

4th June 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 8th June 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 Arnold
Cllr Busvine OBE
Cllr Canet
Cllr Chakowa
Cllr Clayton
Cllr Eyre
Cllr Hogarth – **Vice Chairman**
Cllr Mrs Parry

Cllr Parry
Cllr Parson
Cllr Piper
Chairman - Cllr Raikes
Cllr Schneider
Cllr Waite
Cllr Towell
Cllr 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)

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- 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 26th May 2015 (copy attached)
- 4 COMMUNICATIONS
 - (a) To receive and consider the boundary commission's draft recommendations for the new electoral arrangement for Kent County Council, consultation closes 6th July 2015 (copy attached) (item deferred from pcm 26-05-15)
 - (b) To receive and consider a report on the Kent Rail Summit from the Sevenoaks Rail Travellers Association (copy attached)
 - (c) To receive and consider a report from the Sevenoaks Rail Travellers Association following a meeting with Transport for London regarding the extension of Oyster and TfL services to Sevenoaks (copy attached)
- 5 PLANNING ENFORCEMENT ACTION
To receive and note an enforcement of planning condition notice issued in respect of Lidl, 80 London Road (copy attached)
- 6 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 4th June 2015 (copy attached)
- 7 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 Tuesday 26th May 2015 at 7pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Apologies
Cllr Busvine OBE	Present	Cllr Parson	Present
Cllr Canet	Apologies	Cllr Piper	Apologies
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Present	Cllr Waite	Present
Cllr Hogarth – Vice Chairman	Present	Cllr Towell	Apologies
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk

PUBLIC QUESTION TIME

None

22 **REQUESTS FOR DISPENSATIONS**

None

23 **DECLARATIONS OF INTEREST**

Cllr Busvine declared a non pecuniary interest in planning application:
[18] 15/01273/HOUSE - Hollybank, 8 Clarendon Road

24 **MINUTES**

It was **RESOLVED that** the minutes of the Planning Committee meeting held on 27th April 2015 previously approved at Council on 18th May 2015 be received and signed.

25 **COMMUNICATIONS**

(a) The Committee received a report of poor surfacing on the road leading to the Waitrose undercroft car park.

It was **RESOLVED that** a letter be sent to Waitrose requesting the stretch of road be resurfaced.

(b) The Committee received and considered a request from Sevenoaks District Council for the identification of infrastructure requirements in the Town.

It was **RESOLVED that** details of projects contained within the Town Council's community investment plan be forwarded to the District Council.

(c) The Committee received and noted that Sevenoaks District Council had received the Town Council nomination of the Bradbourne Lakes as an Asset of Community Value and will make a determination by the 24th June 2015.

(d) The Committee received and considered the boundary commission's draft recommendations for the new electoral arrangement for Kent County Council, consultation closes 6th July 2015.

It was **RESOLVED that** this item be deferred to a future meeting of the Planning Committee.

26 PLANNING APPEALS

(a) The Committee noted the inspector has allowed the following appeal:

i. 15/3005741 – 9 Knole Road

(b) The Committee noted the inspector has dismissed the following appeals:

i. 14/2229351 – Ragstone, The Vine

ii. 14/3000691 – Tubs Hill House, London Road

27 PLANNING APPLICATIONS

(a) The Committee received and noted a tabled schedule of comments forwarded to Sevenoaks District Council during the election period.

(b) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 21st May 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

28 PRESS RELEASE

It was **RESOLVED that** a press release be issued on Sevenoaks District Council's confirmation that they had received the Town Council's nomination of Bradbourne Lakes as an asset of community value and would be reaching a determination by 24th June 2015.

The meeting closed at 8:37pm

CHAIRMAN

Planning Applications Considered

Applications considered on 26-5-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/SE/14/13/R20 &	Miss M Green 29-05-2015	Arnold	Resolution Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
KCC Property & Infrastructure Support		Knole (east) Academy	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/15

Details of: the provision of a signalised crossing across Seal Hollow Road and a timeframe for implementation, and the widening works to the western pedestrian island at the junction with the A25/ Seal Hollow Road and a timeframe for implementation pursuant to conditions 20 and 21 of planning permission SE/14/13.

Sevenoaks Town Council recommended approval and requested the extension of the 30mph zone on the A25.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00236/HOUSE	H Weston 28-05-2015	Raikes	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Legon			55 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/15

Proposed extension & internal alterations and alterations to fenestration.

SE/15/00236/HOUSE - Amended plan

The proposed east elevation and existing south elevations have now been received.

//Awaiting Chairman's Action//

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00328/HOUSE	M Besant 02-06-2015	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			53 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/05/15

3 bay Parking area (Retrospective).

SE/15/00328/HOUSE - Amended plan

Elevation drawings to show the height of the new fencing have now been received.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-5-15

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00526/CONVAR	H Weston 27-05-2015	Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Curd		Baywood, 4 New Beacon Bung slaw	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/15
Removal of condition No4 (use of garage) of SE/77/01486/HIST (Demolition of existing dwellings and erection of two detached bungalows with double garages) to convert garage into habitable space.				

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00938/HOUSE	J Russell 19-05-2015	Busvine	Mr Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Hillkirk		Seal House	37 Dartford Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/15
Demolition of two storey extension and erection of a two storey extension.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied proposed materials will be in keeping with the existing house.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00939/LBCALT	J Russell 19-05-2015	Busvine	Mr Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Hillkirk		Seal House	37 Dartford Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/15
Demolition of two storey extension and erection of a replacement two storey extension.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied proposed materials will be in keeping with the existing house.

Planning Applications Considered

Applications considered on 26-5-15

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00982/HOUSE	H Weston 04-06-2015	Cllr Canet	Mr Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J de Jonge			81 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/15
<p>Demolition of existing attached garage and erection of detached double garage. Erection of a two storey front and side extension; erection of new porch to the front; single-storey extension to rear with lantern roof light; extension of roof canopy to side elevation; internal remodelling.</p> <p>SE/15/00982/HOUSE - Amended plan</p> <p>Amended proposed elevations received on 12-05-2015</p>				

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00984/HOUSE	R Fellows 28-05-2015	Eyre	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Krishnamurti			5 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/15
<p>Demolition of rear conservatory. Rear single storey extension. Loft conversion.</p>				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00984/HOUSE	R Fellows 04-06-2015	Cllr Eyre	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Krishnamurti			5 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/15

Demolition of rear conservatory. Rear single storey extension. Loft conversion.

SE/15/00984/HOUSE - Amended plan

Amended proposal description:

Demolition of rear conservatory. Rear single storey extension and loft conversion incorporating a rear dormer and new velux roof lights.

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-5-15

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01027/HOUSE	P Dadswell 02-06-2015	Cllr Piper	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Kidd		Woodlands	Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/05/15
Demolition of existing conservatory and the erection of ground floor extensions and new porch, first floor extension, loft conversion, facade and fenestration alterations.				

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01069/HOUSE	P Dadswell 14-05-2015	Cllr Hogarth	Mr Ransley-Hoare 75333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Bates		Hollybank	8 Carrick Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/03/15
Two storey rear extension, conversion of loft space, addition of 4no. dormer windows and new bay window.				

//Awaiting Chairman's Action//

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01151/HOUSE	P Dadswell 20-05-2015	Arnold	Mr Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Coll		Little Coombe	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/04/15
Replacement fence to boundary with Wilderness Avenue with new vehicular and pedestrian entrance gates and piers.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the proposal.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01220/HOUSE	M Besant 26-05-2015	Towell	Mr Trute07540651867
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Turbin			41 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/15
Demolition of existing garage. Erection of single storey rear extension and construction of new single detached garage to the side of the dwelling				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-5-15

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01232/FUL	H Weston 27-05-2015	Parry	Mr Batchelor0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Harris			38 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/15
Demolition of existing dwelling and the erection of a replacement detached house with integral garage and roof level accommodation.				

Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with proposals.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01250/HOUSE	P Dadswell 21-05-2015	Arnold	Mr Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cosgrove		Mimosa House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/15
Construction of a single storey oak framed glass link situated at the rear of the dwelling, connecting the main house to the annexe.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the proposal.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01255/FUL	Mr M Holmes 26-05-2015	Busvine	Mrs Temple01344203268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Harris			98 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/15
Proposed alterations to existing shop front.				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied the proposal will not adversely impact the character of the conservation area.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01260/ADV	Mr M Holmes 01-06-2015	Cllr Raikes	Mr Galpin 01892 515311
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs V Seymour		Granville School	2 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/15
Free standing panels mounted on posts set into the ground.				
SE/15/01260/ADV: Amended consultation (Information only) received from SDC 18-05-15:				
'Granville School Kitchen' has been removed from the site address as it is misleading. The 2 sites for the adverts are by the school entrances.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-5-15

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01273/HOUSE	M Besant 02-06-2015	Cllr Busvine	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Gristock		Hollybank	8 Clarendon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/05/15
The erection of single storey garage and single storey front extension and conversion of existing garage to habitable space.				

Sevenoaks Town Council recommended approval subject to the following conditions:

- The Conservation Officer is satisfied the proposed materials are in keeping with the existing property and conservation area
- The Arboricultural officer is satisfied with the removal of T1 and T2, and a condition requiring replacement trees to be planted elsewhere on the site
- The grant being conditional on the submission of a landscaping plan for the site.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01275/HOUSE	P Dadswell 28-05-2015	Arnold	Mr Smith 01962 772512
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Madden		Strawberry Fields	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/15
Erection of a brick based aluminium Glasshouse.				

Sevenoaks Town Council declined to comment as insufficient information has been provided to reach an informed decision, the Town Council raised concerns with regards to the materials proposed and their impact on the Conservation Area.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01294/FUL	Mr M Holmes 27-05-2015	Hogarth	Mr B Moore
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Culverden Developments Ltd		The New Inn	75-77 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/15
Erection of block comprising 8no. one-bedroom units.				

Sevenoaks Town Council recommended approval subject to a condition requiring rear windows to be suitably obscure glazed to protect the amenities of properties in Golding Road and subject to the Planning Officer being satisfied the proposal is in line with recommendations set out in the Sevenoaks Residential Character Area Assessment.

Planning Applications Considered

Applications considered on 26-5-15

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01301/HOUSE	H Weston 27-05-2015	Canet	Mr Bale01689836855
<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>
				07/05/15
Demolition of existing garage and erection of a two storey rear and a single storey side extensions.				

Sevenoaks Town Council recommended refusal unless the Planning Officer is satisfied the proposal addresses all reasons for the refusal of the previous application.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01319/HOUSE	H Weston 01-06-2015	Cllr Parry	Mr Giles 01474 702334
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Norton			11 Braeside Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/05/15
Demolition of utility room. Erection of a part single and part two storey rear extension and single storey front extension. Conversion of garage into an annexe and conversion of loft into habitable space. Removal of side chimney and internal alterations.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01323/FUL	Mr M Holmes 05-06-2015	Cllr Eyre	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			76 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/15
Erection of replacement dwelling.				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01330/MMA	J Russell 29-05-2015	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>
				12/05/15
Minor material amendment of SE/14/03664/FUL to 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 vary the approved drawings for addition of a single storey utility extension to rear plot.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-5-15

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01371/HOUSE	M Besant 08-06-2015	Cllr Mrs Walshe	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Robinson			60 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/15
Erection of a two storey side extension including garage.				

Sevenoaks Town Council recommended approval.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01375/HOUSE	P Dadswell 04-06-2015	Cllr Clayton	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Dymond			46 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/05/15
Demolition of the existing attached garage to incorporate a two storey side extension.				

**Sevenoaks Town Council recommend approval subject to the planning officer being satisfied with access and parking arrangements, and that there will be no potential obstruction of the turning area at the head of Pinewood Avenue
//Informative: The Town Council noted that it owns the adjoining amenity space, but does not believe the extension has any impact on this//**

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01383/FUL	J Russell 09-06-2015	Cllr Clayton	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wealden Properties Ltd			44 Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/15
Change of Use of the first floor to residential accommodation comprising a three bedroom flat with two parking spaces (Retrospective).				

Sevenoaks recommended approval provided the Planning Officer is satisfied with the parking arrangements and there is no impact on the viability of the retail unit below.

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01406/HOUSE	P Dadswell 05-06-2015	Cllr Parry	Mr Connolly07967802463
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Munro			50 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/15
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 26-5-15

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01407/HOUSE	M Besant 04-06-2015	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Alexander		Charldan House	29 Grassy Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/05/15
Front extension to garage.				

Sevenoaks Town Council recommended approval.

30	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01426/HOUSE	M Besant 05-06-2015	Cllr Canet	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Morotz			29 & 31 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/05/15
Demolition of existing conservatory to rear of No 31. Erection of matching single storey extensions to rear. New fenestration to side N elevation.				

Sevenoaks Town Council recommended approval.

31	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01484/ADV	M Besant 09-06-2015	Cllr Busvine	Mr Karim 01484 429429
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Proctor			53-55 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/15
To display and erect a trough lit sign tray with Your Move branding with an illuminated projecting sign affixed to the building.				

Sevenoaks Town Council recommended refusal due to the proposed internal illumination of signs having a detrimental impact on the street scene and conservation area.

32	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01488/HOUSE	M Besant 09-06-2015	Cllr Clayton	Mr Russell 07813757871
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Hogg			4 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/15
Erection of a rear and side single storey extension. Demolition of existing rear conservatory.				

Sevenoaks recommended approval provided the Planning Officer is satisfied with the parking arrangements and there is no impact on the viability of the retail unit below.

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David Cockburn
Head of Paid Service &
Corporate Director of Strategic and Corporate Services
Kent County Council
County Hall
Maidstone
Kent
ME14 1XQ

12 May 2015

Dear Mr Cockburn,

**ELECTORAL REVIEW OF KENT COUNTY COUNCIL: DRAFT
RECOMMENDATIONS**

The Local Government Boundary Commission for England has opened a public consultation on its draft recommendations for new electoral arrangements for Kent County Council.

The consultation opens today 12 May 2015 and closes on 06 July 2015.

The draft recommendations propose that 81 county councillors should be elected to Kent County Council in future. The recommendations also propose new electoral division boundaries across the county.

Once the Commission has considered all the responses to the consultation, we aim to publish final recommendations in September 2015. We will then lay a draft order in both Houses of Parliament under the negative resolution procedure. Subject to parliamentary scrutiny, the new electoral arrangements are scheduled to come into effect at the county elections in 2017.

All information relating to the draft recommendations is available on our website. The Commission's report on its draft recommendations can also be found at: <https://www.lgbce.org.uk/current-reviews/south-east/kent/kent-county-council> In addition, hard copies of the report and accompanying map will be dispatched to the Council shortly.

Interactive maps of the proposals are also posted on the Commission's consultation portal at: <https://consultation.lgbce.org.uk/node/4285> The portal also allows visitors to submit comments and alternative proposals.

Local Government Boundary Commission for England, 14th Floor, Millbank Tower, Millbank, London, SW1P 4QP

Tel: 0330 500 1525; Fax: 0330 500 1526; reviews@lgbce.org.uk; www.lgbce.org.uk

Publicising the consultation

The Commission will shortly dispatch hard copies of the recommendations to the council for distribution to local information points. In the meantime, I would be grateful if you could bring the consultation to the attention of elected members.

We have also provided information on the draft recommendations directly to district and parish councils and community organisations as well as notifying local press and media.

I would be grateful if you could also take steps to bring the consultation to the attention of the public and interested parties. In particular, please include details of the consultation:

- On your website;
- Promote the consultation through social media and;
- Use any other channels you would normally employ to engage residents in local consultations (newsletters, press releases, publications etc).

The Commission would be happy to provide information and/or copy to help you promote the consultation locally.

Draft recommendations

The Commission considered all the submissions it received in the previous stages of the review before drawing up the draft recommendations.

We have sought to balance the criteria we must follow when drawing up recommendations, namely:

- To deliver electoral equality where each county councillor represents roughly the same number of electors as others across the county.
- That the pattern of divisions should, as far as possible, reflect the interests and identities of local communities.
- That the electoral arrangements should provide for effective and convenient local government.

The Commission will consider all representations made on the draft recommendations and has an open mind about amending the scheme if an alternative pattern of divisions would better meet the statutory criteria above. It is also important for respondents to the consultation to indicate where and why they support the draft recommendations.

Further information on drawing up a pattern of electoral divisions and putting forward alternative proposals is available in our guidance document: *Electoral reviews: technical guidance* which can be found at:

[www.lgbce.org.uk/ data/assets/pdf file/0006/10410/technical-guidance-2014.pdf](http://www.lgbce.org.uk/data/assets/pdf_file/0006/10410/technical-guidance-2014.pdf) .

Local Government Boundary Commission for England, 14th Floor, Millbank Tower, Millbank, London, SW1P 4QP

Tel: 0330 500 1525; Fax: 0330 500 1526; reviews@lgbce.org.uk; www.lgbce.org.uk

We also publish a practical guide for putting forward submissions called *How to propose a pattern of wards* which is available at:

www.lgbce.org.uk/data/assets/pdf_file/0014/10409/proposing-new-wards-guidance.pdf.

Our website includes information about previous electoral reviews of county councils where you can see how the Commission came to its conclusions and how other counties, districts and parishes responded to consultations on draft recommendations.

As ever, please feel free to contact us if you have any questions about the consultation.

Correspondence and enquiries

Correspondence relating to the review – and consultation responses - should be addressed to:

Review Officer (Kent)
Local Government Boundary Commission for England
14th Floor
Millbank Tower
Millbank
London
SW1P 4QP

Email: reviews@lgbce.org.uk

Responses to the consultation can also be made directly through our specialist consultation portal: <https://consultation.lgbce.org.uk/node/4285>

Further information on electoral reviews can also be found at our main website at: www.lgbce.org.uk

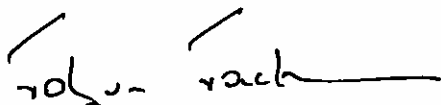
Your direct contacts for the review remain:

Mark Cooper, Review Officer, with specific responsibility for the day-to-day running of the review: email: Reviews@lgbce.org.uk ; tel: 0330 500 1272.

Richard Buck, Review Manager, leads the team dealing with this and other electoral reviews: email: Reviews@lgbce.org.uk; tel: 0330 500 1271.

I am copying this letter to the organisations and individuals listed below.

Yours sincerely



Jolyon Jackson CBE
Chief Executive
reviews@lgbce.org.uk
0330 500 1290

cc MPs and MEPs with constituency interests in Kent
 Police and Crime Commissioner for Kent
 Kent Clinical Commissioning Group
 NHS England

Please note as of 27 April we have new contact details. Our new address is LGBCE, 14th Floor, Millbank Tower, Millbank, London, SW1P 4QP. Our new telephone number is 0330 500 1525.

Helping you to have your say:

We are now consulting local people on a new pattern of electoral divisions for Kent. The Commission has an open mind about its final recommendations and will consider every piece of evidence we receive from local groups and people. Every representation will be considered, regardless of whom it is from or whether it relates to the whole county or just a part of it.

If you agree with our recommendations, please let us know. If you don't think our recommendations are right for Kent, we want to hear alternative proposals for a different pattern of divisions.

The Commission aims to propose a pattern of electoral divisions for Kent which delivers:

- **Electoral equality:** each councillor represents a similar number of voters.
- **Community identity:** reflects the identity and interests of local communities.
- **Effective and convenient local government:** helping your council discharge its responsibilities effectively.



Draft recommendations on the new electoral arrangements for Kent County Council

Summary report

Read the full report, view detailed maps and have your say at: www.consultation.lgbce.org.uk

Find out more at: www.lgbce.org.uk

Follow us on Twitter at: @LGBCE

A good pattern of divisions should:

- Provide good electoral equality, with each councillor representing, as closely as possible, the same number of voters.
- Reflect community interests and identities and include evidence of community links.
- Be based on strong, easily identifiable boundaries.
- Help the council deliver effective and convenient local government.

Electoral equality:

- Does your proposal mean that councillors would represent roughly the same number of voters as elsewhere in the council area?

Community identity:

- **Transport links:** are there good links across your proposed division? Is there any form of public transport?
- **Community groups:** is there a parish council, residents association or another group that represents the area?
- **Facilities:** does your pattern of divisions reflect where local people go for shops, medical services, leisure facilities etc?
- **Interests:** what issues bind the community together or separate it from other parts of your area?
- **Identifiable boundaries:** are there natural or constructed features which make strong boundaries for your proposals?

Effective local government:

- Are any of the proposed divisions too large or small to be represented effectively?
- Are the proposed names of the electoral divisions appropriate?

Useful tips:

- Our website has a special consultation area where you can explore the maps and draw your own proposed boundaries. You can find it at www.consultation.lgbce.org.uk.
- We publish all submissions we receive on our website so you can follow what other people and organisations have told us. Go to: www.lgbce.org.uk

Have your say by writing to:

Review Officer (Kent)
LGBCE
14th floor, Millbank Tower
London
SW1P 4QP

Through our consultation area:
www.consultation.lgbce.org.uk
or by email to: reviews@lgbce.org.uk

The full report and interactive maps are available to view at www.lgbce.org.uk

Follow us on Twitter: @LGBCE

Who we are

The Local Government Boundary Commission for England is an independent body set up by Parliament. We are not part of government or any political party. We are accountable to Parliament through a committee of MPs chaired by the Speaker of the House of Commons.

Our main role is to carry out electoral reviews of local authorities throughout England.

Electoral review

An electoral review examines and proposes new electoral arrangements for a local authority. A local authority's electoral arrangements are:

- The total number of councillors representing the council's voters ('council size').
- The names, number and boundaries of wards or electoral divisions.
- The number of councillors representing each ward or division.

Why Kent?

We are conducting an electoral review of Kent County Council to deliver improved levels of electoral equality for local voters.

Kent currently has high levels of electoral inequality where some county councillors represent many more - or many fewer - voters than others. This means that the value of your vote - in county council elections - varies depending on where you live in Kent.

Our proposals

Kent County Council currently has 84 councillors. We propose that the council should have 81 councillors in future. The Commission believes that a council size of 81 members will ensure the council can discharge its roles and responsibilities effectively and provides for a division pattern that meets our statutory criteria.

Electoral arrangements

Our draft recommendations propose that Kent's 81 councillors should represent 65 single-member divisions and eight two-member divisions across the county.

You have until 6 July 2015 to have your say on the recommendations

Stage of review	Description
9 Dec 2014 - 2 Mar 2015	Public consultation on new division boundaries
12 May - 6 Jul 2015	Public consultation on draft recommendations for new electoral arrangements
29 Sep 2015	Publication of final recommendations by the Commission
May 2017	Subject to parliamentary approval - implementation of new arrangements at county elections

Overview of draft recommendations for Kent County Council

View this map online and draw your own boundaries:
www.consultation.lgbce.org.uk

Follow the review on Twitter: @LGBCE

If you are viewing this page online, click on the map to go straight to our interactive consultation area

Have your say at
www.consultation.lgbce.org.uk:

- view the map of our recommendations down to street level.
- draw your own boundaries online.
- zoom into the areas that interest you most.
- find more guidance on how to have your say.
- read the full report of our recommendations.
- send us your views directly.

Summary of our recommendations

Our draft recommendations propose that Kent's 81 county councillors should represent 65 single-member electoral divisions and eight two-member electoral divisions across the county.

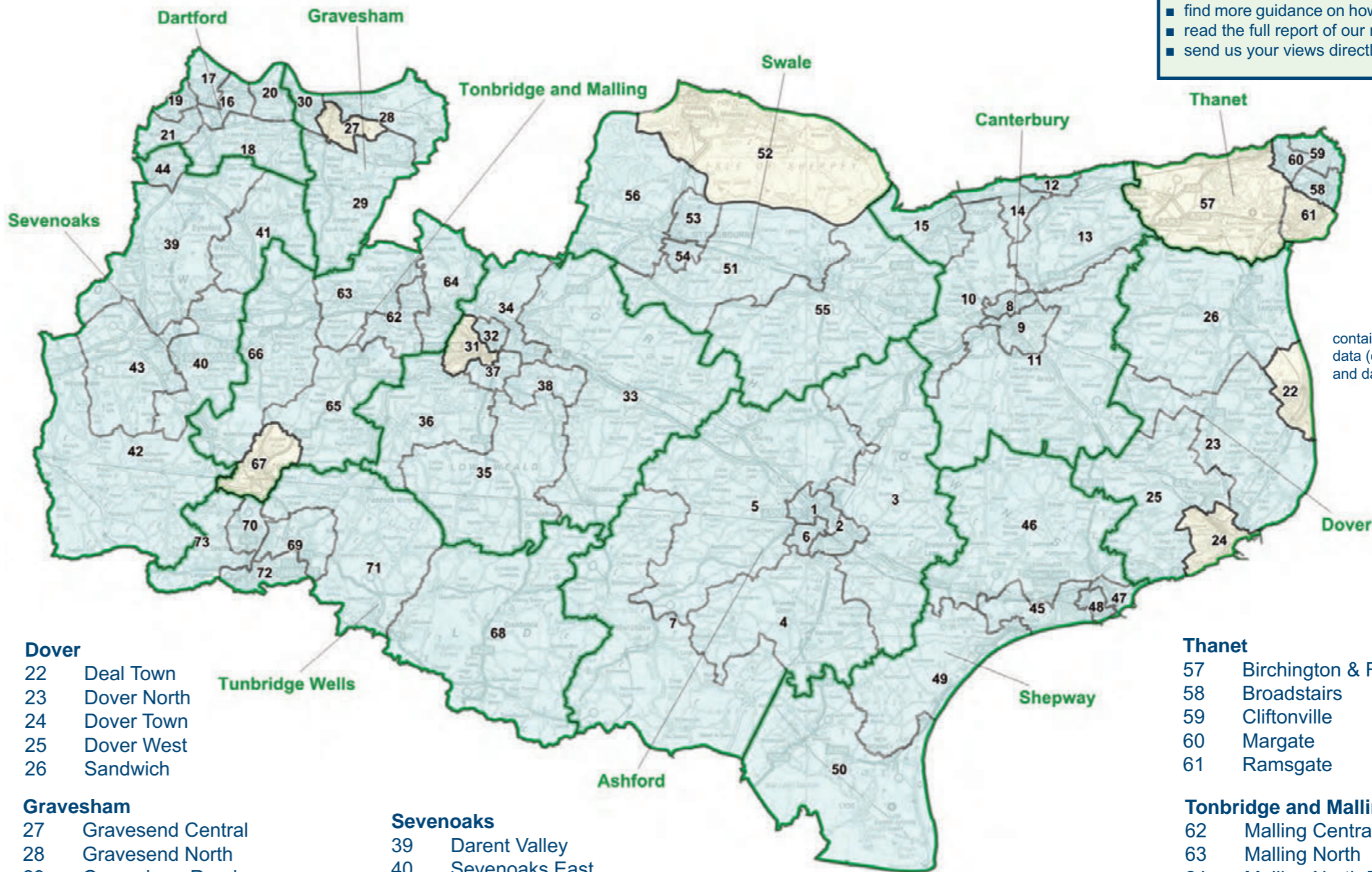
Before drawing up the draft recommendations, the Commission carried out a public consultation inviting proposals for a new pattern of divisions for 81 county councillors. We have considered all of the submissions we received during that phase of consultation.

The Commission believes the draft recommendations meet its obligations – which are set out in law – to:

- Deliver electoral equality for voters
- Reflect local community interests and identities
- Promote effective and convenient local government

However, the Commission welcomes local views on alternative patterns of divisions, anywhere in the county, that better meet the criteria above.

You can read the full report on our website at www.lgbce.org.uk.



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Ashford

- 1 Ashford Central
- 2 Ashford East
- 3 Ashford Rural East
- 4 Ashford Rural South
- 5 Ashford Rural West
- 6 Ashford South
- 7 Tenterden

Canterbury

- 8 Canterbury City North
- 9 Canterbury City South
- 10 Canterbury North
- 11 Canterbury South
- 12 Herne Bay East
- 13 Herne Village & Sturry
- 14 Whitstable East & Herne Bay West
- 15 Whitstable West

Dartford

- 16 Dartford East
- 17 Dartford North East
- 18 Dartford Rural
- 19 Dartford West
- 20 Swanscombe & Greenhithe
- 21 Wilmington

Dover

- 22 Deal Town
- 23 Dover North
- 24 Dover Town
- 25 Dover West
- 26 Sandwich

Gravesham

- 27 Gravesend Central
- 28 Gravesend North
- 29 Gravesham Rural
- 30 Northfleet

Maidstone

- 31 Maidstone Central
- 32 Maidstone North East
- 33 Maidstone Rural East
- 34 Maidstone Rural North
- 35 Maidstone Rural South
- 36 Maidstone Rural West
- 37 Maidstone South
- 38 Maidstone South East

Sevenoaks

- 39 Darent Valley
- 40 Sevenoaks East
- 41 Sevenoaks North East
- 42 Sevenoaks Rural
- 43 Sevenoaks West
- 44 Swanley

Shepway

- 45 Cheriton, Sandgate & Hythe East
- 46 Elham Valley
- 47 Folkestone East
- 48 Folkestone West
- 49 Hythe West
- 50 Romney Marsh

Swale

- 51 Mid Swale
- 52 Sheppey
- 53 Sittingbourne North
- 54 Sittingbourne South
- 55 Swale East
- 56 Swale West

Thanet

- 57 Birchington & Rural
- 58 Broadstairs
- 59 Cliftonville
- 60 Margate
- 61 Ramsgate

Tonbridge and Malling

- 62 Malling Central
- 63 Malling North
- 64 Malling North East
- 65 Malling Rural East
- 66 Malling West
- 67 Tonbridge

Tunbridge Wells

- 68 Cranbrook
- 69 Tunbridge Wells East
- 70 Tunbridge Wells North
- 71 Tunbridge Wells Rural
- 72 Tunbridge Wells South
- 73 Tunbridge Wells West

From: Roger Johnson
To: Tony Clayton
Subject: Report on Kent rail Summit for circulation

John and I attended the Summit last night. The presentations concentrated on East Kent yet again. So we were treated to a lengthy presentation of plans for Thanet Parkway station (expected ANNUAL footfall of 100,000 compared to 4 million in the Sevenoaks area alone) and upgrading the branch line between Ashford and Hastings/Bexhill (Marshlink).

For the future we must get KCC to show an interest in the problems of West Kent – I fear we lack marginal constituencies. How about a UK Commuters Party??

David Statham announced that SER was publishing an Economic Impact Report of SER on the Kent economy which would be available soon. He predicted that it would show a net benefit of £2bn. He also said passenger numbers were rising by up to 8% per annum.

The next RUS exercise, led by NR, will start with a route study beginning in July 2015 collecting the base data, with a draft report for consultation in Spring 2016 and a Final version in Summer 2016. (Our old friend Richard Howkins who did a lot of work on the last RUS has moved to the DfT).

I had a useful chat with David Statham and Richard Dean before the meeting. Paul Crick is leaving KCC for Essex. John and I also spoke to Angus McConche from Network Rail who has been doing “some work at Sevenoaks”. We chatted to him afterwards about the cycle racks.

The most telling moment for the future, in my view, was a question from a lady from Bexhill about the potential impact of the Mayor taking over SER Metro services. Stephen Gasche gave a guarded reply saying TfL had promised to safeguard the existing paths. Matthew Balfour (KCC cabinet member) then launched into an attack on the Mayor over the Boris Island Airport scheme which was exactly what TfL suggested to Tony and I was the problem previously. This was an odd question since in the context of the meeting it came totally out of left field but I am probably too conspiratorial.

Matthew Balfour had a difficult night managing to introduce everyone, starting with David Statham, by the wrong job title. He also seemed unsure about his brief when he read his opening statement to the meeting.

I made one intervention when I managed (1) to congratulate NR engineers on their success at minimising disruption to SER rail services through London Bridge, (2) noted the complete absence of West Kent from the Chair’s opening list of achievements since the first Rail Summit apart from “RETAINING the CS services from Hastings” and (3) asking SER and NR what they were going to do about increasing capacity on the mainline. NR responded that it would be looking at it in the RUS (just like last time!) while Richard Dean from SER observed that it would be possible to marginally

reduce headways between Tonbridge and Orpington (and hence run one or two more trains) but the risk of poor PPM performance rises as resilience is reduced. After the meeting closed he said for the long term (10+ years?) ETCS (a new signalling system allowing reduced headways between trains) would be the solution. It is important for us to get NR to examine this in the RUS.

On capacity I was told before the meeting that Bromley Council were firmly opposed to the transfer of the Hayes branch to TfL for connection to the Bakerloo line which the last RUS gave as the ONLY way to generate more paths through St Johns for SER mainline services. However I was reminded that Bromley previously opposed Tramlink going to Beckenham but eventually changed their minds!

As always the conversations in the margins were much more interesting and useful than the main show! It is available online from KCC if anyone is interested.

On an unrelated point I was amused to see a quote from Charles Horton in the latest issue of Modern Railways concerning the new Thameslink 700 trains "I think one area where we will delight is the Passenger Information System ; it's a generation beyond anything else on the railway. We'll be able to provide real time information about connections to the tube and even about where the passenger is on their journey. We can update it live on journeys to keep passengers updated". So he was listening to our long term lobbying after all – just not doing anything!

Brief from Sevenoaks Rail Travellers Association to Sevenoaks Town Council

3rd June 2015

EXTENDING OYSTER AND TFL SERVICES TO SEVENOAKS

Transport for London is considering extending the Oyster system to Sevenoaks and Dunton Green stations, and looking at options to do so. The Sevenoaks Rail Travellers Association have already had an initial and positive meeting with TfL officials on this issue, and this note summarises our findings on how this could be implemented.

There are two main options:

(1) extend the Oyster ticket system alone This is what is being done at Swanley by end 2016, and there are powers in the Franchise Agreement with Southeastern for the DfT to add Sevenoaks, provided that DfT pay all the costs. However Sevenoaks would not get “Zone 7” fares unless DfT were prepared to subsidise Sevenoaks fares indefinitely by covering the lost revenue to Southeastern and TfL, which seems unlikely. The Oyster system allows special, higher, fares from non-TfL stations outside London like Watford Junction; that is almost certainly what would result in order to balance the books, with no real benefit to Sevenoaks.

(2) extend the Oyster ticket system by allowing TfL to take over the South-East London “Metro” services including those to Sevenoaks via Dunton Green. TfL suggested this in 2013 for the current Southeastern Franchise (Kent County Council blocked it then). TfL are keen to try again to take over the services from 2018 - for which key decisions have to be made this year. In 2013 TfL did obtain agreement to take over the Hertford line this year; take over will include not only full integration in the Oyster system but also manned stations, higher quality services (TfL Overground consistently come out among the best rail services in customer surveys) and eventually new trains. Sevenoaks has missed all this.

Unlike Southeastern, who are making little real change to services, TfL’s policy is to improve quality and frequency (including night trains soon), and so to increase passenger numbers. As a result the cost per journey on TfL Overground has gone down since 1995 - whereas a season ticket from Sevenoaks to London has doubled in that time.

We strongly favour Oyster for Sevenoaks through bringing the TfL service as a whole to Sevenoaks; it would be a mistake to accept anything less.

There are two issues which opponents of TfL at KCC and elsewhere may bring up:

(1) TfL report to the London Mayor, so there could be a “democratic deficit”. In fact Sevenoaks and Dunton Green are already part of the “London Rail Area” and represented by London Travelwatch, and TfL

has two board members who represent the interests of TfL users living outside London. In addition the majority of Sevenoaks rail travellers work, study or shop in London so it is in the Mayor's own interests to give them good travel. By contrast KCC took the decision to block TfL services in 2013 without reference to Sevenoaks views, and our rail services are essentially designed by the MP for Devises.

(2) Tonbridge and other travellers say that TfL could only improve Metro services by cutting Mainline services. In fact TfL were prepared to give binding assurances that they would keep the same number of "paths" between Sevenoaks and Orpington needed for Mainline services, which would have solved the problem. (SRTA think that more paths could be created by investment in signalling which Network Rail and Southeastern have repeatedly failed to make; if TfL were prepared to invest where others are not then it would be only right for their fare-payers to benefit from any additional capacity.)

It would certainly help TfL's case if Sevenoaks Town and District Councils, as well as other local organisations, supported the economic gains which a better service would bring. It could also potentially deliver a cheaper service as TfL has already done to communities in Essex and Hertfordshire.

In supporting the TfL offer we could seek three conditions:

- that the mainline services are safeguarded, in terms of speed and number of paths (TfL accepted this in 2013 – in writing)
- that the areas of Kent affected (mainly Sevenoaks, Dunton Green and potentially the line through Bat & Ball) should be consulted on any changes to services, and the longer distance services be safeguarded
- that fares from Sevenoaks to London remain interoperable across the different routes and services available.

Tony Clayton, Chairman

Andrew Stott, Secretary

Sevenoaks Rail Travellers Association

Summary note of meeting with TfL 13th May 2015

For TfL

Geoff Hobbs, Head of Operations
James Tringham, Planning and consultation

For SRTA

Tony Clayton. Chair
Roger Johnson. Vice chair
Meryl Canet. SDC member

We started with a run through of SRTA's current concerns, related to London Bridge rebuild. We outlined our concerns about SER and its ability to handle disruption, and whether TfL could help ease the pressure. We specifically asked about station flexibility for the transfers between London terminals, and whether TfL could give any additional routes to help commuters from Kent whose services were disrupted. We got a polite 'no'. TfL have been given a specific payment to cover potential revenue loss from the arrangements already in place, and reckon they will need it all. But they were not at all sure how they would measure the cost!

We asked about the services that had said yes to TfL's metro bid in 2013. Most advanced is the Hertford line takeover, where TfL is already investing in one or two stations it will take full responsibility this summer. They will man the stations, and provide Oyster etc. they expect to implement to full programme of TfL management processes on these services:

- incentives to operators based entirely on service quality improvement
- reduced fare evasion thanks to manning and payment systems
- new trains, eventually, which would belong to TfL.

Geoff outlined the success of this approach on TfL lines to date. After a major investment on lines they had run since 1995, journeys had gone up from 30 million to 75 million, capacity had grown and the cost per journey, at a higher level of service, is now lower than it was at the start. This is the business model that drives TfL's success, both on customer ratings and financially.

TfL see the next chance to take over the SE metro franchise as 2018, but this means bidding in 2017, the franchise specification in 2016, and consultation on how DfT will structure the bidding starts later in 2015. For it to be worth TfL bidding, DfT must agree to split metro and long distance services and TfL would then bid for the metro service - preferably as far as Sevenoaks.

Given the strong opposition that came from Cllr Carter at KCC in 2013, TfL need to know before they put work into a bid that they will not face the same sort of negative response and lack of engagement from KCC on the specific issues that they received at the time.

TfL hoped that the climate had changed, and would be prepared to offer essentially the same deal as in 2013. That means zonal fares, manned stations (Dunton Green), new or refurbished trains, and they would like higher service frequency, but not at the expense of long distance services. They are not interested in the Thameslink service yet. They think it is hard to operate, and want to focus on sorting SE metro, which impacts so many London rail users who currently get the worst service.

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Mr J Gratton
Lidl UK GMBH
1st Floor Property Office
33 London Road
Cowplain
Hampshire PO8 8DF

Tel No: 01732 227369
Ask for: Mrs N M Clinch
Email: nicola.clinch@sevenoaks.gov.uk
My Ref: 310/99/184
Your Ref:
Date: 2 June 2015

Dear Mr Gratton

Town and Country Planning Act, 1990 (as amended)
Enforcement of Planning Control
Lidl, 80 London Road, Sevenoaks

On 18th July, 2013, planning permission was granted in respect of a minor material amendment to the above development (SE/13/01174 refers). Condition 13 required the submission of a landscaping scheme for approval and that such landscaping scheme should be maintained for 5 years. Landscaping details were approved on 9th October, 2014 (SE/14/02419 refers).

It has been brought to my attention that two of the five trees (*malus trilobata*) at the front of the site have died. Please ensure that the *malus trilobata* trees are replaced within the next 28 days. Due to the time of year, these should be containerised specimens, rather than bare rooted, to maximise their chance of survival.

Yours sincerely

NM Clinch (Mrs)
Senior Investigation Officer

Copy to
Cllr Eyre, Cllr Hunter, Sevenoaks TC (by email)

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Planning Applications to be Considered

Planning Applications received to be considered on 08 June 2015

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01869/HOUSE	M Besant 17-06-2015	Cllr Busvine	Mr Watt 01892 614881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Martin			25 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/15

Erection of a single storey rear extension.

SE/14/01869/HOUSE - Amended plan

Amended Application Form and Plans, details of re-building of wall.

Amended proposal description:

Erection of a single storey rear extension and re-building of boundary wall.

28-04-15: Replacement drawings received from SDC (For Information Only)

SE/14/01869/HOUSE - Amended plan

Revised plans

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00975/LBCALT	J Russell 22-06-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Knight			5 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15

Re-point with lime mortar to the boundary wall and repair with reclaimed bricks between 5 Park Lane and 1 Park Lane (Vine House).

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01067/FUL	J Russell 16-06-2015	Cllr Raikes	Mr Williams 01233 73359
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Sculz			115A St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/15

Change of use from B1 Office to residential.

Planning Applications to be Considered

Planning Applications received to be considered on 08 June 2015

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01247/MMA	P Dadswell 18-06-2015	Cllr Parry	Mr Cook 01634 270555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Z Anderson		Winyate Lodge	14 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15
Minor material amendment to application 13/02847/HOUSE for the demolition of existing garage and erection of new garage and two storey side extension with basement to show extension to the rear of garage to add a fitness/playroom.				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01381/HOUSE	P Dadswell 11-06-2015	Cllr Mrs Walshe	Mr Pain 07734439223
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Hunter			2A Serpentine Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/15
Erection of a single storey rear extension and new secondary entrance.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01408/HOUSE	P Dadswell 16-06-2015	Cllr Hogarth	Mr Knott 02088563881
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd			60 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/15
The erection of a part single storey, part two storey side and rear extension, high level dormer window to side elevation. And new dropped kerb and parking.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01421/HOUSE	H Weston 16-06-2015	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Cook		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/15
Erection of a single storey link infill extension and single storey rear extension. Internal alterations and alterations to fenestration. Erection of a new chimney.				

Planning Applications to be Considered

Planning Applications received to be considered on 08 June 2015

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01422/LBCALT	H Weston 16-06-2015	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Cook		Tylers Cottage	50 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/15
Erection of a single storey link infill extension and single storey rear extension. Internal alterations and alterations to fenestration. Erection of a new chimney.				

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01427/CONVAR	J Russell 17-06-2015	Cllr Busvine	Mr Jones 01737 813058
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Herbert		Land North of Rectory Stables	St Nicholas Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15
Variation of condition 7 (tree survey) of SE/13/00668/FUL - the erection of single detached dwelling and garage with amendment to the tree protection measures.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01442/MMA	P Dadswell 19-06-2015	Cllr Raikes (OOW)	Mr P Newton 358362
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Glyde		Dornie Croft	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/06/15
Minor material amendment to application SE/14/01172/FUL (Demolition of existing bungalow & garage & erection of detached two storey dwelling) to show addition of second floor by converting loft, new dormers and rooflights to front and rear elevations as shown on amended plan VL/21/1.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01454/HOUSE	H Weston 09-06-2015	Cllr Clayton	Mr Mineham 01634 2265
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Molecomb Investments LLP		Jade Cottage	Wilderness Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/05/15
Demolition of existing garage. Extensions and alterations to existing house including replacement garage, new roof and dormers, new rooms in roof space, additional floor space and bedrooms on ground and first floors. New patio/terrace at rear. New access point onto existing drive to create an in/out vehicle access to the property.				

Planning Applications to be Considered

Planning Applications received to be considered on 08 June 2015

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01458/HOUSE	P Dadswell 16-06-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Thompson			12 Kennedy Gardens	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/05/15
Erection of a two storey side extension.				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01506/LBCALT	H Weston 18-06-2015	Cllr Mrs Walshe	Mr Ransley-Hoare753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Langley-Evans			52 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15
Replacement window to lower ground floor.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01507/FUL	Mr M Holmes 11-06-2015	Cllr Busvine	Mrs Gregson 0162229660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks (THH) LLP		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/05/15
Infilling of existing under-croft for the creation of 4 residential units. Modifications to the existing facade including associated landscaping works.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01508/FUL	J Russell 12-06-2015	Cllr Busvine	Mrs Gregson 0162229660
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks (THH) LLP		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/15
Infilling of existing under-croft for the creation of 4 residential units. Replacement of existing windows, restoration of the existing facade and associated landscaping.				

Planning Applications to be Considered

Planning Applications received to be considered on 08 June 2015

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01528/HOUSE	M Besant 17-06-2015	Cllr Piper	Mr Pollington 018257689
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M. Steggles			3 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/15
Demolition of existing garage and rear extension and the erection of a 2 storey side and single storey rear addition and porch to front elevation.				

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01539/HOUSE	M Besant 18-06-2015	Cllr Hogarth	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Brown			8 Birch Close	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15
Removal of chimneystack. Single storey side extensions. Double storey front extension. Internal works. Fenestration works.				

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/01548/HOUSE	M Besant 18-06-2015	Cllr Busvine	Mr Summers01233 50115
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Jones			6 Ashley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/06/15
The erection of a detached timber shed to front.				