

26th March 2015

You are summoned to attend a meeting of the PLANNING COMMITTEE to be held in the Council Chamber at the address below on Monday 30th March 2015. 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.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at sevenoakstown.gov.uk or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.



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)

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

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.

3 MINUTES

To receive and sign the minutes of the planning committee meeting held 16th March 2015 (copy attached)

4 SEVENOAKS DISTRICT TOWN AND PARISH PLANNING FORUM

(a) To receive and note a summary of the Town and Parish Planning Forum held on the 18th March 2015 (copy attached)

(b) To receive and note the presentation slides used at the Town and Parish Planning Forum held on 18th March 2015 (copy attached)

5 PLANNING APPEALS

To receive and consider supporting Sevenoaks District Council on the following appeal:

- i. 15/3002219 – 1 Pinewood Avenue

6 ROAD CLOSURES

To receive and note the following road closure notices:

- i. Hillingdon Avenue
- ii. Ashgrove Road

7 PLANNING APPLICATIONS

(a) To receive and note the attached schedule of comments submitted under chairman's action (copy attached)

(b) 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.

(c) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 26th March 2015 (copy attached)

9 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 16th March 2015 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Present	Cllr R M C Hogarth - Chairman	Present
Cllr N J L Busvine OBE	Apologies	Cllr Mrs M A London	Present
Cllr J M Canet	Left 7:40pm	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Present
Cllr A S Clayton	Apologies	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Left 7:55pm	Cllr P E Towell - Vice Chairman	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

427 **REQUESTS FOR DISPENSATIONS**

None

428 **DECLARATIONS OF INTEREST**

Cllr Eyre declared a disclosable pecuniary interest and abstained from discussion and voting on planning application:

[11] 15/00625/HOUSE – 61 Brittain's Lane

Cllr Towell declared a non-pecuniary interest and abstained from voting and discussion on planning application:

[7] 15/00499/FUL – 224 Seal Road

429 **MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on 2nd March 2015 be adopted and signed subject to the following amendment:

- *'408 Planning Applications*
 - (a) *The Schedule of comments forwarded to Sevenoaks District Council under Chairman's Action was received and noted.*
 - (b) *The meeting was adjourned...'*

430 **ADOPTION OF SEVENOAKS DISTRICT COUNCIL PLANNING DOCUMENTS**

The Committee noted the attached schedule of documents recently adopted by Sevenoaks District Council.

It was noted that the Assistant Clerk would be attending the District Council Planning Forum on 18th March 2015 where an updated on the implications of these new adopted documents was expected, and that a report and slides provided at the forum would be brought to a future Planning Committee meeting for member's information.

431 PLANNING APPEALS

(a) The Committee noted that the Inspector had allowed the following planning appeal:

- i. 14/2222635 – Former Site of the Farmers, London Road
It was **RESOLVED that** a letter be sent to the Minister, copies to the Planning Inspectorate, expressing disappointment at the lack of regard the Inspector had for the application's detrimental impact on a key gateway into the Town.

(b) The Committee considered supporting Sevenoaks District Council on the following appeal:

- i. 15/3004059 – 3 Holly Bush Lane
It was **RESOLVED that** Sevenoaks Town Council support Sevenoaks District Council's refusal of this application by means of written representation.

432 UPDATE ON BAT & BALL CENTRE ARCHITECTURAL COMPETITION
It was RESOLVED under the Public Bodies (Admission of Meetings) Act 1960 to exclude the public and press for the following item by reason of the confidential nature of the business.

The Committee received a verbal update on the 70 submissions received as part of the current architectural competition for the redesign of the Sevenoaks Community Centre.

It was **RESOLVED that** the discussion in relation to the project be referred to a future Finance and General Purposes meeting for further consideration and debate.

433 NDP CONSULTATION AT ANNUAL TOWN MEETING

The Committee received and considered draft copies of banners relating to Neighbourhood Development Plan discussions for display at the Annual Town Meeting produced by an external consultant.

It was **RESOLVED that** due to the number of modifications required the printing and display of the banners be deferred to a future consultation event, date to be confirmed. Discussions will take place with the consultant to action suggested modifications.

434 PLANNING APPLICATIONS

(a) It was noted the application for Wildernes House deferred from the last meeting would be considered at the Planning Committee meeting on the 30th March 2015, a presentation for Councillors would be taking place at 6pm prior to the meeting.

(b) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 12th March 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

435 PRESS RELEASE
None

The meeting closed at 8:10pm
CHAIRMAN

Planning Applications Considered

Applications considered on 16-3-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00331/HOUSE	P Dadswell 20-03-2015	Cllr Hogarth	Mr L Lowden 505336
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			60 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/15
<p>The erection of an attached double garage.</p> <p>SE/15/00331/HOUSE - Amended plan</p> <p>The scale bars now measure correctly.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00344/FUL	H Broughton 18-03-2015	Cllr Hogarth OOW	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hugh D' Alton		Band Practice Room	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/15
<p>Refurbishment, extension & changes to fenestration to band practice room currently used for storage, to facilitate conversion into a Community Cafe (use class A3).</p>				

As the land owner and applicant Sevenoaks Town Council declined to comment on this application.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00423/LBCALT	H Broughton 23-03-2015	Cllr Mrs London	Ms Leonard 01173169451
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
National Trust		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/15
<p>Installation of insulation to the Brewhouse Roof (Retrospective).</p>				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00466/FUL	Mr M Holmes 18-03-2015	Cllr Mrs London	Mr D Pope 02078 374477
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Development Securities Ltd		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/02/15
<p>Change of use from Class B1(a) Offices to Residential Use (Class C3).</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-3-15

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00468/LBCALT	Mr A Byrne 20-03-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shalford Pears (Property) Ltd		Burford House	44 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/15
Redevelopment of the existing office building, including the re-cladding of the principal London Road elevation, the construction of a new refuse store with minor landscaping and internal alterations.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00484/LBCALT	Mr A Byrne 20-03-2015	Cllr Busvine	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shalford Pears (Property) Ltd		Burford House	44 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/15
Redevelopment of the existing office building, including the recladding of the principal London Road elevation, the construction of a new recessed top floor extension, the construction of a new refuse store with minor landscaping and internal alterations.				

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00499/FUL	Mr M Holmes 26-03-2015	Cllr Canet	Mr Hadley 01689 836334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Macey Consultancy Ltd			224 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/15
Demolition of existing dwelling and erection of 2 detached dwellinghouses with integral garages.				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00508/FUL	Mr M Holmes 23-03-2015	Cllr Parry	Mr Bedford 01892 750018
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd		Land Rear Of	53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/15
Erection of a detached dwelling and new access.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-3-15

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00560/HOUSE	R Fellows 26-03-2015	Cllr Hogarth	Mr P French 669094
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss S Alexander			31 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/15
The erection of a single storey side extension and alterations to the fenestration.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00617/HOUSE	H Weston 25-03-2015	Cllr Baker	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Batchelor			129 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/03/15
Demolition of existing garage and erection of a two storey rear extension with single storey side and part front extension.				

Sevenoaks Town Council recommended refusal due to concerns with regards to the scale of the rear two storey extension unless the planning officer is satisfied there will not be an unacceptable loss of amenity or privacy to neighbouring properties.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00625/HOUSE	P Dadswell 26-03-2015	Cllr Piper	Mr Bressan 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Law			61 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/15
Partial demolition of the rear of property and erection of one single storey extension.				

Sevenoaks Town Council recommended approval.

//informative: The Town Council requested that the hedge between 61 and 63 be maintained, as CGI mockups appeared to indicate a reduction in screening//

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00633/HOUSE	H Weston 27-03-2015	Cllr Busvine	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Weare		Austens Cottage	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/15
Erection of a single storey extension to east elevation and two storey extension to north elevation. Conversion of loft creating master bedroom and erection of porch to front entrance. Removal of existing chimney. New electric gates to driveway entrance and additional parking space. Alterations to fenestration.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-3-15

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00642/HOUSE	H Broughton 27-03-2015	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Piper			23 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/15
Demolition of conservatory. Rear double storey extension. Alterations to roof and fenestration.				

Sevenoaks Town Council recommended approval subject to the extension not extending closer than 1m to the boundary.

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Key points from Sevenoaks District Town and Parish Briefing for Planning Committee meeting 30th March 2015

18th March 2015, 7pm, Sevenoaks District Council Offices

Hugh D'Alton, Assistant Town Clerk.

The presentation slides used on the evening will be circulated for information.

Good attendance from parishes across the district with approximately 40-50 people present, predominantly Councillors.

Updates were received on the following topics:

- 1. The allocations and development management DPD**
- 2. The development in the green belt SPD**
- 3. Local Plan Review**
- 4. Gypsy and Traveller Plan**
- 5. Community Infrastructure Levy**
- 6. Neighborhood Development Plans**
- 7. Local Enforcement Plan**

1. Allocations and Development Management DPD (ADMP)

- Will provide greater detail for policies within the Sevenoaks Core Strategy
- Includes site specific allocations for residential redevelopment and employment use
- The 'saved local plan policies' are now all replaced and should **not** be referred to, the ADMP includes a reference table which shows how specific polices have been superseded by those contained within the ADMP.

2. Development in the Green Belt SPD

- The NPPF and NPPG provides overarching guidance on development within the Green Belt
- This is expanded by the policies contained within the Core Strategy
- This will provide **guidance** to give greater clarity to developers about how applications within the Green Belt will be determined and ensures SDC's decisions are more consistent, but it is **not policy** (Guidance will be treated in a similar manner to that set out in the Residential Character Area Assessment / Residential Extensions SPDs)

3. Local Plan Review

- As Part of the 'main modifications' requested by the inspector during the inspection of the ADMP there was a stipulation that Sevenoaks District Council commit to reviewing its core strategy within the next 5 years due to the age / relevance of the information resources that policies and allocations were based upon.
- The key component of this review will be a revision in the housing allocations contained within the Core Strategy, likely to be an upward revision.

- The review will be based upon a new Strategic Housing Market Assessment (SHMA) which will determine the amount of housing which would need to be built to meet the predicted rise in population growth within the District. Sevenoaks District Councilors will then have to decide whether the needs assessment can be reduced on the grounds of environmental impact / detrimental impact on the green belt, taking into account the duty to cooperate with neighbouring authorities.
- The local plan will then be amended to reflect this revised housing allocation.
- If the new housing allocation is significantly higher than the current additional site allocations will have to be made.

4. Gypsy and Traveller Plan

- Several rounds of site consultations have now taken place
- Members will now make the final decision re inclusion of sites within the final plan which will go to consultation in Q4 of 2015
- The plan is scheduled for examination in 2016
- The plan and identification of sites is required to strengthen the district council's position when seeking to refuse planning permission for inappropriate sites which may otherwise be lost on appeal due to the lack of identified sites within the District.

5. Community Infrastructure Levy

- Charging schedule adopted Feb 2014, charging commenced on Aug 2014.
- Within Sevenoaks Town CIL is payable at a rate of £125 per m² on residential, supermarkets & superstores, and retail warehousing – subject to a number of development minimum size thresholds
- The first 'demand' notices have already been issued.
- SDC is required by legislation to pass 15% directly onto STC (25% if there is an adopted Neighbourhood Plan for the area) twice a year
- (a) Funds received between 01/04 and 30/09 paid to STC by 28/10
- (b) Funds received between 01/10 and 31/03 paid to STC by 28/04.
- Sevenoaks District Council have opted to 'top up' the amount passed to Town and Parish council's to 25% regardless of the whether there is an adopted neighborhood plan – however it is likely that this additional 10% will be subject to further restriction and monitoring when compared to the 15% required to be passed down by legislation
- The Town Council must use any CIL monies received to fund
 - The provision, improvement, replacement, operation or maintenance of infrastructure; or
 - Anything else that is concerned with addressing the demands that development places on an area
- Both the Town and District Council must publish annually on their respective websites a report detailing CIL income and expenditure
- Any CIL funds not spent within 5 years or spent on non qualifying items may be clawed back by Sevenoaks District Council.

6. Neighbourhood Development Plans

- It was noted that SDC were supporting a number of Town and Parish Councils with the creation of Neighbourhood Plan
- Those attending were encouraged to feed back information to SDC so they could keep abreast of how individual plans were progressing / whether they could offer assistance.

8. Local Enforcement Plan

- The local enforcement plan was adopted by Cabinet in March 2015
- Members were keep to see greater follow-through with regards to enforcement action especially on breach of planning conditions
- A new ability has been introduced to allow local members to 'call-in' decisions to take no action on enforcement cases which will then be considered by the development control committee
- Member are keen to see increased use of S215 Notices (Notices requiring improvement of untidy land or buildings)
- It was queried whether there were any types of land or landowner who were exempt from having a S215 notice served against them, a response from SDC is expected in the near future to this query.

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Town & Parish Councils Forum

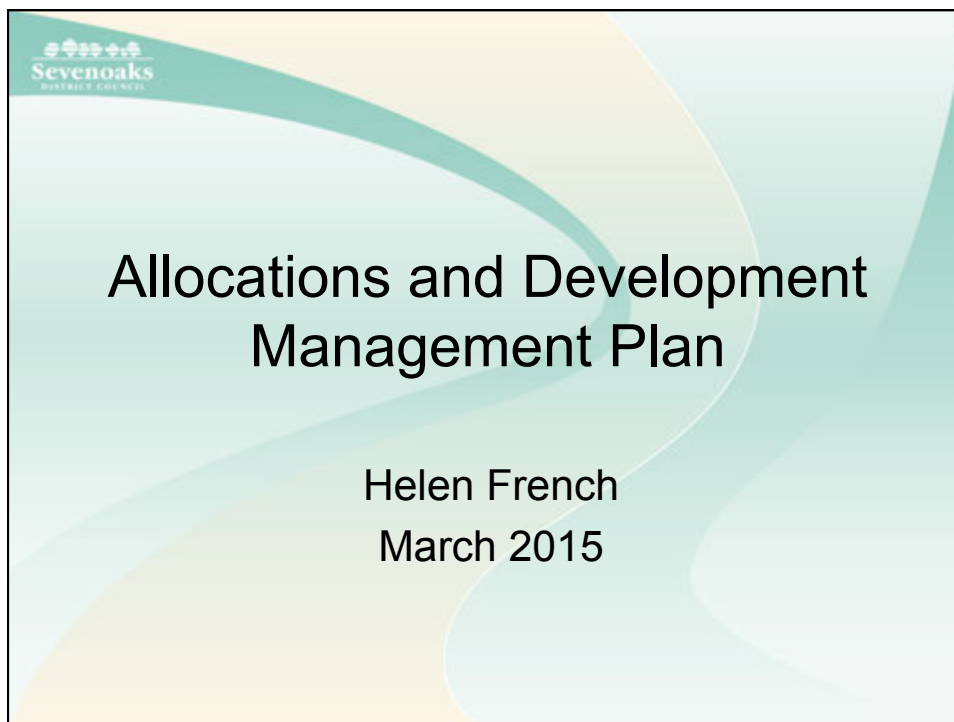
18 March 2015


Alan Dyer, Planning Manager
 Emma Boshell, Senior Planning Officer
 Helen French, Senior Planning Officer





Agenda


Allocations and Development Management Plan	Helen French
Development in the Green Belt SPD	Emma Boshell
Local Plan Review	Emma Boshell
Gypsy & Traveller Plan	Helen French
Community Infrastructure Levy	Emma Boshell
Neighbourhood Plans	Helen French




 **Allocations and Development Management Plan (ADMP)**

- The ADMP was adopted by the Council in February 2015
- All the Saved Local Plan policies have been replaced.
- A hard copy of the ADMP, Appendices and Policies Map will be sent to each Parish/Town Council



 **Development in the Green Belt SPD**


Emma Boshell
March 2015



The Green Belt


93% of Sevenoaks District designated as Green Belt:

- Prevents unrestricted sprawl of built-up areas
- Prevents neighbouring towns from merging
- Helps to safeguard the countryside from encroachment
- Preserves setting/character of historic towns
- Encourages brownfield site redevelopment



National and Local Policy


- NPPF & NPPG:
 - Inappropriate development in the Green Belt is harmful in principle
 - Only approved in 'very special circumstances'
- Core Strategy (2011):
 - Existing Green Belt boundaries to be maintained
- ADMP (2015):
 - Sets out policies applying to development in the Green Belt (GB1-GB9)

 **Development in the Green Belt SPD**


What is the SPD?

- Supplementary planning document
- Provides guidance on how the Green Belt policies will be implemented
- Supplements the Green Belt policies GB1-GB9 in the ADMP
- Helps to ensure consistency in decision making
- Adopted February 2015, following public consultation




 **Local Plan Review**

Emma Boshell
March 2015




Commitment to Review

- ADMP Inspector recommended that the Core Strategy be reviewed – concerned that the evidence pre-dates the NPPF
- SDC has committed to this
- To be undertaken in the next 5 years
- Will ensure that SDC has up to date policies



What's Required?

- New evidence base studies to ensure NPPF compliance – starting with a Strategic Housing Market Assessment (SHMA)
- SHMA assesses future need for housing in Sevenoaks
- The review is a lengthy process involving a mix of in-house work and consultant studies
- 'Local Plan' will replace the Core Strategy and ADMP (although most of the ADMP will remain unchanged)




Local Plan Review

- Timetable for the review is set out in the Local Development Scheme (LDS):
 - Public consultation on draft Local Plan – end of 2016
 - Local Plan to be submitted for examination – end of 2017
 - Adoption of Local Plan – 2018




Questions





Gypsy and Traveller Plan


Helen French
March 2015



Previous Consultations


- Site Options Consultation ended in July 2014
- Supplementary Site Options Consultation ended in January 2015





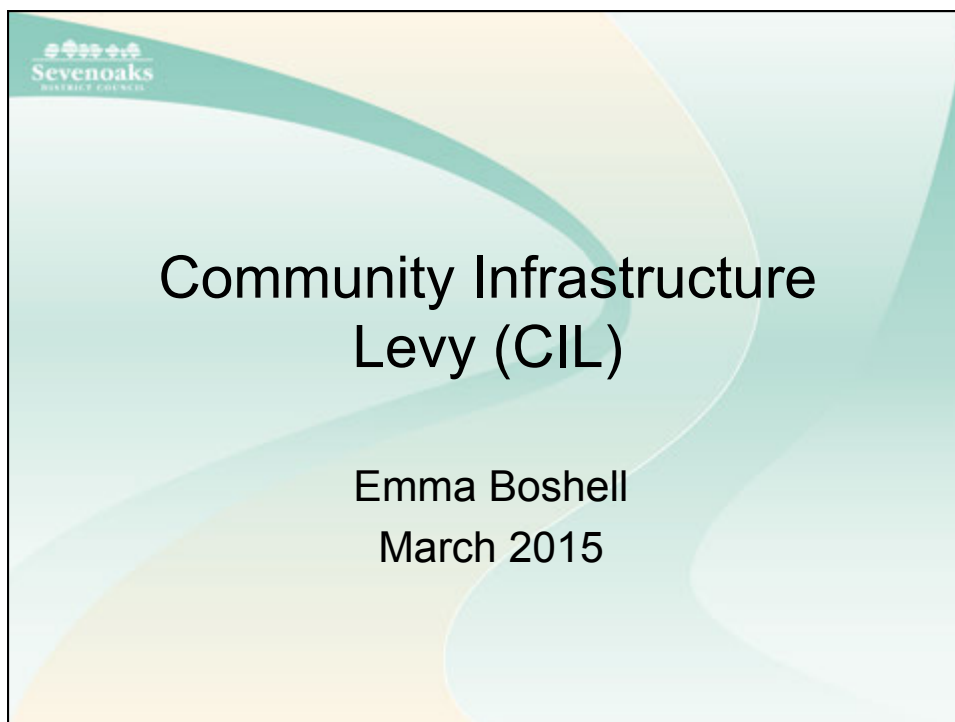
Current stage

- The Council is considering all consultation comments and site suggestions.
- Further comments are being sought from key infrastructure providers.
- All site options will be reassessed taking into account the comments received.



Next steps

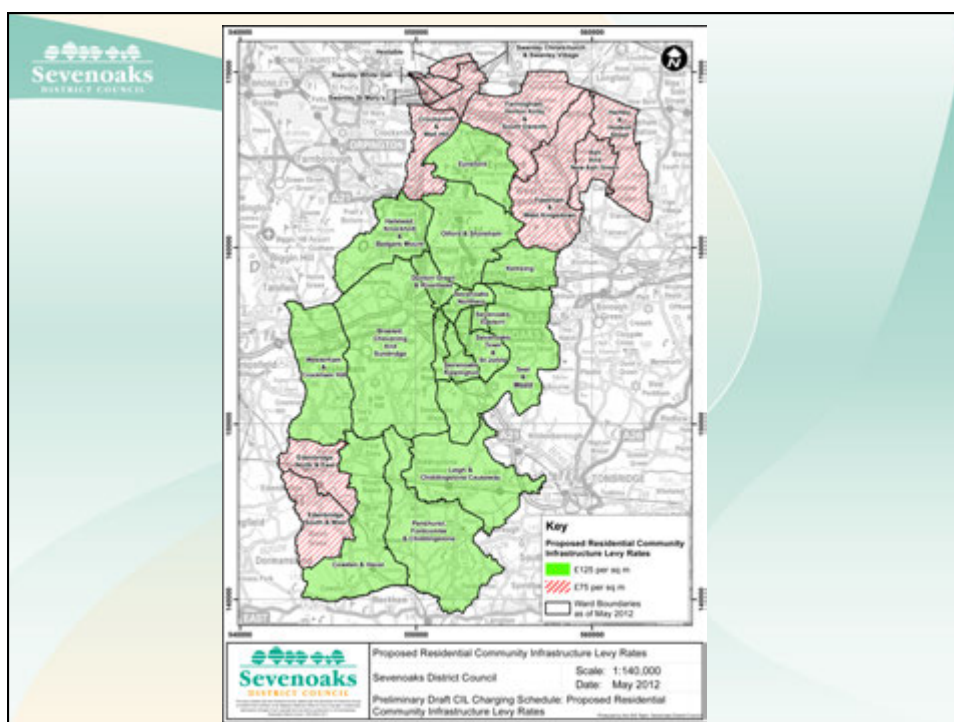
- Council Members will make the final decision as to which sites will be included in the pre-submission version of the plan.
- The agreed plan will then be subject to 6 weeks consultation in autumn/ winter 2015.
- Examination anticipated in 2016.



Sevenoaks DISTRICT COUNCIL

What is CIL?

- CIL allows local authorities to secure funding for infrastructure to support development
- It requires developers to pay a standard charge per m² of qualifying development
- Adopted Charging Schedule in February 2014:
 - Residential (£75/£125 per m²)
 - Supermarkets & superstores (£125 per m²)
 - Retail warehousing (£125 per m²)
- Began charging in August 2014





When is CIL liable?

Residential:


- Additional dwelling or development over 100m²
- Existing 'in use' floorspace is taken into account

Retail:

- Development over 500m²
- Extensions of more than 100m² to buildings over 500m²


Mandatory exemptions:

- Affordable housing, self build, extensions and annexes
- Buildings into which people do not normally go
- Development by a charity to be used for charitable purposes



What will CIL be spent on?

- Must be spent on infrastructure to support development
- Regulation 123 list sets out the types of infrastructure to be funded through CIL
- Doesn't need to be spent where it's collected
- Will largely replace S106 (except affordable housing and other site-specific infrastructure)




Proportion of CIL paid to Town & Parish Councils

- Payments have been equalised across the District
- You will receive 25% of all CIL receipts (£31.25 per m²):
 - Regardless of whether you are in the £75 or £125 per m² areas
 - Regardless of whether you have an adopted neighbourhood plan or not



What can Town & Parish Councils use CIL for?


- You can use CIL to support the development of your area by funding:
 - (a) The provision, improvement, replacement, operation or maintenance of infrastructure; or
 - (b) Anything else that is concerned with addressing the demands that development places on an area



When will Town & Parish Councils receive their 25%?

- SDC will receive CIL money after commencement of development, and possibly in instalments
- Money will be transferred to the Town & Parish Councils as follows:

Received by SDC	Paid to Town / Parish Council
Between 1 April and 30 September	By 28 October
Between 1 October and 31 March	By 28 April



Monitoring

- SDC and Town & Parish Councils both responsible and must complete an 'annual report' each financial year
- Report must be published on Town / Parish Council website by 31 December (or can be sent to SDC)
- SDC can reclaim money if it is not spent within 5 years, or if it has been spent on something not related to infrastructure or supporting development




Neighbourhood Plans

Helen French
March 2015




Neighbourhood Areas

- Neighbourhood Areas designated or awaiting designation:
 - Ash-cum-Ridley
 - Chevening
 - Edenbridge
 - Hextable
 - Otford
 - Seal
 - Sevenoaks Town
 - Swanley

 **Neighbourhood Plans**

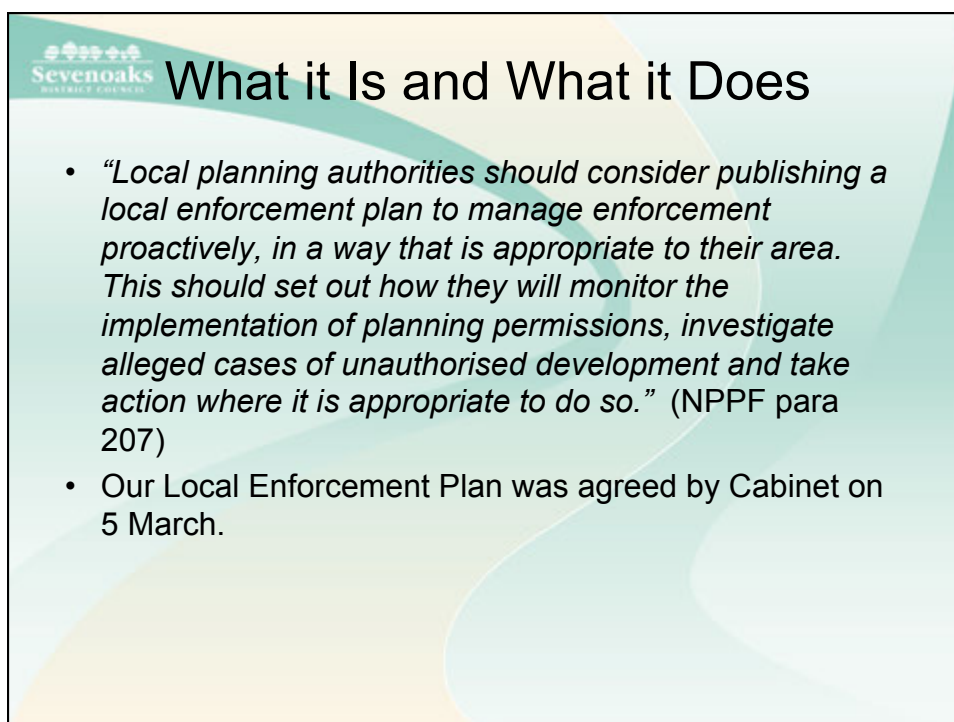
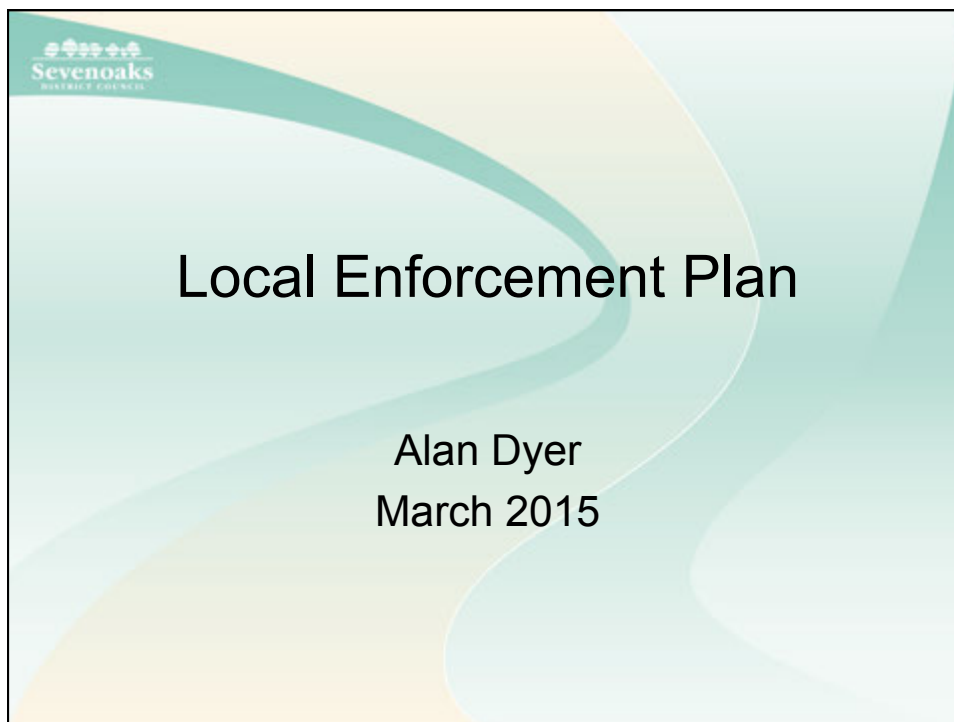
- SDC has produced a guide available at:
www.sevenoaks.gov.uk/localplan
- All Neighbourhood Plans must be in accordance with the Local Plan.
- Should not repeat Local or National policies or allocations.
- Must be positively prepared and primarily related to development




 **Neighbourhood Plans**

- Sevenoaks Planning Policy Team provides support to Parish and Town Councils including:
 - Advice on policy and evidence base
 - Mapping/GIS support
 - Participation at steering groups at key stages
 - Publicising area, proposed and adopted plan


Please keep us up to date





Six Key Principles

- **We will** ...investigate all complaints received about breaches of planning control (*) and aim to visit the site concerned within three working days.
- **We will** ...give priority to the most serious complaints based on the degree of harm caused by the development subject of the complaint.
- **We will** ...use our statutory powers to remove harmful development.
- **We will** ...explore solutions to remove harm caused by unauthorised development.
- **We will** ...keep complainants and those who are the subject of complaints informed throughout our investigations.
- **We will** ...keep the identity of complainants confidential.



True or False?

It is an offence to carry out development without planning permission

It is an offence to fail to comply with the requirements of an enforcement notice

Government policy guidance states that you should always take enforcement action if development takes place without planning permission

Answers: False, True, False



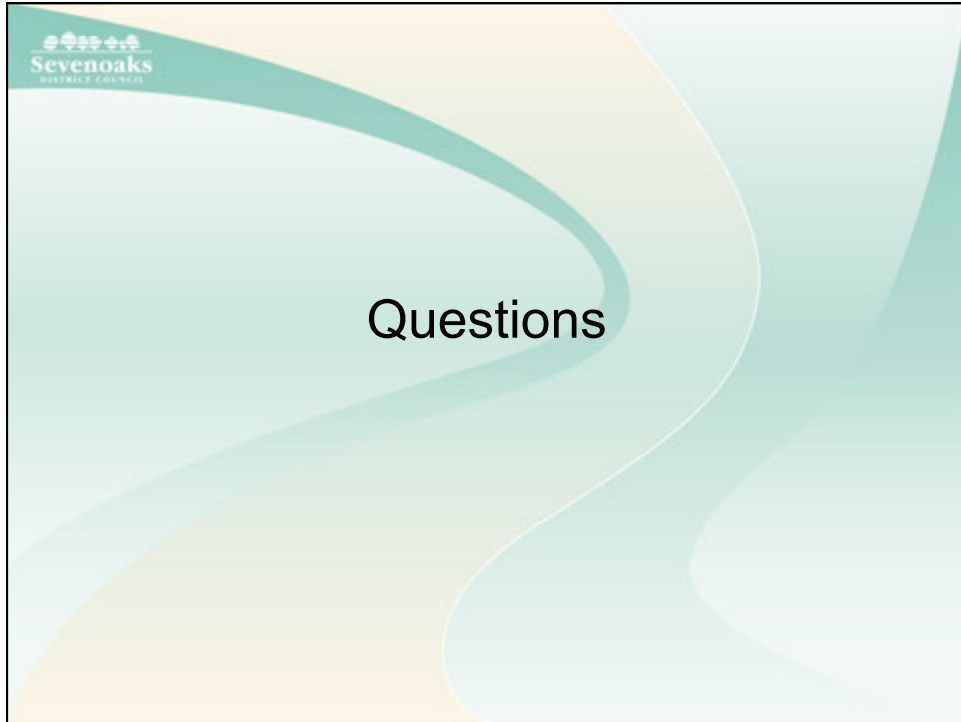
Options where Development takes place without Permission

- Take no action
- Request a planning application – May need to consider what to do if no application is received
- Serve an enforcement notice. Must give reasonable period for compliance and subject to appeal. Grounds for appeal include that permission should be granted.
- Serve an enforcement notice and stop notice. A stop notice takes effect after 28 days and requires an immediate stop but it is subject to appeal, including on grounds that permission should be granted. If an appeal is successful the local authority is liable to pay compensation. We must be sure we would win an appeal.



New Initiatives

- The Enforcement Plan places a greater emphasis on securing compliance.
- Local Members are now consulted on any decision to take no action on a breach of planning control and will be able to refer the matter to Development Control Committee.
- Members are keen to see greater use of S215 Notices requiring improvement of untidy land or buildings.



PCM 30/03/15



Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227367
Ask for: Joanna Russell
Your ref:
My ref: SE/14/03073/FUL
Date: 12th March 2015

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr G Keys
Site: 1 Pinewood Avenue Sevenoaks Kent TN14 5AE
Nature: Demolition of existing detached garage and erection of replacement garage for 1 Pinewood Avenue. Erection of one detached dwelling to the rear of existing property.
Appeal Ref: APP/G2245/W/15/3002219
SDC Ref: SE/14/03073/FUL
Appeal Start Date: 10th March 2015

An appeal has been made to the Planning Inspectorate against the Council's refusal of planning permission for the development described above.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector. Any written comments made by you at the application stage will be sent to the Planning Inspectorate and copied to the appellant. If you wish to make any additional comments you must submit three copies to the Planning Inspectorate, 3/10 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/15/3002219, to arrive by 14th April 2015. If representations are submitted after the deadline they will not normally be seen by the Inspector and will be returned.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information

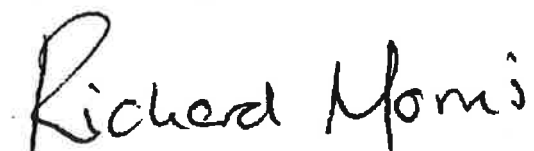
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

A Procedural Guidance on Planning Appeals is available free of charge through the Council's Website or on the Planning Portal.

You will be able to view the Appeal Documents and Decision on the Councils website.

Yours faithfully,

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly slanted style.

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/14/03073/FUL	J Russell 12-11-2014	Cllr Clack	Mr S Mckay 07974 27432
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Keys		1 Pinewood Avenue	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 23/10/14

Demolition of existing detached garage and erection of replacement garage for 1 Pinewood Avenue. Erection of one detached dwelling to the rear of existing property.

Comment on 10/11/14

No. of days taken to comment 18

Sevenoaks Town Council recommended refusal as the proposed dwelling would appear cramped on the plot and due to the small size of the plot would be out of keeping with the character of the local area.

Decision on 01/12/14

SDC Refused 1 Ground 12-12-14

Appeal on

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KENT COUNTY COUNCIL

Hillingdon Avenue, Sevenoaks

TEMPORARY PROHIBITION OF DRIVING

Road Traffic Regulation Act 1984 – Section 14 (2) as amended by
The Road Traffic (Temporary Restrictions) Act 1991

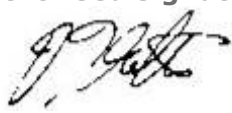
Kent County Council gives notice that Hillingdon Avenue, Sevenoaks will be closed to through traffic, on or after 15th April 2015 for up to 1 Day.

The road will be closed at the fork between Seal Hollow Road and The Main Hillingdon Avenue.

The alternative route is via Seal Hollow Road, The Main Hillingdon Avenue (not the one way) and vice versa.

The closure is necessary to enable carriageway patching to be carried out by Kent County Council.

This Notice applies when the relevant signs and barriers are on site, and is valid for a period of no more than 5 days.

<p>Signed for and on behalf of the Kent County Council by John Burr, Director of Highways, Transportation & Waste or by his authorised signatory</p>	<p>Authorised signatory</p> 
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Date: 25th March 2015

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KENT COUNTY COUNCIL

Ashgrove Road, Sevenoaks

TEMPORARY PROHIBITION OF DRIVING

Road Traffic Regulation Act 1984 – Section 14 (2) as amended by
The Road Traffic (Temporary Restrictions) Act 1991


Kent County Council gives notice that Ashgrove Road, Sevenoaks will be closed to through traffic, on or after 9th April 2015 for up to 1 Day.

The road will be closed between Hopton Road and Burntwood Road.

The alternative route is via Oak Lane, Gracious Lane, Weald Road and vice versa.

The closure is necessary to enable carriageway patching to be carried out by Kent County Council.

This Notice applies when the relevant signs and barriers are on site, and is valid for a period of no more than 5 days.

<p>Signed for and on behalf of the Kent County Council by John Burr, Director of Highways, Transportation & Waste or by his authorised signatory</p>	<p>Authorised signatory</p> 
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Date: 25th March 2015

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Planning Applications Considered

Applications considered on 10-3-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00387/MMA	J Russell 05-03-2015	Cllr Piper	Mr A Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriott		Winter Ride	2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/02/15
Minor material amendment to application SE/14/02735 for the demolition of existing house and erection of detached dwelling - to show elevation changes to the house to incorporate additional dormer window to garage, dormer window to eastern elevation, sky light to main roof and addition of a chimney stack.				

//Chairman's action//

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00397/MMA	J Russell 09-03-2015	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Bay Tree Cottage	37 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/15
Minor material amendment to application 14/03664/FUL for the demolition of the existing detached property and the erection of a replacement detached dwelling, and the sub-division of the plot and the construction of a new adjacent detached property to show a simplified roof structure and improved internal layout and erect a detached garage.				

//Chairman's action//

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment and lack of amenity space.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00429/CONVAR	H Broughton 09-03-2015	Cllr Piper	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Glen			3 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/15
Variation of condition 2 (materials) and 4 (approved plan) of SE/14/01414/HOUSE to Demolition of existing garage and construction of single storey and two storey front, side and rear extensions (including new garage). Alterations and extensions to drive, paths and patio areas. With amendment to render finishing to the external first floor elevation and part of the side elevation.				

//Chairman's action//

Sevenoaks Town Council recommended approval.

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Planning Applications to be Considered

Planning Applications received to be considered on 30 March 2015

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01562/OUT	M Holmes 27-02-2015		Jennifer Ross
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Life		Wildernesse House	Wildernesse Avenue	Wildernesse
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/03/15	

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (class C2). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (class C2) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 128 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/14/01562/OUT - Amended plan

Deferred from Planning Committee Meeting 23/06/14

SE/14/01562/OUT - Amended plan

Please see letter dated 8th December 2014 for full details of amendments proposed.

Amended proposal description:

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).

SE/14/01562/OUT - Amended Plan

New access into Park Lane proposed as well as access driveway within the site.

Amended proposal description:

Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. The creation of a new vehicular access onto Park Lane and an access driveway. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the

Planning Applications to be Considered

Planning Applications received to be considered on 30 March 2015

proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3). Description amended 12th Dec 2014 and 6th Feb 2015.

SE/14/01562/OUT - Amended plan

Deferred from Planning Committee Meeting 02/03/15

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00368/MMA	J Russell 31-03-2015	Cllr Busvine	Mr Wells 01634786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Miles		Glendale	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15

Minor material amendment to application Ref SE/14/01439/FUL (Demolition of the existing house and the erection of a replacement) to show a second floor within roof space, chimney to move further back into sitting room, two rear dormers and one dormer on garden elevation, roof pitch reduced from 43 degrees to 40 degrees, installation of windows to basement, increase the size of windows to bedroom 4 lobby and bathroom, solid tiled roof to breakfast room instead of glass, relocate the velux's, additional window to kitchen, dwarf wall added to dining/conservatory and to kitchen/breakfast in lieu of full height glazing and light well to gym on front elevation.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00522/FUL	Mr A Byrne 01-04-2015	Cllr Mrs London	Ms Bardos 02074907704
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Burton		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/03/15

Demolition of two existing school buildings and removal of one temporary building. Erection of a new building containing science and technology teaching departments, multipurpose spaces, sixth form centre and offices. Creation of a new landscaped pedestrian area. Landscaping and planting associated with the proposals.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00524/HOUSE	P Dadswell 30-03-2015	Cllr Parry	Mr Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Sankar			19 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15

Demolition of existing conservatory; erection of first floor side extension and single-storey side and rear extension; conversion of loft to habitable space; insertion of dormer window to rear; front bay windows to be removed and replaced with square bay windows; widening of driveway.

Planning Applications to be Considered

Planning Applications received to be considered on 30 March 2015

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00574/FUL	Mr M Holmes 13-04-2015	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Parsons			71 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/15
Change of use from D1 and B1 usage to residential dwelling C3.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00613/FUL	J Russell 31-03-2015	Cllr Eyre	Mr Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Price			3 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/15
Demolition of existing dwelling and construction of 2 No. detached dwellings with integral garages.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00637/ADV	J Russell 31-03-2015	Cllr Busvine	Mr McMullan 0777001711
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Dawson			113-117 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15
Installation of 1 x timber fascia with individually halo lit lettering and 1 x timber projecting sign (non - illuminated).				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00649/LBCALT	H Weston 09-04-2015	Cllr Busvine	Mr Merrett 455470
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Almshouse Charity		Sevenoaks Place	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/15
Installation of satellite dishes to rear of each Almshouse block.				
SE/15/00649/LBCALT - Amended plan				
Resubmitted drawings				
Amended proposal description:				
Installation of satellite dishes to rear of Almshouse Blocks (Sevenoaks Place).				

Planning Applications to be Considered

Planning Applications received to be considered on 30 March 2015

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00649/LBCALT	H Weston 30-03-2015	Cllr Busvine	Mr Merrett 455470
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Almshouse Charity		Sevenoaks Place	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/15
Installation of satellite dishes to rear of each Almshouse block.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00679/HOUSE	H Weston 01-04-2015	Cllr Mrs Walshe	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Hashiguchi			67 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/15
Demolition of car port and erection of a single storey side extension, with a roof light to the rear roof slope.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00705/HOUSE	P Dadswell 06-04-2015	Cllr Hogarth	Mr Newton 358362
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Drake			40 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/15
Erection of a two storey side extension, alterations to front elevation and rear dormer.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00719/MMA	H Weston 06-04-2015	Cllr Eyre	Mr Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Rose			74 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/15
Minor material amendment to SE/14/00269/HOUSE (The erection of a two storey extension to the front elevation and new tiled porch) to show a single storey extension (800mm) to front garage.				

Planning Applications to be Considered

Planning Applications received to be considered on 30 March 2015

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00727/HOUSE	H Weston 06-04-2015	Cllr Towell	Anderson North 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Williams			12 Weavers Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/15
Part single/part two storey side extension, single storey front extension and first floor rear extension				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00754/HOUSE	H Weston 08-04-2015	Cllr Mrs London	Design & Build 01689889
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B De Pascalis		Linton	66 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/03/15
Erection of a two storey side and rear extension. Increase the height of main roof, incorporating loft rooms with dormer windows, with front material elevation changes.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00764/HOUSE	H Weston 08-04-2015	Cllr Clayton	Mr Garland 01892724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Pearson			35 Vine Court Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/15
Demolition of rear conservatory, shed and removal of existing first floor side extension. Proposed single storey rear extension, proposed first floor side/rear extension, alterations to front and rear dormers and internal alterations. Construction of new rear patio area.				