



28th May 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 3rd June 2024**.

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 will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/o359QjX-0Z8> and 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 of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning & Environment Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Committee when making its recommendations, please [click here](#).

Town Clerk

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Committee Members

Cllr Ancrum – Mayor
Cllr Layne
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell – Deputy Leader
Cllr Dr Dixon
Cllr Granville

Cllr Gustard
Cllr Michaelides
Cllr O'Hara
Cllr Shea
Cllr Skinner OBE – **Vice Chair**
Cllr Varley
Cllr Willis
Cllr Wightman – **Leader**

Town Council Offices
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Town Clerk

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

- 1 APOLOGIES FOR ABSENCE
To receive and note apologies for absence.

- 2 REQUESTS FOR DISPENSATIONS
To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).

- 3 DECLARATIONS OF INTEREST
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

- 4 MINUTES (Pages 7-22)
To receive and agree the Minutes from the Planning Committee Meeting held on 20th May 2024.

- 5 FORMAL RE-ADOPTION OF GREEN COMMUNITY INVESTMENT PLAN (to follow)
To receive a copy of the Town Council's second Green Community Investment Plan and consider readoption with any necessary amendments.

- 6 SPEED INDICATOR DEVICE
 - a) To note that, should the 20mph speed limit scheme which is proposed for implementation by September 2023 be delivered **with** St John's Hill in it, this location would need to be removed from Sevenoaks Town Council's (STC) Speed Indicator Device (SID) placement schedule. This is because KCC do not allow SIDs to be placed on 20mph roads.

 - b) To receive notice that this would leave the SID's location allowance to be 5/8, due to the one on Bradbourne Vale Road being one direction only – with each direction the SID can be mounted counting as 1 out of the 8 placements.

c) To receive and discuss recommended locations from the Movement & Net Zero Working Group as agreed on 3rd June 2024, and to agree draft locations should a new one be required. These would need to undergo informal public consultation before quotes could be obtained and approval sought from the Finance & Delivery Committee.

7 KENT COUNTY COUNCIL RESPONSE TO THE TOWN COUNCIL'S REQUEST FOR ROAD CLOSURES TO BE COORDINATED BETTER WITH SCAFFOLDING PERMISSIONS (Pages 23-24)

a) To receive reminder that STC resolved to write to Kent County Council on 29th April 2024 via Planning Committee, to request that emergency road closures be better coordinated with scaffolding permissions.

b) To receive copy of correspondence relating to this, and to receive recommendation from the Movement & Net Zero Working Group of a draft response or further action.

c) To agree any further response or action to be forwarded to Kent County Council.

8 LETTER BOX LANE TRAFFIC REGULATION ORDER (Pages 25-28)

a) To receive reminder of the following resolutions made by the Planning Committee on 29th April 2024, and to receive copy of correspondence with KCC relating to this:

67 b) Councillors noted with disappointment that the Town Council's request to extend the yellow lines could not be granted without a further Traffic Regulation Order (TRO).

c) Councillors requested that the limitations on what amendments can be recommended by respondents be made clearer at the initial consultation stage in order to avoid disappointment. It was also requested STC be directly consulted on such proposals prior to the TRO stage in order to avoid similar instances in the future.

d) It was **RESOLVED** that the above requests be forwarded to KCC Officers and Cllr Richard Streatfeild, in addition to request that for an amended TRO to incorporate the Town Council's recommendation

b) To consider recommendation from the Movement & Net Zero Working Group as to whether the Town Council should agree to become the scheme promoter and fund a new TRO to the cost of £3000. To agree whether the Town Council do so, with note that the cost would need to be further approved by the Finance & Delivery Committee on 10th June 2024.

9 UPDATED KENT COUNTY COUNCIL HIGHWAY IMPROVEMENT PLAN INFORMATION PACK

To receive and note the latest Highway Improvement Plan Information Pack from Kent County Council, which outlines the Highway Improvement Plan process and

provides details on frequently requested items/schemes. This is available on the Planning & Environment Committee webpage via [this link](#).

- 10 SEVENOAKS TOWN COUNCIL RESPONSES TO CONSULTATIONS AGREED BY THE PLANNING & ENVIRONMENT COMMITTEE ON 20TH MAY 2024 (Pages 29-31)
To receive and note the Town Council's responses to the following public consultations, as agreed by the Planning & Environment Committee on 20th May 2024 and submitted to the relevant organisations shortly thereafter.
 - Sevenoaks Town East to West Walking, Wheeling and Cycling route revised plans, consulted on by Sevenoaks District Council and Kent County Council (Page 29)
 - Documents on Deposit Amendment 58: A Waiting Restrictions Order on Bradbourne Vale Road, consulted on by Kent County Council (Page 30)
 - "Your Voices" Survey on the region's future transport needs, consulted on by Transport for South East (Page 31)
- 11 TEMPORARY ROAD CLOSURES (Page 32)
To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up-to-date information.
- 12 STREET NAMING & NUMBERING – NEW ADDRESS FOR DEVELOPMENT SITE (Pages 33-35)
To note the creation of the following new address relating to the site previously referred to as Gardens Rear of 83 to 91 Bradbourne Park Road. This following planning approval for a new property to be built into the back gardens of the above residences, which will be accessed via a path to the side of 91.
 - Garden House, 93 Bradbourne Park Road
- 13 COMMUNITY RIGHT TO BID NOMINATION FOR WATERCRESS DRIVE PLAY AREA (Pages 37-38)
To receive notice that the Town Council's nomination of the Watercress Drive Play Area as a Community Asset has been successful.
- 14 RECOMMENDATIONS BY THE MOVEMENT AND NET ZERO WORKING GROUP
To consider any other recommendations made by the Movement and Net Zero Group held at 6pm on 3rd June 2024, not covered by Agenda Items 6, 7 and 8.
- 15 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Page 39)
To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 27th May 2024.

16 PLANNING APPLICATIONS (Pages 40-43)

- 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 & Environment Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).

- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 27th May 2024.

17 PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

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Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 20th May 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/BTKrYbIT-eA>

Present:

Committee Members

Cllr Ancrum – Mayor	Present	Cllr Gustard	Present
Cllr Layne	Present	Cllr Michaelides	Apologies
Cllr Camp – Chair	Present	Cllr O’Hara	Absent
Cllr Dr Canet	Present	Cllr Shea	Present
Cllr Clayton	Present	Cllr Skinner OBE – Vice Chair	Present
Cllr Daniell – Deputy Leader	Present	Cllr Varley	Present
Cllr Dr Dixon	Apologies	Cllr Willis	Present
Cllr Granville	Present	Cllr Wightman – Leader	Present

Also in attendance:

Responsible Finance Officer / Deputy Clerk
 Planning Committee Clerk
 Kent County Council Officer Alan Osuoha
 2 Members of the Public

PUBLIC QUESTION TIME

None.

At 7pm, prior to the commencement of the meeting, a presentation was received from Kent County Council Officer Alan Osuoha on the amended proposals for an East-West Walking, Wheeling and Cycling route in Sevenoaks. The presentation ran for 20 minutes, followed by a Q and A session.

110 PLANNING & ENVIRONMENT COMMITTEE TERMS OF REFERENCE

a) The Terms of Reference for the new Planning & Environment Committee, as approved by Council on 13th May 2024 were received, with Councillors noting that this would replace that of the former Planning Committee.

b) It was noted that during the Council meeting, Cllr Camp was elected as Chair of the Planning & Environment Committee, and Cllr Skinner as Vice Chair.

111 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

112 DECLARATIONS OF INTEREST

a) Correspondence was received and circulated to all Councillors, objecting to the following application:

- [Plan no. 19] 24/01026/MMA – Homefield, 93 Oakhill Road

b) Cllr Clayton declared that he is the secretary and a member of Hollybush Residents Association, of which a representative had been registered to speak against the below applications. He remained open minded to their contents:

- **[Plan no. 16] 24/00944/HOUSE – 5 Holly Bush Lane**
- **[Plan no. 11] 24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road**

c) Cllr Camp declared that although she did not have a disclosable pecuniary interest in the below plan, she would recuse herself as Chair and from its discussion. Cllr Skinner as Vice Chair chaired the meeting in her absence:

- **[Plan no. 4] 24/00322/MMA – Pinehurst House Nursing Home, Pinehurst**

113 MINUTES

a) The Committee received the MINUTES of the Planning Committee Meeting held 7th May 2024.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the MINUTES of the STNP Monitoring & Implementation Group held 7th May 2024.

114 SEVENOAKS TOWN EAST – WEST WALKING, WHEELING AND CYCLING ROUTE – CONSULTATION ON REVISED PLANS

a) The Committee received notice that Sevenoaks District Council is consulting on revised plans for an East-West Walking, Wheeling and Cycling route as proposed jointly with Kent County Council.

b) The Committee received and noted copy of the Planning Committee's previous response to the original proposals, and noted that full details on the revised plans could be found via the following link:

<https://engagement.sevenoaks.gov.uk/strategic-planning/east-to-west-2/>

c) It was noted that although the Town Council has a new Movement & Net Zero Working Group, the consultation deadline of 3rd June 2024 would not allow enough time for the Group to consider and provide a draft response to the plans for the Planning & Environment Committee to then approve and submit.

d) Councillors discussed the amended plans, with the following points of note:

- The amendments around Clockhouse Lane, Oakdene Road and Bradbourne Road were supported by Councillors, although they stipulated that Clockhouse Lane should also be upgraded as a footpath as part of the plans
- The approach up to Trinity School via The Crescent was agreed to require further thought, with explicit consultation with the school and local residents needed as a priority action

- Previous plans included an approach from Clockhouse Lane to Sevenoaks Station which was noted as absent from the revised plans. Councillors requested that this be reinstated
- Although noted as a separate process, Councillors requested that thought be given to reclassifying Clockhouse Lane as a bridleway to enhance connectivity to the Station
- The possibility of extending the proposed informal crossing on Bradbourne Vale Road, which currently proposed to link the pavement to the floating parking spaces was discussed. Councillors agreed that extending this to a zebra crossing across the carriageway would provide an essential link for residents on the North side of Bradbourne Vale Road to be able to safely cross the road.

e) Councillors were grateful to the District Council and Kent County Council for their major redesign in light of previous consultation responses, and it was **RESOLVED** that this be passed on, in addition to a letter detailing the above comments and comprising the Town Council's formal response.

115 DOCUMENTS ON DEPOSIT: AMENDMENT 58: A WAITING RESTRICTIONS ORDER ON BRADBOURNE VALE ROAD

a) The Committee received copy of the above proposed Deposit Document and plans from Kent County Council which propose to install or amend existing waiting restrictions to various sections of Bradbourne Vale Road.

b) Councillors noted that the plans, which include creation of floating parking bays and new double yellow lines, form part of the proposals for the East-West route considered under Minute Item 114 above. It was agreed therefore that the Town Council's response to the East-West consultation also form its response to the Deposit Documents.

116 TRANSPORT FOR SOUTH EAST "YOUR VOICES" SURVEY

a) The Committee received reminder that Transport for the South East is asking the public for views on the future transport needs of the region, as well as transport related issues.

b) Councillors received copy of the survey, and noted that it would remain open via the below link until 2nd June 2024:
<https://tfse.engage-360.co.uk/>

c) Previously circulated comments provided by Cllr Ancrum on the survey topics were discussed with agreement, with Councillors also noting that the majority of the questions were more targeted towards individuals than to organisations. It was **RESOLVED** that the Town Council respond via letter raising the points provided by Cllr Ancrum, in addition to the Town Councillors being encouraged to fill out the survey in their personal capacities.

117 TEMPORARY ROAD CLOSURES

The Committee received and noted a report summarising the upcoming road closures within Sevenoaks Town, including diversion routes and website links for up-to-date information.

118 DRAFT FIRST ANNUAL REPORT FOR THE SEVENOAKS TOWN NEIGHBOURHOOD PLAN

a) Prior to the Item's discussion, the Planning Committee Clerk announced that the Sevenoaks Town Neighbourhood Plan (STNP) had been shortlisted for "Best Plan" under the Royal Town Planning Institute's Excellence in Plan Making Practice 2024 South East Awards. The winners would be announced on 4th July 2024 and Annual Report updated with this information.

b) The Planning Committee Clerk reported that the entry on page 27 regarding the District Council's proposals for four new light industrial units and drive through café at 12 Otford Road had since been updated per Cllr Skinner's request. The amendment comprised further STNP policies which the project could potentially oppose.

c) The Planning & Environment Committee approved the draft first Annual Report with the above amendments and it was **RESOLVED** that it be published. Councillors thanked the Planning Committee Clerk for her hard work putting together the document as well as in the STNP's submission for the Royal Town Planning Institute Best Plan Award.

119 SEVENOAKS TOWN COUNCIL'S RESPONSE TO THE DISTRICT COUNCIL'S PROPOSED EARLY CONCEPT IDEAS FOR LAND EAST OF HIGH STREET

Councillors received and noted copy of the Town Council's response to Sevenoaks District Council's proposed early concept ideas for Land East of High Street, as consulted on in April 2024 and agreed at Planning Committee on 29th April 2024.

120 SEVENOAKS DISTRICT COUNCIL PORTFOLIO HOLDER'S DECISION ON ITS RESPONSE TO THE GOVERNMENT CONSULTATION ON AN ACCELERATED PLANNING SYSTEM

The Committee received and noted with approval the District Council's response to the recent government consultation on a proposed accelerated planning system, as agreed by its Portfolio Holder.

121 SEVENOAKS PRIMARY CARE NETWORK SURVEY ON IMPROVING HEALTH AND CARE FOR SEVENOAKS RESIDENTS

a) The Committee received notice that Sevenoaks District Council is working with Kent & Medway Integrated Care Board via its affiliation with the Sevenoaks Primary Care Network to determine which areas of health and wellbeing needs should be focused on over the near few years.

b) It was noted that the survey can be completed via the following link and will remain open until 5pm on 31st May 2024:

<https://www.haveyoursayinkentandmedway.co.uk/health-and-wellbeing-in-sevenoaks>

c) Councillors noted that this was a relatively new partnership and an appreciated community engagement exercise, and it was **RESOLVED** that the survey be promoted on the Town Council's social media to its residents.

d) It was also noted that engagement with the Sevenoaks Primary Care Network, especially while they are currently seeking local input, would be highly welcomed, and it was **RESOLVED** that the Town Council invite representatives to attend a future Town Council Community & Wellbeing Committee meeting. This in order to hear more about what the Sevenoaks PCN does and how the Town Council can work with them to support its residents.

122 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee, received during the two weeks ending 13th May 2024.

123 PLANNING APPLICATIONS

(a) Minute Item 123(b) as well as consideration of its corresponding planning applications was moved further up the Agenda and considered after approval of Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

(b) The meeting was adjourned to allow members of the public to speak for three minutes on the following planning applications, by prior agreement. The meeting remained adjourned for Councillors to address the applicant to clarify points.

- **[Plan no. 16]** 24/00944/HOUSE – 5 Holly Bush Lane (AGAINST)

- **[Plan no. 11]** 24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road (AGAINST)
- **[Plan no. 11]** 24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road (FOR) – Written statement received from the applicant and read aloud, with prior approval

(c) The Committee considered planning applications received during the two weeks ending 13th May 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

124 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing publication of the first Annual Report for the Sevenoaks Town Neighbourhood Plan, as well as its shortlisting for the Royal Town Planning Institute's Planning for Excellence 2024 South East Award.

There being no further business the Chair closed the meeting at 21:26pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 20-5-24

1	Plan Number	Planning officer	Town Councillor	Agent
	23/02996/HOUSE	Christopher Park 22/05/2024	Cllr Layne	N/A
Applicant	House Name	Road	Locality	
Hosseini		71 Hillingdon Rise	Eastern	
Town	County	Post Code	Application date	
			30/04/24	
23/02996/HOUSE - Amended plan Erection of a garden home office. A summary of the main changes are set out below: A tree report has been submitted.				

Comment

Sevenoaks Town Council recommended approval, provided the Arboricultural Officer is satisfied with the Tree Report that the owners have submitted.

2	Plan Number	Planning officer	Town Councillor	Agent
	23/03061/LBCALT	Christopher Park 01/06/2024	Cllr Granville	The Surveyors Partnershi
Applicant	House Name	Road	Locality	
	Paydens Pharmacy	21-23 London Road	Town	
Town	County	Post Code	Application date	
			10/05/24	

23/03061/LBCALT - Amended plan

Proposed installation of new internal security shutters to front of property at ground floor level.

A summary of the main changes is set out below:

The applicant/agent has updated the proposed design of the shutters. The new design is shown through the provision of a photograph on the proposed plan.

Comment

Sevenoaks Town Council recommended approval, provided:

- The Planning Officer is satisfied that all reasonable steps are being taken to reduce the impact on an important historical building
- The Conservation Officer is satisfied that when the shutters are closed, they won't detract from the listed building and will remain in keeping with the Character Area.

Planning Applications Considered

Applications considered on 20-5-24

3	<i>Plan Number</i> 23/03149/HOUSE	<i>Planning officer</i> Abbey Aslett 23/05/2024	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i>
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Stanley			190 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/05/24
23/03149/HOUSE - Amended plan				
Single storey side extension.				
A summary of the main changes are set out below:				
Amended site location plan/block plan so it more accurately scales.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval.				

4	<i>Plan Number</i> 24/00322/MMA	<i>Planning officer</i> Sean Mitchell 29/05/2024	<i>Town Councillor</i> Cllr Shea & Cllr Dr Canet	<i>Agent</i> SJM Planning Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Felton		Pinehurst House Nursing Home	Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/24
24/00322/MMA - Amended plan				
Amendment to 20/03293/FUL.				
A summary of the main changes are set out below:				
Amendment to Block E western elevation - change from cladding to brick detailing.				
Amendment to Block C eastern elevation - change from cladding to brick detailing.				
<i>Comment</i>				
Sevenoaks Town Council recommended approval, subject to: - The amendments to the fenestration to the front of blocks A & B and the outward facing facades of blocks C & E causing no loss of amenity to neighbours and complying with condition 20 of the original permission - The Planning Officer being satisfied that the proposed materials are consistent with the full permission and the Residential Character Area Assessment - The parking arrangements set out on the site plan are consistent with the approved landscaping plan - The changes to the drawings in condition 2 have no adverse impact on the nature or application of the remaining conditions of the planning permission which depend on them - The amended proposed roof heights being no higher than was previously proposed under this application and commented on by the Town Council on 18th March 2024.				

Planning Applications Considered

Applications considered on 20-5-24

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00500/ADV	Stephanie Payne 25/05/2024	Cllr Willis	ISG Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Nationwide Building Society	Nationwide	86 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/05/24	

24/00500/ADV - Amended plan

Replace 1no. Projecting signage with new 500mm. Retain existing bracket. Existing Projecting sign bracket to be painted in blue to match new fascia. Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 290mm logo height. Install 1no. new ATM surround. Replace safety manifestation with new. Decorate shopfront & spray door frame to match existing with like for like. Post box no. to be sprayed in grey.

A summary of the main changes are set out below:

The proposed new fascia "Nationwide" lettering is no longer to be internally lit via embedded LEDs rather the fascia is to be illuminated through trough lighting just above the "Nationwide" letters. Revised elevations and sections have been provided to show this. The new trough lighting illumination has been confirmed as static and 250cd/m2.

Comment

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied with the amended proposals.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00501/LBCALT	Stephanie Payne 25/05/2024	Cllr Willis	ISG Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Nationwide Building Society	Nationwide	86 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/05/24	

24/00501/LBCALT - Amended plan

External signage to be replaced with new and associated works to shopfront.

A summary of the main changes are set out below:

The proposed new fascia "Nationwide" lettering is no longer to be internally lit via embedded LEDs rather the fascia is to be illuminated through trough lighting just above the "Nationwide" letters. Revised elevations and sections have been provided to show this. The new trough lighting illumination has been confirmed as static and 250cd/m2.

Comment

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied with the amended proposals.

Planning Applications Considered

Applications considered on 20-5-24

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00543/HOUSE	Stephanie Payne 31/05/2024	Cllr Clayton	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Kortum			101 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/05/24

24/00543/HOUSE - Amended plan

Single storey rear and front extension and two storey side extension. Roof alterations. Landscaping.

A summary of the main changes are set out below:

Revised proposed plans have been submitted to correctly reflect the changes proposed. Specifically, the changes to the rear elevation.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that:

- A one metre gap to the boundary is maintained
- The impact on neighbouring homes is acceptable

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00674/HOUSE	Christopher Park 24/05/2024	Cllr Layne	Colin Smith Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Cross			23 Sandy Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/05/24

Outbuilding.

Comment

Sevenoaks Town Council recommended refusal on the grounds of loss of light to no. 38 Bethel Road, as the new building appears to contravene the 45% test for light to the ground floor windows.

The Town Council requested that the Planning Officer perform this test to check for loss of light, and further noted its consideration that placing the outbuilding 1 metre closer to Sandy Lane and 1 metre further away from Bethel Road would have resolved the issue.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00827/FUL	Anna Horn 25/05/2024	Cllr Granville	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Council		Boundary Wall between St Nich	Rectory Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/24

Install temporary support to ensure stability of the wall. Carefully remove the masonry units. Install timber box frame to the window to support the lintel.

Comment

Sevenoaks Town Council did not provide comment, being the applicant.

Planning Applications Considered

Applications considered on 20-5-24

10	Plan Number	Planning officer	Town Councillor	Agent
	24/00828/LBCALT	Anna Horn 25/05/2024	Cllr Granville	
Applicant		House Name	Road	Locality
Sevenoaks Town Council		Boundary Wall between St Nich	Rectory Lane	Town
Town		County	Post Code	Application date
				03/05/24
Install temporary support to ensure stability of the wall. Carefully remove the masonry units. Install timber box frame to the window to support the lintel.				

Comment

Sevenoaks Town Council did not provide comment, being the applicant.

11	Plan Number	Planning officer	Town Councillor	Agent
	24/00859/FUL	Samantha Yates 01/06/2024	Cllr Clayton	
Applicant		House Name	Road	Locality
Mr J Heuerman		Hollybush Tennis Centre	Holmesdale Road	Eastern
Town		County	Post Code	Application date
				10/05/24
The conversion of two outdoor tennis courts into 3 outdoor Padel tennis courts within the existing perimeters of the existing 2 tennis courts. This includes new posts, glass walls, mesh fencing and floodlights.				

Comment

Sevenoaks Town Council welcomed investment in Padel courts at Hollybush, however recommended refusal of the application, unless:

- Satisfactory details of light levels from the floodlights, as well as impact assessments for Holmesdale Road and Knole Road are submitted
- Hours of opening are restricted as recommended by the Environmental Health Officer
- A noise impact assessment is completed

12	Plan Number	Planning officer	Town Councillor	Agent
	24/00871/FUL	Samantha Yates 25/05/2024	Cllr Varley	Willow Town and Country Planning Ltd
Applicant		House Name	Road	Locality
Portfolio Homes BW Limited			1 Brattle Wood	Kippington
Town		County	Post Code	Application date
				03/05/24
Demolition of existing dwelling, erection of 2 detached, 5 bed dwellings with with associated access and landscaping (Phased Development)				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied:

- That there is no loss of amenity to neighbouring properties
- With the fenestration and materials used for finishes
- That the landscaping works proposed for the replacement trees are satisfactory.

Planning Applications Considered

Applications considered on 20-5-24

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00886/HOUSE	Stephanie Payne 01/06/2024	Cllr Daniell	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Carmen		Romany	100 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/24
Demolition of two sheds to be replaced with new oak garage and replacement gate. Hard and soft landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the materials and design are in keeping with the area, and that the hard standing required is porous.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00916/HOUSE	Summer Aucoin 25/05/2024	Cllr Clayton	Wyatt Glass Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
K Easton			4 Hospital Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/05/24
Single storey rear extension with rooflights.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the detailed design and materials

Planning Applications Considered

Applications considered on 20-5-24

15	Plan Number	Planning officer	Town Councillor	Agent
	24/00943/HOUSE	Summer Aucoin 31/05/2024	Cllr Ancrum	Offset Architects
Applicant		House Name	Road	Locality
Mr & Mrs Garcia-Almendros & Eastern Chalkwell			5 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				09/05/24
24/00943/HOUSE - Amended plan				
Construction of new single storey side and rear extension. Construction of a new pitched roof to the rear with 3no. new dormers to provide loft accommodation. Alterations to exterior fenestration. Demolition of existing garage and construction of new garden outbuilding. Associated landscaping alterations. A summary of the main changes are set out below: Since the submission of the application, the applicant has received additional Arboricultural information which is important to each application. //Additional amendment received 10/05/2024, a summary of the main changes are set out below: The design and access statement, which previously was not able to be read, has now been reuploaded.//				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officers are:

- Entirely satisfied of full compliance with the requirements for protection and re-planting
- Satisfied that the proposed hard landscaping and tree removal is compatible with the requirements of Policy L1-L4 of the Sevenoaks Town Neighbourhood Plan, with special reference to Policies L1 and L2 regarding Biodiversity Net Gain and permeability of landscaping
- Satisfied that the removal of the trees will not cause undue loss of visual amenity and privacy for the neighbours on either side of Avenue Road.

Informative:

The Town Council noted that the plans appear to be lacking a Block Plan, and that the Design and Access Statement remains unreadable.

Planning Applications Considered

Applications considered on 20-5-24

16	Plan Number	Planning officer	Town Councillor	Agent
	24/00944/HOUSE	Summer Aucoin 29/05/2024	Cllr Ancrum	Offset Architects
Applicant		House Name	Road	Locality
Mr R & Mrs N Garcia-Almendro			5 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				07/05/24
Formation of new entrance crossover and off street car parking. Construction of replacement boundary walls with associated landscaping alterations within the site. Demolition of outbuilding. //Additional Amendment letter received 09/05/2024, with a summary of the changes below: Since the submission of the application, the applicant has received additional Arboricultural information which is important to each application.//				

Comment

A recommendation for refusal unless - with 3 conditions - was made, seconded, and LOST AT THE VOTE.

Sevenoaks Town Council recommended refusal on the grounds that the proposals are contrary to the Sevenoaks Town Neighbourhood Plan Policy L4 for retaining trees, and Policy L1 for delivering 10% Biodiversity Net Gain and promoting permeable fencing.

17	Plan Number	Planning officer	Town Councillor	Agent
	24/01007/CONVAR	Summer Aucoin 01/06/2024	Cllr Wightman	DHA Planning
Applicant		House Name	Road	Locality
Mrs A Ikhsan		Donyland Cottage	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				01/05/24
Variation of condition 2 (drawings) 23/02156/HOUSE for Demolition of existing games room and kitchen/breakfast room. Two storey west extension. Part single storey, part two storey east extension. Part garage conversion into habitable space. New dormers. Landscaping. Rooflights. Alterations to fenestration. Alterations to roof, and removal of conditions 3 (windows, 4 (walls) and 5 (roof) //Amended Letter received 10/05/2024, a summary of the main changes are set out below: The applicant has made amendments to the plans relating to the replacement of windows for French doors on the southern elevation and an updated cover letter with updated drawing numbers.//				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer being content with these changes.

Planning Applications Considered

Applications considered on 20-5-24

18	Plan Number	Planning officer	Town Councillor	Agent
	24/01020/HOUSE	Stephanie Payne 30/05/2024	Cllr Wightman	Claire Lutzow Architect
Applicant		House Name	Road	Locality
K & H Schnoes		Balmedie	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				08/05/24
Replacement of the two vehicle entrance gates. These are currently metal gates, we propose replacing with timber gates of the same size and shape as the existing.				

Comment

Sevenoaks Town Council recommended approval.

19	Plan Number	Planning officer	Town Councillor	Agent
	24/01026/MMA	Christopher Park 29/05/2024	Cllr Gustard	Harringtons 2006
Applicant		House Name	Road	Locality
Mr P Niven		Homefield	93 Oakhill Road	Kippington
Town		County	Post Code	Application date
				07/05/24
Amendment to 23/02539/HOUSE.				

Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that the increased height on the boundary by the parapet will cause no loss of amenity to neighbours as per the Allocations and Development Management Plan Policy EN2, and that the amendment represents good design as per Policy EN1, on this locally listed building.

20	Plan Number	Planning officer	Town Councillor	Agent
	24/01042/MMA	Christopher Park 25/05/2024	Cllr Varley	Robinson Escott Planning
Applicant		House Name	Road	Locality
Mr & Mrs Heron			5 Redlands Road	Kippington
Town		County	Post Code	Application date
				03/05/24
Amendment to 23/03519/HOUSE.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with:

- The finishes and materials
- Obscure glazing to be used where deemed necessary
- There being no loss of light to neighbours at No. 3

21	Plan Number	Planning officer	Town Councillor	Agent
	24/01057/MMA	Anna Horn 30/05/2024	Cllr Daniell	Andrew Wells Planning &
Applicant		House Name	Road	Locality
Mr S Blake		Chance Cottage	104 Oakhill Road	Kippington
Town		County	Post Code	Application date
				08/05/24
Amendment to 23/02344/FUL.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-5-24

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01095/LBCALT	Anna Horn 01/06/2024	Cllr Willis	Purcell
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Nisbet		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/05/24
The 3 new structural masonry buttresses to support the North Garden Wall with brickwork.				

Comment

Sevenoaks Town Council recommended approval, subject to agreement from the Planning Officer and Conservation Officer regarding design and materials.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01112/HOUSE	Summer Aucoin 29/05/2024	Cllr Gustard	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wootton			7 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/05/24
Ground floor and part first floor rear extension with associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01118/HOUSE	Abbey Aslett 30/05/2024	Cllr Camp	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Swift		Garth	8 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/05/24
Two storey side extension, loft conversion including rear facing dormer and rooflights. Alterations to fenestration. Removal of chimney.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there will be no overlooking or loss of amenity to neighbours, and providing the two first floor windows in the bathroom and dressing rooms are conditioned to be obscure glazed to protect the privacy of neighbours.

Agenda Item: Kent County Council response to the Town Council's request for road closures to be coordinated better with scaffolding permissions

From: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Sent: Friday, May 3, 2024 11:46 AM

To: West Kent Highway Improvements Team

Subject: Request from Sevenoaks Town Council

Good morning,

Sevenoaks Town Council discussed another of the recent urgent temporary road closures at its Planning Committee on 29th April 2024, and one issue that was raised by Councillors – amongst the high volume of emergency road closures and motorist disruptions recently experienced – is that there doesn't always appear to be coordination between these road closures and granting of scaffolding licenses. When these coincide the negative impact to motorists is elevated, so the Councillors have asked whether it would be possible to have more coordination between the teams that deal with these to avoid this please?

Kind regards,
Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG

From: StreetworksWest

Sent: Monday, May 20, 2024 11:40 AM

To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Subject: RE: Request from Sevenoaks Town Council

Good Morning Georgie,

We are the Streetworks Team and have been forwarded on your email. Thank you for contacting us, regarding the high volume of emergency road closures in the Sevenoaks District.

I can confirm that we are aware that the area is suffering with a high volume of emergencies and road closure. All works carried out on the highway are managed in accordance with the New Road & Streetworks Act 1991 (NRSWA) which states that as a highway authority we are unable to refuse any immediate works. Unfortunately, approximately a third of the closure requests we receive relate to emergency works. Emergency closures have a major effect on our network, in most cases we are unaware of an emergency closure until after the works have already started.

With an emergency permit, be it a leaking stopcock in the footpath or a burst in the road resulting in the closure of a road, the current requirement is that utilities must inform us within 2 hours of emergency works commencing. This means that we are at a disadvantage immediately, looking at works that are already in progress, planned and where necessary cancelling works.

All the permits for Streetworks, scaffolding, skips etc. are completed within the same team.

The scaffolding licence on High Street had already been granted and road space reserved for 3 days, (these were for private works, the owner of the house had arranged for the windows on the first floor to be renewed). The UK Power Networks (UKPN) road closure on Brittain's Lane was due to be finished prior to the scaffolding, however, a week before it was due to finish, UKPN requested an extension as the work had been made difficult due to a gas main in the road causing progress to be slower than allowed for. This extension had to be granted to finish the works and clear Brittain's Lane. This extension meant the closure crossed over to other works which was not intended.

The decision was made for the scaffolding to go ahead at the same time, because of the type of work that were being completed, but additional provisions were put into place. When permits are applied for to work on the highway, there are conditions that are added by Kent County Council's Streetworks Team which the works promoter has to adhere to. The permit on the High Street had a condition on the permit to manually control the temporary lights between 07:00 to 19:00 hrs. We are aware that this condition was not adhered to as requested and share your frustrations when works promoters do not adhere to the conditions of their permits, and this has been raised. Kent County Council Streetworks officers did attend site once we received notification of delays, and this was addressed before activities were completed, but we are aware that the disruption had already been caused by this point.

Ashgrove Road, Sevenoaks was closed by South East Water for emergency works from 23rd April to 29th April due to customers out of service, it is unfortunate that this occurred at the same time as other planned works including works on High Street which were planned to be manually controlled as previously mentioned. However, we cannot decline emergency works permits.

The Streetworks Team confirms that cumulative impact is always considered when planning and managing roadworks works with the intention of minimising disruption to the traveling public and businesses, it is just unfortunate that this preparation cannot be put into emergency works and unexpected circumstances such as described. I would like to assure you that I appreciate the frustrations caused to residents and I can confirm that Deputy Cabinet Member, David Robey, is currently leading a review into utility roadworks, with a view to lobbying the Department for Transport.

Kind Regards

Streetworks West Team

Agenda Item: Letter Box Lane Traffic Regulation Order

From: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Sent: Friday, May 3, 2024 1:00 PM

To: Nigel Rowe - GT TRA <Nigel.Rowe@kent.gov.uk>

Cc: Richard Streatfeild - MEM <Richard.Streatfeild@kent.gov.uk>

Subject: STC requests re Letter Box Lane TRO

Importance: High

Dear Nigel,

Thank you again for your email below explaining that a new TRO would be needed to extend the double yellow lines into Letter Box Lane as requested by STC.

The Planning Committee discussed this on 29th April 2024 and have **requested a couple of actions if possible please:**

- First, **that STC be directly consulted prior to the TRO process** on such proposed schemes in order to avoid similar instances where its comments can't be taken into account without further delay and cost via a new TRO
- Also that at the initial TRO consultation phase, **please could it be made clearer to consultees and residents what the limitations are on what amendments they can request and expect to be considered**
- Finally, **Councillors requested that a new TRO** be made to incorporate the Town Council's recommended extension, in order to give cars exiting Letter Box Lane enough time to move to the correct side of the road to avoid collisions? I have pasted a copy of the comments below:

"Sevenoaks Town Council supports the initiative, however requested that the double yellow lines be further extended into Letter Box Lane on both sides of the road up to and extending into the entrance of Parkland Close. This is because cars entering Letter Box Lane will not be able to see the cars exiting it due to the street levels. Cars exiting Letter Box Lane are required to travel to the wrong side of the road in order to avoid parked cars, and therefore collisions are risked. Extending the lines allows these cars to correct onto the right side of the road before nearing the exit."

Kind regards,
Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG

From: Nigel.Rowe@kent.gov.uk <Nigel.Rowe@kent.gov.uk>

Sent: Wednesday, May 15, 2024 12:20 PM

To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Cc: Richard.Streatfeild@kent.gov.uk

Subject: RE: STC requests re Letter Box Lane TRO

Hello Georgie,

Thank you for your email outlining the discussions held by the Planning Committee regarding the proposed extension of double yellow lines into Letter Box Lane. We appreciate the feedback and suggestions put forth by Sevenoaks Town Council (STC) and the Planning Committee. The issues of overspill parking from the White Hart and patrons parking dangerously on the junction of Litter Box Lane and Tonbridge Road, as raised by elected Councillor Richard Streatfield on behalf of his constituency.

In response to your requests:

1. Direct Consultation with STC: We acknowledge the importance of engaging STC directly prior to the Traffic Regulation Order (TRO) process to streamline communication and ensure that proposed schemes align with local perspectives. If the scheme promoter is willing, we can arrange for an informal consultation with STC before proceeding with the formal TRO process.
2. Clarity on TRO Amendments: It is essential for all Scheme promoters, including consultees and residents, to understand the limitations and parameters of the TRO process. We ensure clarity by advertising the TRO process online, through local media platforms, and with physical notices on site.
3. New TRO Incorporating STC's Recommendations: Regarding the request for a new TRO to incorporate STC's recommended extension of double yellow lines into Letter Box Lane, our team prioritizes schemes based on crash data and safety considerations. Upon reviewing the data, we did not find any reported incidents in the last three years at the junction in question.

While the current corner protection aligns with the Highway Code 243 states that one does not stop or park opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space. In addition, Road Traffic Act 1988 section 22 states that you must not leave your vehicle or trailer in a dangerous position or where it causes any unnecessary obstruction of the road.

we are open to extending the scheme further if STC is willing to promote it. We value collaborative efforts in enhancing road safety and are ready to accommodate additional measures if deemed necessary by local authorities.

Please let us know if STC wishes to proceed with promoting the extension of the scheme further, and we will work together to address the concerns raised.

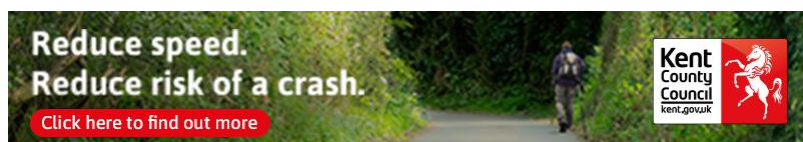
Thank you once again for your input and collaboration in this matter. We look forward to continued dialogue and cooperation to ensure the safety and well-being of all road users in our community.

Many thanks and best wishes

Nigel

Nigel Rowe | Community Engagement Officer (West) | Road Safety & Active Travel Group | Highways, Transportation & Waste | Kent County Council | 03000 41 81 81 | www.kent.gov.uk/highways

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Delivering Safer Roads and Streets
visionzerokent.org



From: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Sent: Friday, May 17, 2024 3:53 PM
To: Nigel Rowe - GT TRA <Nigel.Rowe@kent.gov.uk>
Cc: Richard Streatfeild - MEM <Richard.Streatfeild@kent.gov.uk>
Subject: RE: STC requests re Letter Box Lane TRO

Dear Nigel,

Thank you, this is appreciated. Just to clarify for what I report to Cllrs, so will KCC now be aiming to consult with STC prior to all future TROs in Sevenoaks from now on (depending first on scheme promoter's permission)?

Please could you clarify what becoming the scheme's promoter would entail for STC? E.g. cost, consultation? And would 4rd June 2024 be too late to let you have a decision, as the Planning & Environment Committee would need to consider it first?

Thank you for your help and clarification!

Kind regards,
Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG

From: Nigel.Rowe@kent.gov.uk <Nigel.Rowe@kent.gov.uk>
Sent: Monday, May 20, 2024 12:41 PM
To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Cc: Richard.Streatfeild@kent.gov.uk
Subject: RE: STC requests re Letter Box Lane TRO

Hi Georgie,

Thank you for your message.

So, becoming the scheme promotor would entail a cost of £3000 for the TRO, I have attached our Highway Information Pack that gives you examples of the pre-engagement process you would need to consider before embarking on a TRO process. This is designed to help you gauge the response likely to be received from residents etc before committing to the cost of the TRO. We will always be happy to assist with wording a pre-engagement, but you will need to administer that process.

I would say any new proposals as soon as possible please.

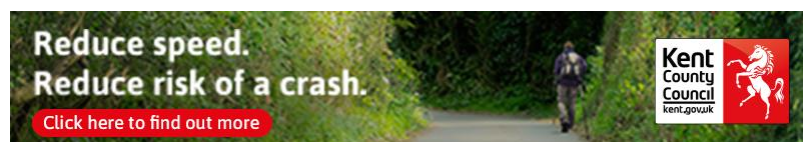
I am away on leave now until the 17/6/24, so if you need anything urgently in the interim can you please email west.highwayimprovements@kent.gov.uk otherwise, I will catch up when I return.

Many thanks and best wishes

Nigel

Nigel Rowe | Community Engagement Officer (West) | Road Safety & Active Travel Group | Highways, Transportation & Waste | Kent County Council | 03000 41 81 81 | www.kent.gov.uk/highways

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24/05/2024

FAO of The Strategic Planning Team, and Officers of both Sevenoaks District Council and Kent County Council

Re: Sevenoaks Town Council response to the amended proposals for an East to West Walking, Wheeling and Cycling route public consultation

Good afternoon,

Sevenoaks Town Council considered the above public consultation at its Planning & Environment Committee meeting on 20th May 2024, with formal response agreed to be made via the following representation.

Foremost, the Town Councillors wished to express their grateful appreciation to both District Council and Kent County Council Officers, who they recognised had undertaken a major redesign of the proposals in light of previous consultation responses. Please accept and pass on the Town Council's thanks for the hard work that has gone into the revised proposals.

In response to the revised scheme, Sevenoaks Town Council had the following comments to make:

The Town Council supports the amendments made around Clockhouse Lane, Oakdene Road and Bradbourne Road, however would stipulate that Clockhouse Lane should also be upgraded to a footpath as part of these plans. In addition, and although acknowledged that this would be a separate process, the Town Council requested that thought be given at this point to reclassify Clockhouse Lane as a bridleway to enhance connectivity to the Station.

Active travel connections to Sevenoaks Station are also considered highly important, and Councillors requested that the approach from Clockhouse Lane to the Station which featured in the previously consulted on proposals be reinstated to deliver this.

The scheme designers and consultation team is also implored to reach out to representatives of Trinity School directly and as a matter of high priority in order to consult on the plans – in particular to discuss the approach up to Trinity School, which Councillors consider to be needing further thought.

Finally, but perhaps most importantly, Sevenoaks Town Council requested that the proposed informal crossing on Bradbourne Vale Road, which links the pavement to the floating parking bay, be extended to a zebra crossing across the carriageway. It is understood that this possibility is being investigated by Officers, and the Town Council strongly supports the addition, which would provide an essential link to residents on the Northern side of Bradbourne Road to be able to safely cross the road.

Kind regards,
Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council

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

From: Engagement and Consultation Team

Sent: Friday, May 24, 2024 3:52 PM

To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Subject: Thank you for completing Please complete this form to object or support this TRO

Hi,

Thank you for completing the response form.

Your responses are listed below.

Please tell us if you wish to support or object to this Traffic Regulation Order to install or amend existing waiting restrictions on Bradbourne Vale Road in Sevenoaks.

Support

Please tell us, in the box below, the reason for your support or objection.

Sevenoaks Town Council requested that the proposed informal crossing on Bradbourne Vale Road, which links the pavement to the floating parking bay, be extended to a zebra crossing across the carriageway. It is understood that this possibility is being investigated by Officers, and the Town Council strongly supports the addition, which would provide an essential link to residents on the Northern side of Bradbourne Vale Road to be able to safely cross the road.

How did you find out about this consultation?

Other (please specify) - Deposit Documents from TRO team.

Thanks again

Let's talk Kent

24/05/2024

FAO Transport for the Transport for the South East team

Re: Sevenoaks Town Council response to Transport for the South East's "Your Voices" Survey

Good afternoon,

Sevenoaks Town Council considered the above public survey at its Planning & Environment Committee meeting on 20th May 2024. As the majority of questions are aimed at individuals, the Committee opted to respond to a number of the questions via the following representation, in addition to encouraging its Councillors to also respond in their personal capacities.

Q How would you rank the three themes in order of priority?

The Town Council considered the three priorities to be equally important and not mutually exclusive.

Q Compared to 5 years ago, would you say the following economic priorities are now more or less important to you?

The Town Council considers that all of the environmental concerns have become more important over the last 5 years.

Q Are there any other priorities you think we should consider as part of the Transport Strategy Refresh?

The Town Council suggested a desperate need for more joined up thinking, as this is considered to be becoming increasingly important.

The Town Council considered that improvement in air quality is particularly important. An interesting point was made at a recent Public Workshop event held by the Town Council, whereby it was questioned the extent to which a switch to electric vehicles would produce an improvement in air quality.

Finally, Councillors questioned what strategic plans are being considered for dealing with the consequences of Brexit on traffic flows in Kent, and would be grateful to know whether this has been costed.

Kind regards,
Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council

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

Summary report of upcoming Temporary Road Closures:

1 BETHEL ROAD ONE WAY SUSPENSION – 20TH JUNE 2024 FOR 5 DAYS

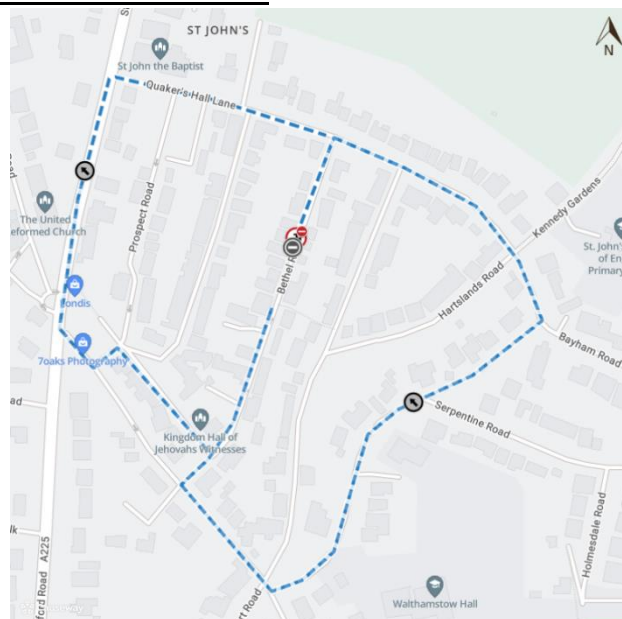
a) The above road will be closed outside number 36 from 20th June 2024 for 5 days, with the One Way suspended to allow access

b) The alternative route for vehicles travelling north along Bethel Road is Holly Bush Lane, Bayham Road, Quakers Hall Lane.

c) The alternative route for vehicles travelling south along Bethel Road is via Quakers Hall Lane, A225 St Johns Hill, Holly Bush Lane, Cedar Terrace Road.

d) Up to date information on these works can be found via the following link:

<https://one.network/?tm=138202088>

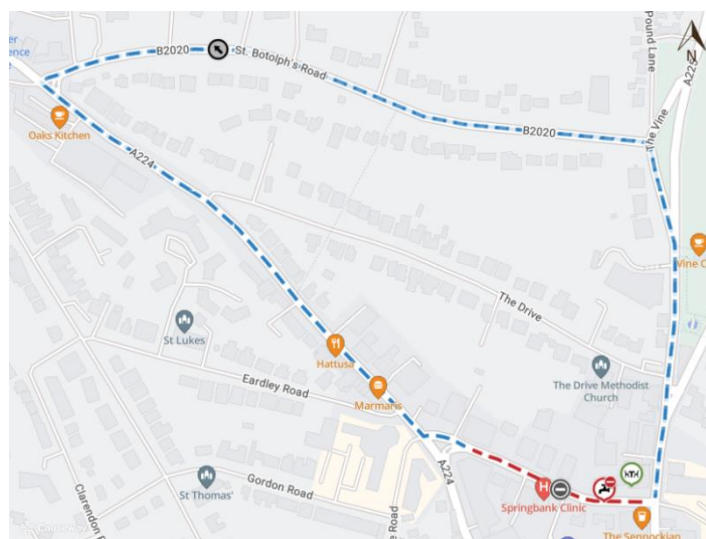


2 PEMBROKE ROAD – 17TH JUNE 2024 TO 19TH JUNE 2023 BETWEEN 8PM AND 5AM

a) The above road will be closed outside number 7 between 8pm and 5am nightly, with the road open outside these times from 17th June 2024 and with estimated completion by 19th June 2024.

b) The alternative route is via Pembroke Road, A224 London Road, B2020 St Botolph's Road, A225 Dartford Road/High Street and vice versa. Pedestrian access will be maintained.

c) Up to date information on these works can be found via the following link: <https://one.network/?tm=137956329>





Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00057/NEWDEV

Date: 17th May 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Gardens Rear Of 83 To 91 Bradbourne Park Road Sevenoaks Kent

A new property is being built in the back gardens of 83-91 Bradbourne Park Road. The property will be accessed via a path to the side of 91 and will be numbered 93. Note this property is not accessed via Clock House Lane.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

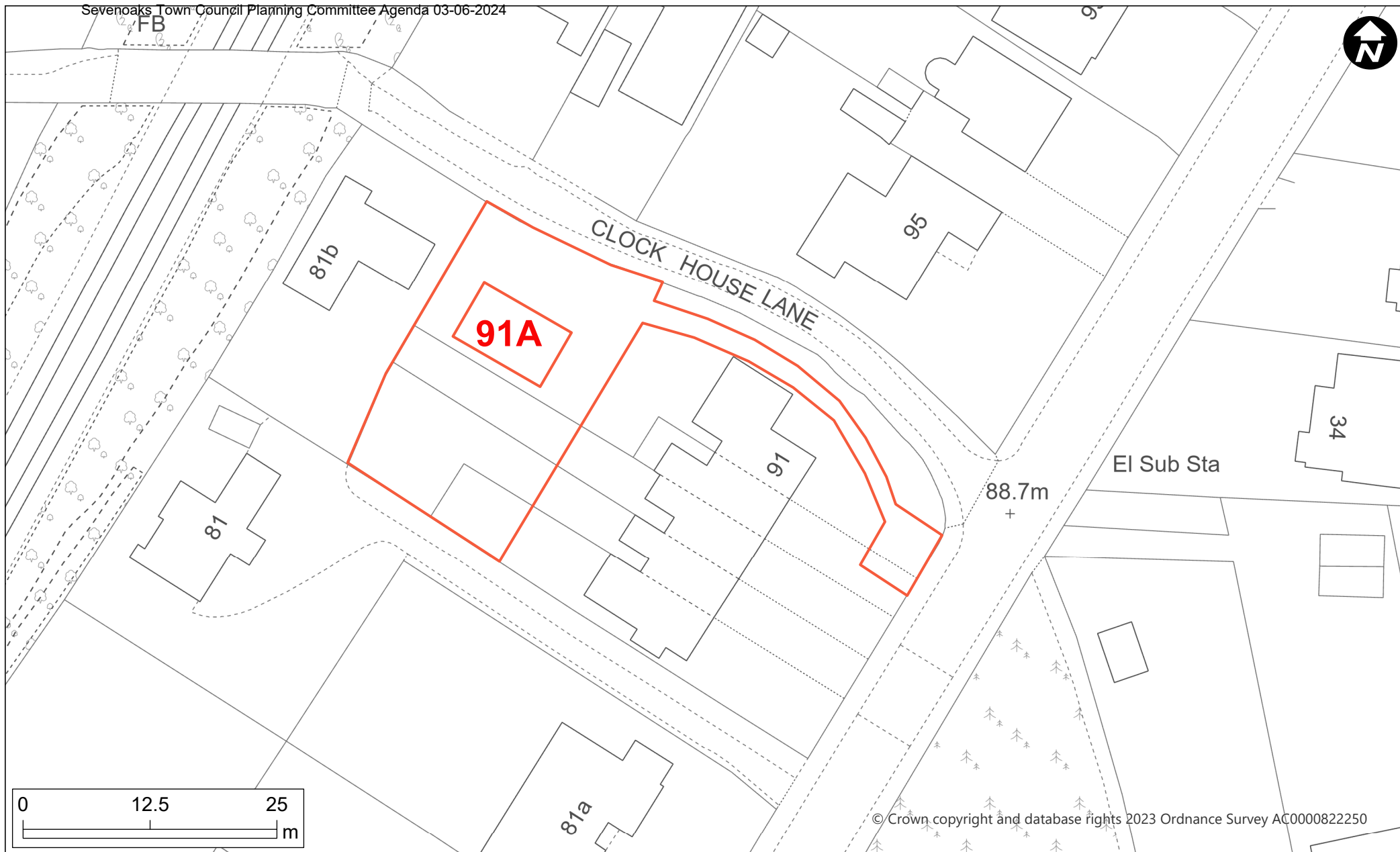
Street Naming & Numbering Officer

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

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Site: Gardens Rear Of 83 To 91 Bradbourne Park Road Sevenoaks Kent

Plot	New Address
Gardens Rear Of 83 To 91	Garden House 93 Bradbourne Park Road Sevenoaks Kent TN13 3LQ



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Georgie Elliston
Town Council Offices
Bradbourne Vale Road
Sevenoaks
TN13 3QG

Tel No: 01732 227000
Ask for: Margaret Carr
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB – 094 Watercress Drive Play Area,
Sevenoaks
Date: 15.05.2024

Dear Georgie

I am writing to inform you that Sevenoaks District Council has reached its decision on the nomination by Sevenoaks Town Council for Watercress Drive Play Area to be considered an Asset of Community Value.

Based on the information provided to us it has been decided that the nomination has been successful and the play area will be listed. The Council concludes that the current use of the amenity furthers the social wellbeing, sporting and recreational interests of the community. The Council also concludes that it is reasonable to think that the asset could continue to do so in the future.

Watercress Drive play area will be added to the list of Assets of Community Value, available to view on the Sevenoaks District Council website at www.sevenoaks.gov.uk/righttobid or a free copy of the list can be provided by contacting the Council on the details set out above.

The right to request a review of the Council's decision is reserved by section 92(1) of the Localism Act 2011 to the owner of the asset. The request must be made in writing and received by 10 July 2024, eight weeks from the date of this letter. Section 92 of the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012 provides further information on the review process.

The listing remains in place for a period of five years from the date of this letter.

If you have any questions, or would like any further information about the Right to Bid please do not hesitate to contact me on the details set out above.

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
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Kind regards,

Margaret Carr

Margaret Carr
Policy Officer, Sevenoaks District Council

Decision Notices published by Sevenoaks District Council OR Kent County Council from **14th May 2024 to 27th May 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027). Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/02996/HOUSE	71 Hillingdon Rise – Eastern	Cllr Layne	5th February 2024: STC recommended approval, 1 condition. 18th March 2024: STC recommended approval, 1 condition. 20th May 2024: STC recommended approval, 1 condition.	24 th May 2024: SDC Granted, 5 conditions.
24/00509/ADV	127 High Street – Town	Cllr Michaelides	15th April 2024: STC recommended approval, 2 conditions. 29th April 2024: STC recommended approval, 1 condition.	10 th May 2024: SDC Granted, 8 conditions.
24/00541/FUL	3 Knotts Place – Town	Cllr Granville	15th April 2024: STC recommended approval, 1 informative.	22 nd May 2024: SDC Granted, 2 conditions.
24/00545/FUL	68A High Street – Town	Cllr Granville	15th April 2024: STC recommended approval, 1 informative.	15 th May 2024: SDC Granted, 4 conditions.
24/00714/MMA	Land Rear of De Winter House, Granville Road – Town	Cllr Willis	29th April 2024: STC recommended approval, 2 conditions.	17 th May 2024: SDC Granted, 15 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 03 June 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/FUL	Christopher Park 05/06/2024	Cllr Clayton	Designhomeplan Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/05/24
23/03486/FUL - Amended plan				
Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenetration.				
A summary of the main changes are set out below:				
The correct application form has been publicly available, as it was received on 14th March 2024 and a tree report has been provided.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4Y4XYBKKIR00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00415/HOUSE	Abbey Aslett 18/06/2024	Cllr Michaelides	Mr C Bennett
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C & Mrs S Hansen			58A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/05/24
24/00415/HOUSE - REVALIDATED plan				
Construction of attached garage and gym with bathroom.				
A summary of the main changes are set out below:				
Proposed Block Plan received on 22.05.2024.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S95SDSBK0ZE00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00712/FUL	Anna Horn 11/06/2024	Cllr Dr Canet	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Town Football Club		Greatness Playing Fields	Mill Lane	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/05/24
Construction of new covered stands and Club house. Extension to existing parking area with additional parking spaces created. New cycle stands and vehicle charging points. New gate leading to new overspill parking area. Pedestrian cycle path. Resurfacing and re marking of existing parking area. Removal of existing stands. Relocation of gate to skate park. Relocation of cycle stands, bin and bench. New cycle stands. New Paths. Hard and soft landscaping. Addition of bird and bat boxes.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SALUA3BKMYJ00			

Planning Applications to be Considered

Planning Applications received to be considered on 03 June 2024

4	Plan Number	Planning officer	Town Councillor	Agent
	24/00852/LDCEX	Abbey Aslett 18/06/2024	Cllr Ancrum	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr C Whitehead			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				28/05/24
The application seeks confirmation that the outbuilding at the application site can be used for any purpose incidental to the enjoyment of the dwelling house.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SB4CT0BKFIP00			

5	Plan Number	Planning officer	Town Councillor	Agent
	24/00886/HOUSE	Stephanie Payne 15/06/2024	Cllr Daniell	Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr A Carmen		Romany	100 Oakhill Road	Kippington
Town		County	Post Code	Application date
				24/05/24
24/00886/HOUSE - Amended plan				
Demolition of two sheds to be replaced with new oak garage and replacement gate. Hard and soft landscaping.				
A summary of the main changes are set out below:				
Measurements and photos of the existing sheds to be demolished have been provided.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBDJAEBKFKZ00			

6	Plan Number	Planning officer	Town Councillor	Agent
	24/01075/HOUSE	Summer Aucoin 05/06/2024	Cllr Granville	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs EM & CM Pringle			51 The Drive	Town
Town		County	Post Code	Application date
				15/05/24
Placement of a secure enclosure wooden shed.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCCQ1VBKFX00			

7	Plan Number	Planning officer	Town Councillor	Agent
	24/01167/ADV	Stephanie Payne 14/06/2024	Cllr Willis	Savills (UK) Limited
Case Officer				
Applicant		House Name	Road	Locality
Howden Group Holdings Limited			143C High Street	Town

Planning Applications to be Considered

Planning Applications received to be considered on 03 June 2024

Town	County	Post Code	Application date
			14/05/24
2no. halo illuminated fascia signs and 1no. non-illuminated projecting sign.			
//Amendment letter received 23/05/2024 with a summary of the main changes set out below:			
The proposal has been updated to reflect the specific adverts proposed.//			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCRJA0BKG3R00		

8	Plan Number	Planning officer	Town Councillor	Agent
	24/01168/HOUSE	Summer Aucoin 11/06/2024	Cllr Gustard	EK Planning Ltd
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr E Willis				
20 Grange Road				
Kippington				
Town				
County				
Post Code				
Application date				
20/05/24				
Proposed loft conversion with hip to gable roof extension, removal of chimney, dormer window to rear elevation, rooflight windows to front elevation, single storey rear extension and associated internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCRJABBKG3T00			

9	Plan Number	Planning officer	Town Councillor	Agent
	24/01170/HOUSE	Abbey Aslett 05/06/2024	Cllr O'Hara	Kent Building Control Ltd
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr & Mrs Sykes				
45 Pontoise Close				
Northern				
Town				
County				
Post Code				
Application date				
14/05/24				
First floor side extension and removal of chimney stacks.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCRJC0BKG3X00			

10	Plan Number	Planning officer	Town Councillor	Agent
	24/01224/MMA	Anna Horn 07/05/2024	Cllr Clayton	Cross Town Planning
Case Officer				
Applicant				
House Name				
Road				
Locality				
Mr A Birkett				
Lyndhurst Cottage				
Holly Bush Lane				
Eastern				
Town				
County				
Post Code				
Application date				
16/05/24				
Amendment to 22/02482/FUL.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD4I03BKG7G00			

11	Plan Number	Planning officer	Town Councillor	Agent
	24/01238/HOUSE	Summer Aucoin 11/06/2024	Cllr Shea	Studio 264

Planning Applications to be Considered

Planning Applications received to be considered on 03 June 2024

Case Officer			
Applicant	House Name	Road	Locality
Ms Jenny Streek		31 Pontoise Close	Northern
Town	County	Post Code	Application date
			20/05/24
Demolish existing conservatory and garage, erection of two storey side extension and ground floor rear extension with canopy, rooflights.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD87AYBKG9000		

12	Plan Number	Planning officer	Town Councillor	Agent
	24/01263/HOUSE	Summer Aucoin 11/06/2024	Cllr Willis	Arkitectly
Case Officer				
Applicant				
Mr M Hobbs				
House Name				
73 Clarendon Road				
Road				
Town				
Locality				
Town				
County				
Post Code				
Application date				
20/05/24				
Roof extension. Loft conversion with dormer and rooflight.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDFM3YBKGA00			

13	Plan Number	Planning officer	Town Councillor	Agent
	24/01275/ADV	Stephanie Payne 14/06/2024	Cllr Michaelides	N/A
Case Officer				
Applicant				
Sevenoaks Town Council				
House Name				
Boots				
Road				
120 High Street				
Locality				
Town				
Application date				
23/05/24				
Erection of 1500mm x 3000mm aluminium composite sign on the the southern elevation of Boots (High Street) - advertising the location and trading day of the Sevenoaks Markets.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDJB9LBKGC100			