taking responsibility for the design, implementation and enforcement of parking policies in their area.

However, there is public concern that some local authorities appear not to be using their powers to meet the best interests of road users, communities and businesses in their area. There are concerns about over-zealous parking enforcement and high parking charges driving people out of town centres, pushing up the cost of living and making it harder for people to park responsibly and go about their everyday lives. Inappropriate parking rules and enforcement also harm local shops and impose costs on local firms. These concerns were expressed most recently in evidence to the Transport Select Committee during its inquiry into local authority parking enforcement.<sup>1</sup>

The Government consulted on local authority parking enforcement from 6 December 2013 to 14 February 2014. The response was published on 21 June 2014, and is available at: <https://www.gov.uk/government/consultations/local-authority-parking>.

In its response, the Government committed to change the rules so that local residents and firms will be able to make their council review parking strategies and practices. This paper provides more detail on the options, and invites views on the details of the mechanism to give local taxpayers the power to challenge any aspect of parking in their area, and which requires local councillors to review the relevant policy and justify their council's policies.

## Legal Background

Under the Traffic Management Act 2004, local authorities have a responsibility to determine policies in relation to their road network, and to keep these policies under review. Operational Guidance on the implementation of this requirement states that the parking policies should be appraised when local authorities review other specific plans, depending on the nature of the authority. The guidance recommends that this include public consultation.

Public consultation is currently required for parking restrictions applied by Traffic Management Orders. These are used to put in place the majority of parking-related

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<sup>1</sup> October 2013 - <http://www.publications.parliament.uk/pa/cm201314/cmselect/cmtran/118/11802.htm>

prohibitions and restrictions, and cover yellow lines and parking places. They are not required for some other restrictions, including bus stop clearways, and are not subject to review after their introduction, except when reviewed as part of appraising parking policies in general.

## Proposals for a New Parking Review Mechanism

The current processes are not easily understood or accessed by local residents or businesses, and the timeframe for reviewing policies is not linked to, or required to respond to, changes in local circumstances. This combines to create a perception that people have no say in parking in their area, or power to challenge decisions.

Any new mechanism needs to give local residents, community groups and businesses the ability to engage effectively while recognising the responsibility of local authorities to put in place parking strategies that reflect the needs of all road users (including pedestrians, cyclists and people with disabilities), and the needs of residents, shops and businesses. Such a mechanism needs to be simple, fair and transparent.

To meet this overall aim, the Government is proposing to introduce a requirement that in response to a petition from local residents and/or businesses, local authorities must review their specific parking policy in a specified location, and produce a report for consideration and decision by councillors in an appropriate public council meeting. This approach thus combines direct democracy (the right to petition and call a review) with representative democracy (elected councillors taking a decision, and then being held to account at the ballot box).

We will initially introduce this policy through statutory guidance, and will consider the case for entrenching in legislation.

In considering the detail of this proposal, we would welcome views on a number of areas, in particular:

Who should have the ability to petition for a review?

What should they be able to challenge, and how?

How should the local authority manage petitions?

### Who should have the ability to petition for a review?

It is of course the right of any individual or business to contact their local authority about any aspect of parking in their area. However, in designing a formal mechanism for petition it would be more practicable to include minimum requirements. These would serve to demonstrate that any challenge is supported by local residents and/or businesses.

We propose that the minimum requirements might include:

- A minimum number of local residents, defined as either paying council tax<sup>2</sup> or being a local government elector.
- A minimum number of local businesses, defined as those registered to pay business rates in the area (irrespective of any relevant Business Rate discounts that might apply).
- Or a combination of the above.

We are considering a minimum of 50 signatures or at least 10% of the residents or businesses in the affected local areas.<sup>3</sup>

We are seeking suggestions for a workable definition of 'minimum', and views on the extent to which local authorities could and should use the flexibility they already have to consider and weight representations from individuals and groups.

Issues to take into account include residents in a specific but small area (such as a single road with only a small number of residents) who are not likely to be able to constitute a group just to organise a petition, and may even not meet any requirement for a minimum number of petitioners. There may also be issues in areas of high or low population density.

Do you have any views on the proposed use of petitions?

Do you have any views on what should be the definition of minimum for the purposes of putting together a valid petition?

## What should they be able to challenge, and how?

The Operational Guidance to local authorities on the Traffic Management Act 2004, states that, in appraising its local parking policy, an authority should take account of the:

- existing and projected levels of parking demand;
- availability and pricing of on- and off-street parking;
- justification for and accuracy of existing Traffic Regulation Orders;
- accuracy and quality of traffic signs and road markings that restrict or permit parking.

It would seem appropriate that the same range of issues be open to petition. However, the petitioner should be expected to provide sufficient information for the local authority to be able to understand exactly what aspect of their policy is being challenged and why.

We therefore propose that any petition must include the following:

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<sup>2</sup> Including those in receipt of an exemption, discount or local council tax support.

<sup>3</sup> Specific definitions have been included in other schemes. For instance, nominations for Assets of Community Value can be made by parish councils, neighbourhood forums (as defined in Neighbourhood Planning regulations), un-constituted community groups of at least 21 members, and not-for-private-profit organisations (e.g. charities). However, taking this approach for parking petitions would be less appropriate.

- A clear description of the geographical area covered by the petition (which could be a road, a series of roads, a polling district, a ward or indeed, the whole council area);
- A clear description of which aspects of parking policy are being challenged, with justification;
- Names, dates and addresses for all people and/or businesses signing the petition;
- Contact details for the organiser of the petition, who shall be the first point of contact for follow up questions, and for notification of progress.

Do you have any views or comments on this proposal?

## How should the local authority manage petitions?

Although the arrangements for responding to petitions should be determined locally, we would propose that as a minimum, local authorities should ensure that their arrangements include the following:

- a public statement on how they will manage any challenges to their parking policies. This statement could cover how reviews will be carried out, how long they will take, consultation requirements (including local residents, ratepayers, and any neighbouring authorities who may be affected), and how the final decision will be taken and communicated following the review. The statement should also cover any circumstances where a petition will not be considered (e.g. vexatious petitioners, within a stated minimum period after a previous review in the same area);
- publication of the details of all petitions received, with clear information on what aspects of parking policy are being challenged, the timeline for reviewing the challenged policy and how local residents and businesses can engage in that review;
- the report of the review, and any recommendations, are considered and voted on by councillors;
- the organiser of the petition should be kept updated on progress, and notified when the report is due to be considered and the outcome of the challenge;
- publish the outcome of all reviews.

We will also consider whether legislation will be required to entrench these measures.

Do you have any views or comments on this proposal?

# Your Views

This paper was published on 30 August 2014. We would welcome your views by 10 October 2014.

Comments on this paper are invited from any interested person, but we would particularly welcome those from:

- Local authorities
- Business and community representatives
- Individual businesses and residents

Please send your views to:

Town Centres and High Streets Team  
email: [highstreets@communities.gsi.gov.uk](mailto:highstreets@communities.gsi.gov.uk)

Alternatively, paper communications should be sent to:

Catherine Canning  
Town Centres and High Streets Team  
2 Marsham Street  
London  
SW1P 4DF

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Department for  
Communities and  
Local Government

## Consultation: planning and travellers

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## Summary of consultation

<b>Topic of this consultation</b>	<p>This consultation seeks views on proposed changes to planning policy and guidance ensuring fairness in the planning system; and strengthening protection of our sensitive areas and Green Belt.</p> <p>The proposals would ensure that the planning system applies fairly and equally to both the settled and traveller communities; further strengthen protection of our sensitive areas and Green Belt; and address the negative impact of unauthorised occupation.</p>
<b>Scope of this consultation</b>	<p>The proposals relate primarily to changes to Planning Policy for Traveller Sites, although some would apply to the settled community and would involve changes to wider national planning policy.</p> <p>The Government remains committed to increasing the level of authorised traveller site provision in appropriate locations to address historic undersupply as well as to meet current and future needs.</p> <p>However, the Government also believes that further measures are needed to ensure that planning rules apply fairly and equally to both the traveller and settled community. The Government's view is that where travellers have ceased to travel then they should be treated no differently to members of the settled community.</p> <p>Since the introduction of Planning Policy for Traveller Sites in March 2012 Ministers have also become increasingly concerned that it is not providing sufficient protection for our sensitive areas and the Green Belt. The proposals would further strengthen protection for these areas.</p> <p>Furthermore, the Government continues to hear about the problems caused by a minority of travellers who ignore planning rules and occupy sites without applying for planning permission. This undermines confidence and trust in the planning system and prevents it from acting effectively. The proposals would further assist those councils in dealing with unauthorised occupation of land.</p> <p>In addition, we also wish to consult on streamlined draft planning guidance which primarily aims to support councils robustly assess their traveller site need.</p>
<b>Geographical scope</b>	<p>This proposal relates to England alone.</p>
<b>Impact Assessment</b>	<p>The potential impacts of this proposal are set out in the accompanying Equalities Statement.</p> <p>Question 12 asks specifically for comments on the potential impacts that the proposals in this paper may have on either the traveller community or the settled community.</p>

<b>To:</b>	This is a public consultation open to anyone with an interest in planning policy and guidance for travellers. In particular we are keen to hear views from local planning authorities, Gypsy and Traveller groups and representatives as well as travellers.
<b>Body responsible for the consultation:</b>	The Department for Communities and Local Government
<b>Duration:</b>	10 weeks from 14 September to 23 November 2014
<b>Enquiries:</b>	Owen Neal 0303 444 44412 <a href="mailto:owen.neal@communities.gsi.gov.uk">owen.neal@communities.gsi.gov.uk</a> ; or <a href="mailto:PPTS@communities.gsi.gov.uk">PPTS@communities.gsi.gov.uk</a>
<b>How to respond</b>	<p><u>In writing to:</u></p> <p>Owen Neal Planning – Economy and Society Department for Communities and Local Government Fry Building 2 Marsham Street London SW1P 4DF</p> <p><u>Or by email to:</u></p> <p><a href="mailto:PPTS@communities.gsi.gov.uk">PPTS@communities.gsi.gov.uk</a></p> <p>In developing this consultation we have taken careful account how best to engage with the traveller community, particularly in relation to traveller levels of literacy, nomadic habit of life, and socio-economic disadvantage. The consultation process is designed to engage appropriately, specifically we have:</p> <ul style="list-style-type: none"> <li>- produced an easy to read version of the consultation document (paying attention to Plain English standards where possible);</li> <li>- and will engage, with organisations representing the traveller community throughout the consultation period;</li> <li>- put arrangements in place to hold oral hearings sessions during the consultation period. Please contact Owen Neal on 0303 444 4412, <a href="mailto:PPTS@communities.gsi.gov.uk">PPTS@communities.gsi.gov.uk</a></li> </ul>
<b>Additional ways to become involved:</b>	<p>We would be keen to receive views in writing, by telephone or through meetings with relevant parties. Please contact Owen Neal to arrange.</p> <p>We also intend to hold oral hearing sessions with traveller groups and representatives to ensure effective engagement with the consultation proposals.</p>
<b>After the consultation:</b>	<ul style="list-style-type: none"> <li>• A Government response, including a summary of responses, will be published; and</li> <li>• An updated Planning Policy for Traveller Sites, subject to the outcomes of the consultation, will be produced</li> <li>• Draft planning guidance on assessing accommodation</li> </ul>

	needs of gypsies and travellers will be laid in Parliament (as required under Section 226 of the Housing Act 2004).
<b>Compatibility with the Consultation Principles</b>	This consultation complies with the Consultation Principles.

# Proposed changes to national planning policy and Planning Policy for Traveller Sites

## 1. Introduction

- 1.1 The National Planning Policy Framework and Planning Policy for Traveller Sites were both published in March 2012. The two were designed to be read in conjunction.
- 1.2 The Government remains committed to increasing the level of authorised provision in appropriate locations to address historic under supply and meet present and future site needs. Our policy is clear that local authorities are responsible for objectively assessing their own site needs and identifying a suitable five-year supply of sites to meet their needs, as is consistent with national planning policy as a whole.
- 1.3 In planning positively to meet their local traveller sites needs, especially where local authorities are limited by particular special or strict planning constraints across their area, councils may wish to consider the production of joint development plans that set targets on a cross-authority basis and provide more flexibility in identifying sites.
- 1.4 The National Planning Policy Framework sets out that, once established, local authorities should only alter Green Belt boundaries in exceptional circumstances, through the preparation or review of the Local Plan.
- 1.5 To support councils to plan to meet their traveller sites needs and deliver increased authorised site provision, the Government has since March 2012:
  - made available £60 million in Traveller Pitch Funding to help councils and housing associations build new traveller sites;
  - ensured that traveller pitches attract the New Homes Bonus in exactly the same way as other forms of housing;
  - set aside £50,000 to fund a training programme for councillors to support them in their leadership role in relation to traveller site provision and planning applications for sites. Nearly 1,000 councillors and their partner agencies have now benefited from this training.
- 1.6 In addition the Government is working to address the inequalities the gypsy and traveller communities suffer with respect to health and education.
- 1.7 The Government is committed to delivering a planning system that applies equally and fairly to all, and is keen to ensure that policy provides fair and equal treatment to both the traveller and settled communities; a perception that it doesn't can often fuel community tensions. Travellers who have given up travelling permanently should be

treated in the same way as the settled community, especially regarding sites in sensitive locations, such as the Green Belt.

- 1.8 The Government is also committed to planning policies that protect our sensitive areas and Green Belt. Since the introduction of our traveller planning policy over two years ago Ministers have become increasingly concerned that it is not providing sufficient protection for these areas.
- 1.9 The Government is also aware of the problems (outlined further on in this paper) caused by a small minority of travellers who continue to ignore planning rules and occupy land in an unauthorised way. This also fuels community tension and undermines confidence and trust in the planning system. This is unfair on the majority who choose to play by the rules, and brings the system into disrepute.
- 1.10 Further, a small number of areas are unfairly affected by large-scale unauthorised occupation of land and are required to plan to meet the increased need for traveller sites that arises from those who choose to ignore planning rules. This discourages councils from taking swift and decisive enforcement action against unauthorised sites and in some cases places an increased burden on a particular area in planning for sites.
- 1.11 This consultation paper seeks views on a number of proposals to amend national planning policy and Planning Policy for Traveller Sites to strengthen policy in these areas.
- 1.12 The Government is also committed to making the planning system simpler, clearer and easier for people to use, allowing local communities to shape where development should and should not go. Our intention still remains to review in the future whether Planning Policy for Traveller Sites should be incorporated within the National Planning Policy Framework, which will be considered as part of any wider review of the Framework.
- 1.13 In line with the new streamlined planning guidance launched earlier this year, we also wish to seek views on updated planning guidance to support how local authorities objectively assess their own traveller accommodation needs. This guidance would replace the previous Administration's guidance on assessing gypsy and traveller accommodation needs.

## 2. Ensuring fairness in the planning system

- 2.1 Annex 1 to Planning Policy for Traveller Sites defines “gypsies and travellers” and “travelling showpeople”.

“For the purposes of this planning policy “gypsies and travellers” means:

*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

For the purposes of this planning policy, “travelling showpeople” means:

*Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.”*

- 2.2 Current policy requires that those who have ceased travelling permanently for reasons of health, education or old age (be it their needs or their family’s or dependents’) are for the purposes of planning treated in the same way as those who continue to travel.
- 2.3 The Government feels that where a member of the travelling community has given up travelling permanently, for whatever reason, and applies for a permanent site then that should be treated no differently to an application from the settled population (for example, seeking permission for a Park Home). This would not prevent applications for permanent sites, but would mean that such applications would be considered as any other application for a permanent caravan site would be: i.e. not in the context of Planning Policy for Traveller Sites.
- 2.4 This is not about ethnicity or racial identity. It is simply that for planning purposes the Government believes a traveller should be someone who travels.
- 2.5 The Government therefore proposes amending the current definition of both “gypsies and travellers” and “travelling showpeople” in Annex 1 to Planning Policy for Traveller Sites to remove the words or permanently (underlined in the current definitions in paragraph 2.1 above) to the effect that it would be limited to those who have a nomadic habit of life. The Government is conscious of the need to facilitate the traveller way of life, including the right to family life and in considering whether there should be amendment to the definition will continue to bear this in mind.
- 2.6 We therefore propose to amend the definition of “gypsies and travellers” for the purposes of planning policy to:



*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

2.7 And "travelling showpeople" for the purposes of planning policy to:

*Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.*

2.8 In determining whether applicants for traveller sites would fall under the proposed new definition, decision takers should give close scrutiny to whether the applicants are in fact living a nomadic lifestyle.

**Q1 – Do you agree that the planning definition of travellers should be amended to remove the words or permanently to limit it to those who have a nomadic habit of life? If not, why not?**

2.9 To complement the proposals set out above, the Government wishes to seek views on further measures to support those travellers which fall under the proposed new definition in order to facilitate their nomadic habit of life. For example, through the use of conditions which ensure that transit sites are available at certain times of the year for travellers to occupy on a temporary basis. This of course would be a matter for the local authority but may go towards making provision for those travellers who do travel. We are open to views on how we could further facilitate travellers' nomadic habit of life including its potential effects on the traveller community.

**Q2 – Are there any additional measures which would support those travellers who maintain a nomadic habit of life to have their needs met? If so, what are they?**

2.10 Section 225 of the Housing Act 2004 requires each local housing authority when undertaking a review of housing needs in their districts (under section 8 of the Housing 1985) to carry out an assessment of the accommodation needs of gypsies and travellers residing or resorting to their district. The meaning of gypsies and travellers for this purpose is defined in the Housing (Assessment of Accommodation Needs) (Meaning of Gypsies and Travellers) (England) Regulations 2006 ("2006 regulations"). This is:

*Persons with a cultural tradition of nomadism or of living in a caravan; and  
All other persons of a nomadic habit of life, whatever their race or origin, including –  
Such persons who, on grounds only of their own or their family's or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently.*

2.11 The Government wishes to simplify and streamline the processes for assessing needs of gypsies and travellers for planning and housing purposes. We would like therefore to seek views on amending secondary legislation to bring the definition of “gypsies and travellers”, set out under the 2006 regulations, into line with the proposed planning definition of “travellers” set out above. The effect would be to limit the definition to those who have a nomadic lifestyle.

2.12 In doing so, we would consider whether change to primary legislation is needed to ensure that those who have given up travelling permanently would have their needs assessed.

**Q3 – Do you consider that a) we should amend the 2006 regulations to bring the definition of “gypsies and travellers” into line with the proposed definition of “travellers” for planning purposes, and b) we should also amend primary legislation to ensure that those who have given up travelling permanently have their needs assessed? If not, why not?**

### 3. Protecting sensitive areas and the Green Belt

- 3.1 The National Planning Policy Framework accords significant protection to those sites and areas protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park (or the Broads). To ensure these special protections are given full consideration, the Government proposes amending Planning Policy for Traveller Sites to include sections replicating the relevant parts of the Framework. This is not a change of policy, but rather clarification that those relevant parts of the Framework apply to the provision of traveller sites.

**Q4 – Do you agree that Planning Policy for Traveller Sites be amended to reflect the provisions in the National Planning Policy Framework that provide protection to these sensitive sites? If not, why not?**

- 3.2 Paragraph 23 of Planning Policy for Traveller Sites requires local planning authorities to strictly limit new traveller site development in open countryside. The Government wishes to strengthen this to reflect the importance of accounting for the intrinsic character and beauty of the countryside. The Government therefore proposes amending paragraph 23 to say “Local planning authorities should very strictly limit new traveller site development in open countryside.” (Italicised and underlined simply to highlight the change for the purposes of this consultation. The Government does not propose italicising or underlining the word in the amended policy document.)

**Q5 – Do you agree that paragraph 23 of Planning Policy for Traveller Sites should be amended to “local authorities should very strictly limit new traveller sites in the open countryside”? If not, why not?**

- 3.3 The Government wants local authorities to plan positively to meet their current and future traveller needs. However, the National Planning Policy Framework in conjunction with Planning Policy for Traveller Sites makes clear that traveller sites and conventional housing in the Green Belt are inappropriate and should be permitted only where very special circumstances exist: i.e. where the harm to the Green Belt and any other harm is clearly outweighed by the benefits of the development.
- 3.4 This was re-emphasised by Government through the Written Ministerial Statements of 1 July 2013 and 17 January 2014, which said “unmet need, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development in the Green Belt”.
- 3.5 Paragraph 25 of Planning Policy for Traveller Sites sets out that where a local authority cannot demonstrate an up-to-date five year supply of deliverable sites then this should be a significant material consideration when determining proposals for temporary planning permission.

- 3.6 The Government wishes to maintain this approach - not least because it encourages local authorities to work towards addressing their site needs - but believes this has not provided sufficient protection for the Green Belt and other sensitive areas (listed in paragraph 3.1 above).
- 3.7 The Government therefore proposes to amend paragraph 25 in Planning Policy for Traveller Sites to make clear that it does not apply to land designated as Green Belt; sites protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park (or the Broads).
- 3.8 The absence of an up-to-date five year supply of deliverable sites would therefore no longer be a significant material consideration in favour of the grant of temporary permission for sites in these areas. It would remain a material consideration, but its weight would be a matter for the decision taker.
- 3.9 If adopted, the Government would ensure similar appropriate provisions applied for the settled community.

**Q6 – Do you agree that the absence of an up-to-date five year supply of deliverable sites should be removed from Planning Policy for Traveller Sites as a significant material consideration in the grant of temporary permission for traveller sites in the areas mentioned above? If not, why not?**

- 3.10 In many cases the weight attached to unmet need for traveller sites in combination with the personal circumstances of the occupants is being given greater weight than the harm to the Green Belt justifying planning permission for inappropriate development. As a result there is a greater disproportionate impact on the Green Belt from traveller decisions compared with those for conventional housing.
- 3.11 The Government recognises that case law derived from the United Nations Convention on the Rights of the Child establishes that the best interests of the child are a primary consideration in planning decisions affecting children, and that no consideration is inherently more important than the best interests of the child. The best interests of the child will vary from case to case and there may be circumstances where those best interests suggest living off-site rather than on-site.
- 3.12 Substantial weight should therefore be given to the best interests of the child; however those interests are capable of being outweighed by the harm to the Green Belt and any other harm dependent on the circumstances of the specific case.
- 3.13 The Government therefore proposes to amend national planning policy and Planning Policy for Traveller Sites to provide that, subject to the best interests of the child, unmet need and personal circumstances are unlikely to outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

**Q7 – Do you agree with the policy proposal that, subject to the best interests of the child, unmet need and personal circumstances are unlikely to outweigh harm to the**

**Green Belt and any other harm so as to establish very special circumstances? If not, why not?**

## 4. Addressing unauthorised occupation of land

- 4.1 Although we have been clear that local authorities should be addressing their traveller community's site needs through the local plan-making process and provision of sites, the Government is nonetheless concerned about those who intentionally ignore planning rules and occupy land without planning permission.
- 4.2 Unauthorised occupation occurs when the owners of land set up residence without first obtaining the necessary planning permission. Applying for planning permission before occupation allows for proper consideration of the issues, which can weigh in favour or against an individual proposal, in order that a balanced view can be formed and a decision made, including whether any conditions or limitations should be attached in respect of permission.
- 4.3 Intentional unauthorised occupation – whether by travellers or members of the settled community – reduces the effectiveness of the planning system and undermines public confidence and trust in its function.
- 4.4 A cornerstone of the planning system is the ability of local authorities to impose conditions on a planning permission to mitigate any negative impacts, for example, environmental harm or public health and safety issues. A condition might require alterations to an access to the public highway to ensure road safety, or ensure that measures are taken to reduce flood risk; or preserve and enhance ancient woodland. Where occupation takes place without planning permission, there is no opportunity to appropriately limit or mitigate harm that has already taken place.
- 4.5 Furthermore, it is clear that the intentional unauthorised occupation of land particularly in sensitive areas (including the Green Belt) where those who would apply through the proper channels would be unlikely to gain permission, is highly contentious at the local level and fuels tension between the site occupants and the surrounding community.
- 4.6 There is also clearly a financial cost to the public purse in dealing with the intentional unauthorised occupation of sites once it occurs. Costs that would not have been incurred had planning permission been sought and gained before occupation and development took place. These costs are incurred by councils in taking enforcement action, and in some cases the costs of bailiffs and police action.
- 4.7 The Government believes that further steps are needed to uphold confidence and trust in the planning system and save enforcement costs, including in its ability to protect sensitive areas.
- 4.8 The Government does not wish to remove the ability to apply for retrospective planning permission, which allows for the correction of innocent mistakes where applicants are unaware that planning permission is required. But at the same time, intentional abuse of the system by those who choose to ignore planning rules is unacceptable and brings the planning system into disrepute.
- 4.9 The Government therefore proposes to amend national planning policy and Planning Policy for Traveller Sites to make clear that intentional unauthorised occupation,

whether by travellers or members of the settled community, should be regarded by decision takers as a material consideration that weighs against the grant of permission.

4.10 For the avoidance of doubt, this does not mean that retrospective applications should be automatically refused, but rather failure to seek permission in advance of occupation will count against the application. It will, the Government hopes, encourage all applicants to apply through the proper planning processes before occupying land and carrying out development.

**Q8 – Do you agree that intentional unauthorised occupation should be regarded by decision takers as a material consideration that weighs against the grant of permission? If not, why not?**

**Q9 – Do you agree that unauthorised occupation causes harm to the planning system and community relations? If not, why not?**

**Q10 – Do you have evidence of the impact of harm caused by intentional unauthorised occupation? (And if so, could you submit them with your response.)**

4.11 The occupation of large-scale unauthorised sites in particular can distort the level of need in an area. Such sites could encourage other travellers to locate to the area from elsewhere in the country which increases the local authority's level of need. Some areas in particular are burdened by large unauthorised sites, which make it difficult for those local authorities to plan to meet their traveller needs, particularly where they are subject to strict or special planning constraints.

4.12 Although such large-scale sites are highly exceptional their impact on the local area is significant. Their existence places a heavy burden on a small number of local authorities, as they can incur significant costs associated with enforcement action against a large number of occupants and then have to plan to meet the increased need which arises from the unauthorised occupation. This can fuel community tensions and undermine public trust and confidence in the planning system.

4.13 The Government believes that it is unfair that a small number of authorities have to bear the burden in planning to meet the site needs of people who have created such a need in a locality by ignoring planning rules and occupying large-scale unauthorised sites. This could discourage them from taking early enforcement action, choosing instead to tolerate such sites, and encourage those travellers to occupy land without planning permission.

4.14 The Government believes that the specific proposals set out in this paper above will help greatly to relieve the pressure on the small number of authorities which are in this exceptional situation. However, we are keen to know whether any additional measures might also assist.

4.15 Under current national planning policy where the local authority can demonstrate that their objectively assessed needs cannot be met due to physical or policy constraints on their area, they are not required to meet them in full. This is particularly relevant to

those local authorities faced with a large-scale unauthorised site, and to help to alleviate the burden on such authorities, the following is proposed.

4.16 We could amend Planning Policy for Traveller Sites to set out that in exceptional cases, where a local authority is burdened by a large-scale unauthorised site which has significantly increased their need, and their area is subject to strict and special planning constraints, then there is no assumption that the local authority is required to plan to meet their traveller site needs in full.

4.17 This policy would recognise that that the level of site provision the local authority in this exceptional situation could reasonably plan to provide would be less than their objectively assessed need. The possible effect is likely to mean that those travellers evicted from the large-scale unauthorised site may not have their needs met in the local area and would need to relocate in order to find a suitable alternative provision. Local authorities would need to have regard to the realistic alternatives available to residents of such sites, and the effects on the residents of not meeting their needs, when formulating policies and reaching development management decisions.

**Q11 – Would amending Planning Policy for Traveller Sites in line with the proposal set out in paragraph 4.16 above help that small number of local authorities in these exceptional circumstances? If not, why not? What other measures can Government take to help local authorities in this situation?**

4.18 The Government is keen to ensure that its policies deliver positive outcomes and that it properly considers the implications of these proposals before deciding how to proceed.

**Q12 – Are there any other points that you wish to make in response to this consultation, in particular to inform the Government’s consideration of the potential impacts that the proposals in this paper may have on either the traveller community or the settled community?**

4.19 In line with the recently published streamlined planning guidance, we wish to consult on updated planning guidance to support councils in objectively and accurately assessing their own traveller needs as set out in Planning Policy for Traveller Sites. For the avoidance of doubt this guidance would form the statutory guidance on assessing gypsy and traveller accommodation needs as given by the Secretary of State under section 226 of the Housing Act 2004<sup>1</sup>). Once published, the relevant sections would replace the previous Administration’s guidance and would cancel the following guidance:

- Local authorities and Gypsies and Travellers: a guide to responsibilities and powers (2007)
- Preparing Regional Spatial Strategy reviews of Gypsies and Travellers by regional planning bodies (2007)
- Designing Gypsy and Traveller Sites - Good Practice Guide (2008)
- Gypsy and Traveller Accommodation Needs Assessments - Guidance (2007)

<sup>1</sup> (<http://www.legislation.gov.uk/ukpga/2004/34/contents>)



4.20 For the avoidance of doubt this guidance would form the statutory guidance on assessing gypsy and traveller accommodation needs as given by the Secretary of State under section 226 of the Housing Act 2004

4.21 It is a requirement that before the relevant sections of this guidance (Questions 1 – 4) can take effect it be laid before Parliament.

4.22 Furthermore, we also wish to clarify that in some circumstances it may be appropriate to use a Temporary Stop Notice where unauthorised development has occurred on land not owned by travellers (Question 5).

4.23 The draft planning guidance for travellers is available at Annex A.

**Q13 – Do you have any comments on the draft planning guidance for travellers (see Annex A)?**

# Annex A - Draft planning guidance for travellers

## 1. Why assess traveller accommodation needs?

Travellers are members of our communities and have particular accommodation needs. Planning Policy for Traveller Sites requires that local authorities use a robust evidence base to establish accommodation needs to inform the preparation of Local Plans and make planning decisions. Robust evidence on traveller accommodation needs will be important in securing a sound Local Plan.

When undertaking a review of housing needs in their district under Section 8 of the Housing Act 1985, Section 225 of the Housing Act 2004 requires that local housing authorities carry out an assessment of the accommodation needs of Gypsies and Travellers (as defined in Statutory Instrument 2006/3190) residing in or resorting to their district.

## 2. How should local authorities assess current traveller accommodation needs?

Local authorities should take account of travellers specific accommodation needs which relates to:

- their nomadic lifestyle
- their preference for caravan-dwelling
- movement between housing and caravans
- their preference for mixed use caravan sites
- the absence of a market for sites owing to lack of site provision or local hostility

And, consider their type of accommodation need in relation to:

- private sites
- sites owned by a Registered Provider
- affordable housing occupied by travellers
- other housing occupied by travellers
- different types of site e.g. transit sites

Local authorities should assess needs for different types of travellers, whatever their race or origin, taking account of their different traveller lifestyles and cultures.

Local authorities should engage both the local traveller and settled communities and involve other local authorities to assess their traveller needs as part of the Duty to Cooperate. The area to be covered by the assessment will largely depend on travel and movement patterns.

## 3. How should local authorities assess future traveller accommodation needs?

Local authorities should establish:

- The change in the number of traveller households that have or are likely to have accommodation needs to be addressed over the Local Plan period
- Broad locations where there is a demand for additional pitches
- The level, quality and types of accommodation and facilities needed (eg sites; housing)

- The demographic profile of the traveller community obtained from working directly with them
- Caravan count data at the local level
- Whether there are different needs at different times of the year – travelling is usually concentrated during the summer

#### **4. What sources of information could local authorities use in assessing traveller accommodation needs?**

- Caravan count data maintained by the Department for Communities and Local Government – eg number of caravans and the types of site on which they are located
- Site management information – eg site waiting lists; pitch turnover; length of licenses; transfer applications
- Information on private authorised sites – number of caravans permitted on each site; type of planning permission; restrictions on occupancy
- Information from recent applications, whether successful or unsuccessful, or enforcement action
- Data from other service providers – eg health and education
- Information gathered by traveller groups or representative bodies eg the Showmen's Guild
- Data from surveys of traveller accommodation needs

#### **5. Can a Temporary Stop Notice be used on land not owned by travellers?**

Yes. It may be appropriate in some circumstances for the local planning authority to issue a Temporary Stop Notice where the breach of planning control has occurred on land owned by a third party, including the local authority or another public authority.

## About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent and, where relevant, who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000, the Data Protection Act 1998 and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, under the Freedom of Information Act, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the department.

The Department for Communities and Local Government will process your personal data in accordance with DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not, or you have any other observations about how we can improve the process, please contact the DCLG Consultation Co-ordinator.

4<sup>th</sup> Floor Fry Building  
2 Marsham Street  
London SW1P 4DF

or by e-mail to: [consultationcoordinator@communities.gsi.gov.uk](mailto:consultationcoordinator@communities.gsi.gov.uk)

### **Draft Comments on the Sevenoaks District Council Economic Development Strategy**

Sevenoaks Town Council welcome the opportunity to comment on this document, and are in general support of the aims and aspirations set out within it. Sevenoaks Town Council wished to thank the staff at Sevenoaks District Council, and the Portfolio Holder for their work in drafting it. The Town Council made the following comments:

1. Throughout the document the proposal to extend Zone 6 to Bat and Ball is highlighted, Sevenoaks Town Council requested that this proposal be extended to encompass Sevenoaks Mainline Station.
2. Ref pg 27, 2.4, the reference to “team around the business” is vague, and the Town Council would request that a named individual or central email address be provided for the convenience of new/prospective businesses.
3. Pg 20, Sevenoaks Town Council requested a specific reference to the redevelopment of Sevenoaks Community Centre and the positive impact this would have on the wider regeneration plans for Bat and Ball
4. Pg 20, 6, It was noted that Knole were anticipating a double of their visitors as part of their restoration project, and that more should be done to capitalise on this influx of visitors to the town, which could benefit Town Centre retailers.

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Minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee meeting held on the 23<sup>rd</sup> September 2014, 7:00pm, Sevenoaks Town Council Offices

In attendance:

Cllr Hogarth – <b>Chairman</b>	Sevenoaks Town Council / Sevenoaks District Council
Cllr Canet	Sevenoaks Town Council / Sevenoaks Seniors District Action Forum
Cllr Hunter	Sevenoaks Town Partnership / Sevenoaks District Council
Cllr Parry (arr7:05pm)	Sevenoaks Town Council / Kent County Council
Geoff Brown	St Johns Residents' Association
John Morrison	Hollybush Residents' Association
Peter Moss	Sevenoaks Society
John Ingram	Bradbourne Residents' Association
Cllr Roger Walshe	Sevenoaks District Council
Cllr Mrs Pam Walshe	Sevenoaks Town Council
Linda Larter	Sevenoaks Town Council
Hugh D'Alton	Sevenoaks Town Council

Apologies: Cllr Mrs London, Cllr Piper, Cllr Mrs Purves, Elizabeth Dolding.

### 1. Declarations of Interest

None

### 2. Minutes of the previous meeting

The notes of the previous meeting held on 12<sup>th</sup> August 2014 were received and noted.

### 3. Changes to Membership of the Steering Committee

None.

### 4. Questionnaire

It was noted that:

1. At least 50% of verbatim responses had been received, amounting to approximately 500 pages of A4, and that 100% would be available by early October.
2. Information had been received indication that it would not be advisable to involve stakeholders in the coding and analysis of the questionnaire results, and costings for independent coding and analysis would therefore be sought.
3. Anyone wishing to view the data should contact Sevenoaks Town Council

It was requested that a central location for documents relating to the Neighbourhood Plan be created online including results of the questionnaire, it was agreed that this be actioned.

### 5. Integrated transport project

The notes of the meeting with the preferred contractor for the Independent Transport project were received and noted, along with an updated brief for the project.

The amended brief was supported with the following comments:

1. Stress importance of traffic volumes on London Road
2. Comment on how technology may change the way people move around Sevenoaks in the future i.e. Uber

It was noted that:

1. There would be ongoing meetings with the contractor throughout the project which would be open to anyone who wished to attend
2. The contractor would be invited to the next meeting of the transport sub committee
3. Delegated authority had been given to the Chairman Sevenoaks Town Council's Finance and General Purposes Committee and the Town Clerk to proceed with appointing Contractor B.

## 6. Sub Committee meetings

The following dates were arranged for Sub Committee meetings:

6 <sup>th</sup> October 2014 – 10am	<b>Economic Development</b>	Sevenoaks and District Chamber of Commerce representative Stag Community Arts Centre representative Cllr Roger Walshe Sevenoaks Town Partnership representative Cllr Parry
6 <sup>th</sup> October 2014 – 1pm	<b>Character of the Town</b>	The Drive residents' association representative Sevenoaks Society - Gareth Atkinson Sevenoaks Society - Peter Moss Cllr Purves Cllr Roger Walshe Glenn Ball Cllr Mrs Walshe Alison Peel
8 <sup>th</sup> October 2014 – 1pm	<b>Education</b>	Cllr Mrs Crabtree Edward Oatley Cllr Mrs Walshe Cllr Canet
8 <sup>th</sup> October 2014 – 3pm	<b>Transport</b>	Glenn Ball Cllr Purves Cllr Roger Walshe Sevenoaks Town Partnership representative John Morrison Roger Lee
9 <sup>th</sup> October 2014 – 1pm	<b>Housing</b>	Glenn Ball Cllr Piper Cllr Canet
9 <sup>th</sup> October 2014 – 3pm	<b>Leisure, sports, green spaces, community, health + Environment and Sustainability</b>	Geoff Brown Cllr Canet Byron Brown Jill Aisher Geoff Brown Alison Peel

## 7. Any other Business

### Bradbourne Lakes

An update was received from John Ingram on the Bradbourne Lakes.



### **Agenda items and speakers**

Advice was sought on the best way to request agenda items or invite speakers to sub committee meetings.

It was advised that anyone wishing to invite a representative to speak at a sub committee meeting should contact the clerk who will arrange this.

### **8. Dates of future meetings**

It was noted that following dates had been set for future Steering Committee meetings, and that all meetings would begin at 7pm unless otherwise indicated:

- a. 18<sup>th</sup> November 2014 – Sevenoaks Town Council Chamber

**Meeting concluded at: 7:29pm**

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# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02130/HOUSE	H Weston 01-10-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Bache			9 Bouchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/14
<b>Conversion of existing garage into habitable space.</b>				
<b>SE/14/02130/HOUSE - Amended plan</b>				
<b>Amended drawings now received.</b>				

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02458/FUL	Mr A Byrne 03-10-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Rugby Football Club	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<b>Levelling and extension of the existing reinforced grass track to provide overspill car parking; extension of clubhouse balcony to provide additional viewing space and improved disabled access.</b>				
<b>SE/14/02458/FUL - Amended plan</b>				
<b>The site boundary has been clarified by drawing received 12.09.2014</b>				

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02458/FUL	Mr A Byrne 30-09-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Sevenoaks Rugby Football Club	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/14
<b>Levelling and extension of the existing reinforced grass track to provide overspill car parking; extension of clubhouse balcony to provide additional viewing space and improved disabled access.</b>				

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02564/HOUSE	H Weston 06-10-2014	Cllr Baker	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Shepherd			5 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14

# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>Single storey side extension.</b>
<b>SE/14/02564/HOUSE - Amended plan</b>
<b>Change of proposed description:</b>
<b>Single storey side extension and fenestration changes.</b>

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02593/FUL	H Broughton 03-10-2014	Cllr Busvine	Mr R Fender 01883 7303
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Davis		Flat 1	120 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
<b>Single storey ground floor temporary structure (3 years) to rear of 120 London Road to be used as office accommodation (Retrospective).</b>				

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02636/FUL	H Broughton 13-10-2014	Cllr Eyre	Mr J Whitlock 01892 5344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The New School At West Heath		The New School At West Heath	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/14
<b>Structural upgrade to existing hall walls.</b>				

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02637/LBCALT	H Broughton 13-10-2014	Cllr Eyre	Mr J Whitlock 01892 5344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The New School At West Heath		The New School At West Heath	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/09/14
<b>Structural upgrade to existing hall walls.</b>				

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02686/FUL	H Broughton 01-10-2014	Cllr Arnold	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Spraggs			1 Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/09/14
<b>Erection of a single storey three bedroom bungalow with integral garage.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02735/FUL	J Russell 09-10-2014	Cllr Piper	Mr A Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriott			2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
<b>Demolition of existing house and erection of detached dwelling.</b>				

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02771/HOUSE	Guy Martin 07-10-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms B Reade			10 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<b>Installation of two air/water heat exchanger pumps.</b>				
<b>SE/14/02771/HOUSE - Amended plan</b>				
<b>Site plan, manufacturer's specifications and photographs received</b>				

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02771/HOUSE	Guy Martin 23-09-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms B Reade			10 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/09/14
<b>Installation of two air/water heat exchanger pumps.</b>				

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02805/HOUSE	H Weston 08-10-2014	Cllr Mrs Walshe	Mr P Fowler 01622 73071
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			6 Quarry Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
<b>Demolition of existing garage and shed and the erection of two storey side extensions (both sides). Erection of a first floor rear extension. New vehicular access.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02809/FUL	Mr M Holmes 08-10-2014	Cllr Mrs London	Miss K Munro 789776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Muncey			5-13 Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/09/14
<b>The redevelopment of 5-13 Lime Tree Walk, comprising the demolition of the existing buildings and erection of 3 storey building to provide 14 apartments and parking provision for 14 cars.</b>				

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02822/LBCALT	H Weston 06-10-2014	Cllr Busvine	Mr P Evans 460652
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs N Hamadeh			1 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<b>Enclosure of loggia.</b>				

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02829/HOUSE	H Broughton 30-09-2014	Cllr Clayton	Mr M Ripley 01634 30088
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Margo			54 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/09/14
<b>Loft conversion with a conservation area roof window to the front roof slope and a box dormer to the rear.</b>				

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02834/HOUSE	H Weston 06-10-2014	Cllr Mrs Crabtree	Mr R Colley 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown		Elysia	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<b>Removal of door to front elevation and replacement window.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/02862/HOUSE</b>	H Weston 01-10-2014	Cllr Busvine	Mr J Sparrow 01322 2865
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sumerfield			6 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
<b>The erection of a single storey rear extension.</b>				

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/02863/HOUSE</b>	H Weston 03-10-2014	Cllr Busvine	Mr J Sparrow 01322 2865
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sumerfield			6 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
<b>Demolition of 2 detached garages &amp; erection of new garage/workshop.</b>				

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/02879/HOUSE</b>	H Weston 02-10-2014	Cllr Eyre	Mr P Evans 460562
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Kemsley		Lawton	31 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
<b>Erection of a single storey rear and side extension with double pitched roof, the insertion of rooflight in the existing pitched roof at the rear.</b>				

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/02881/HOUSE</b>	H Broughton 06-10-2014	Cllr Mrs Dawson	Mr M Ransley-Hoare 753
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Pepper			9 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<b>Two storey extension to front and single storey extension to rear of property.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02886/HOUSE	H Weston 07-10-2014	Cllr Piper	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Whawell			4 Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/14
<b>Erection of double-storey rear extension (addition over existing single-storey rear extension), and side single-storey extension.</b>				

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02888/HOUSE	H Broughton 02-10-2014	Cllr Hogarth	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Robinson			45 St James's Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
<b>Demolition of existing flat roof dormer above garage and removal of pitched roof to porch. Erection of a first floor front extension, roof extension to accommodate loft extension to front and rear, balcony and dormer to front elevation, rendering to existing walls and alterations to the fenestration.</b>				

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02891/HOUSE	H Broughton 06-10-2014	Cllr Piper	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Hedger			73 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<b>Partial demolition of rear elevation to facilitate erection of double storey extension.</b>				

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02903/HOUSE	H Weston 02-10-2014	Cllr Raikes	Mr J Hoadley 07956 2415
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Devenney			35 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/09/14
<b>Demolition of existing attached garage, and construction of two storey side and rear extension, with new pitched roof over existing rear extension.</b>				



# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>25</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02923/FUL	J Russell 07-10-2014	Cllr Mrs London	Henson Chapel 01883 73 4777
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Gallery 88 Ltd		3 Station Parade	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/14
<b>Change of use from A1 (Art Gallery) to A3 (Restaurants/Cafes) and A5 (Hot Food Takeaway).</b>				

<b>26</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02930/HOUSE	H Weston 08-10-2014	Cllr Mrs Crabtree	Mr A Boakes 356972
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Saleh		Tara	Woodland Rise	Wildermesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/09/14
<b>Erection of a gym. Extension to drive and rear patio.</b>				

<b>27</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02933/HOUSE	H Weston 08-10-2014	Cllr Canet	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Elliott			135 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
<b>Construction of an attached garage with two roof lights.</b>				

<b>28</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02942/HOUSE	Mr M Holmes 07-10-2014	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Taylor		Little Foxes	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/09/14
<b>Demolition of existing garage. Erection of new garage/car port with a storage room above.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 29 September 2014

<b>29</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/14/02988/FUL</b>	J Russell 13-10-2014		Ms K Castle 01622 77622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks District Council		Buckhurst 2 Car Park	Buckhurst Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/09/14
<b>Erection of a part two, part three storey car park structure to provide 578 car parking spaces.</b>				