



9th July 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 15th July 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/0aXC7qJmm7Q> 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 – Quorum minimum of six 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**

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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 7-49)
 - a) To receive and agree the Minutes from the Planning Committee Meeting held on 1st July 2024. (Pages 7-17)
 - b) To receive and note the Minutes from the STNP / Masterplan Working Group held on 1st July 2024 – with particular note that its Terms of Reference have been amended since previous approval by Council on 13th May 2024, to accurately reflect the Group's new name throughout the document. (Pages 19-49)
- 5 RESULTS OF SEVENOAKS TOWN NEIGHBOURHOOD PLAN AWARD NOMINATION
To receive a verbal update from the Town Clerk as to the outcome of the Sevenoaks Town Neighbourhood Plan's submission to the Royal Town Planning Institute's Awards for Planning Excellence in the South-East, for which it had been shortlisted under the "Best Plan" category.
- 6 APPEALS – THE OLD MEETING HOUSE (Pages 51-52)
 - a) To receive notice of the submission of the following appeal:
 - **APP/G2245/W/24/3345734: 24/00068/FUL – The Old Meeting House, St John's Road**

b) To note that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This must be done by 30th July 2024. The Town Council's current policy is to reiterate its previous recommendation.

c) To note that full details as to the Appeal may be found via the District Council's Appeals Portal via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=SENFWKBK0MR00>

INFORMATIVE:

On 5th February 2024, and subsequently on an amended version on 19th February 2024, Sevenoaks Town Council recommended refusal of the application, unless the following conditions were met:

- The Highways Department and Planning Officer are satisfied with the full details of the Transport Plan.
- A condition is placed requiring the mitigation measures detailed in section 3 of the Noise Impact Assessment be installed and completed prior to the change of use commencing.
- A condition be placed that prohibits any amplified music (recorded or live) being played. This is in case there is intended to be any other use taking place in the hall, such as private functions or other celebrations.
- The effect of these measures to mitigate noise disturbance is monitored and the results, including an annual report, with any amendments that are reasonably required to these measures, be submitted annually to the Local Planning Authority.
- A Travel Plan is completed* which confirms that the change of use would result in no harm in terms of local parking, amenity, highway safety, or capacity efficiency – to be approved by the Local Planning Authority.
- The Travel Plan, once approved, is implemented in full and monitored at yearly intervals, and the results – including an annual report – together with any amendments that are reasonably required to the Travel Plan, is submitted for the approval of the Local Planning Authority.

Informative forwarded with 5th February 2024 recommendation:

*The Town Council noted that 14 appendices on methodology are currently missing but anticipated from the Transport Plan, which it awaits receipt of.

Informative forwarded with 19th February 2024 recommendation:

Should the District Council be minded to approve the application, this should be a temporary application for one year only, in order to assess the traffic, transport and highway safety implications when the mosque becomes better established.

7 APPEALS – 9 CROWNFIELDS (Pages 53-54)

a) To receive notice of the submission of the following appeal:

- **APP/G2245/W/24/3343221: 23/02649/FUL – 9 Crownfields**

b) To note that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This must be done by 6th August 2024. The Town Council's current policy is to reiterate its previous recommendation.

c) To note that full details as to the Appeal may be found via the District Council's Appeals Portal via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=SCHWUABKOMR00>

INFORMATIVE:

On 9th October 2023 and subsequently on an amended version on 4th December 2023, Sevenoaks Town Council recommended refusal of the application on the following grounds:

- Overdevelopment of the site, with the unusual topography meaning that neighbours will be unreasonably impacted.
- That the proposed new building is substantially bigger and not in keeping with the other surrounding properties.
- Concern about the impact on hydrology, as the area is prone to flooding and it seems likely that this building will exacerbate the issue
- Potential impact on the environment and eco-system
- Lack of clear evidence that the development will deliver the 10% Biodiversity Net Gain required by the Sevenoaks Town Neighbourhood Plan Policy L1.

8 NHS KENT AND MEDWAY COMMUNITY HEALTH SERVICES SURVEYS

To receive notice that NHS Kent and Medway are seeking views and experiences on community health services in order to shape their plans for improvements to services across Kent and Medway. This via the following two separate surveys:

<https://www.haveyoursayinkentandmedway.co.uk/hub-page/community-health-services>

9 HIGHWAY IMPROVEMENT PLAN – MEMBER OF THE PUBLIC'S REQUEST FOR ROAD TO BE ADDED TO CORNER PROTECTION REQUESTS (Pages 55-57)

a) To receive request from a member of the public for double yellow lines to be installed on the corner connecting Bethel Road and Cedar Terrace Road (images and map attached).

b) To receive reminder that the priority number 9 of the Town Council's Highway Improvement Plan – available to view online via the link below – proposes a number

of roads for similar corner protections, with the pending action for a Working Group of Ward Councillors* to produce a complete list of roads for the mapping and submission to Kent County Council.

<https://www.sevenoakstown.gov.uk/UserFiles/Files/Documents/STC%20HIP%20V2%20-%202023%20Revised%20following%20KCC%20meet%2007-09-2023%20-%20KCC%20comments.pdf>

*On 29th April 2024, it was **RESOLVED** that a Working Group be formed to progress [preparation of a map of locations for a Traffic Regulation Order to provide corner protections at various location] in collaboration with the Planning Committee Clerk, with membership to include Cllr Shea, Cllr Skinner, Cllr Dr Dixon and Cllr Daniell.

10 TEMPORARY ROAD CLOSURES (Page 59)

To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up-to-date information.

11 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 61-62)

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 8th July 2024.

12 PLANNING APPLICATIONS (Pages 63-67)

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 8th July 2024.

13 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 1st July 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/bHa8NME1Hcc>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

189 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

190 **DECLARATIONS OF INTEREST**

None.

191 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 17th June 2024.

It was RESOLVED that the minutes be approved.

192 **DE-ILLUMINATION OF STREET SIGNS IN 20MPH ROADS**

a) Councillors noted that Kent County Council had agreed to waive the cost of de-illuminating street signs in the Town Council’s proposed 20mph speed limit scheme, however expressed their ongoing concern that this would be a future requirement for scheme promoters to fund.

b) Councillors agreed that the Town Council could not support any future requirement of blanket removal of lighting to road signs without clear indication of the policy basis and the democratic process involved in introducing this requirement. This was due not

only to the ramifications that it would have on future schemes, but also the safety implications at locations where the signs would not otherwise be visible at night.

c) The Town Clerk reported that Sevenoaks Town Council had shared its concerns both with Kent County Council as well as the Kent Association of Local Councils, the latter of which shared its reservations. The matter was ongoing however the Town Council would continue to lobby for a more considered and evidence-based approach.

193 LETTER BOX LANE TRAFFIC REGULATION ORDER

a) The Committee received copy of correspondence from Kent County Council, regarding costs associated with extending the recently proposed double yellow lines into Letter Box Lane via a new Traffic Regulation Order (TRO).

b) Councillors reiterated their disappointment that the Town Council had not been consulted on initial designs before the original TRO was produced, however noted that the Town Council had requested that this practice be adopted in future. It was agreed that the significant cost and delay to the scheme which would be incurred by a new TRO was undesirable, due to the urgent nature of the issues.

c) It was **RESOLVED** that the Town Council agree for the yellow lines to be implemented as per the original TRO, and to assess whether they resolve the problem and have any safety implications following delivery. The item would be revisited, should resident feedback and Councillor observations consider it necessary to extend the TRO at a cost of £4,000.

194 PARKING AND BEAT SURVEYS FOR ST JOHNS AREA – COST PROPOSAL

a) The Committee received and discussed a project and fee proposal for a parking and beat survey of St John's Area, to be delivered in tandem with the Town Centre and St John's Masterplans and by the same traffic consultants.

b) Cllr Granville summarised that the proposed project had originated following reports of persistent parking difficulties experienced by residents and local businesses due to commuter parking and regular obstruction of the pavement by parked cars.

c) Councillors agreed that the project would be a valuable investment in improving how the spaces are shared, noting in particular that there is not enough room on the pavement for double pushchairs, and that the medical centre is accessed by a road with only one pavement and pedestrians therefore accessing the site via the highway.

d) Clarification was sought as to whether a review of pedestrian movement could be added to the parking survey, or whether this would be adequately explored via the Masterplan. It was agreed that Officers would enquire as to this, as well as any additional cost should it need adding to the scope.

e) The Town Clerk informed that, due to requiring Finance & Delivery Committee sign-off as well as upcoming school holidays being likely to impact the data output, approving the additional surveys could delay the Masterplan exercises by 2-3 months. This because the parking and beat surveys would influence the recommendations in the St John's Masterplan, the first draft of which is currently predicted for July/August 2024.

f) Councillors agreed that the value added to the St John's Masterplan by the traffic survey would be worth its delay, and it was therefore **RESOLVED** that the following recommendation be to the Finance & Delivery Committee:

- To approve the cost of £15,466 for a traffic and beat survey to be conducted in the St John's area, with the caveat that it be conducted during termtime unless consultants are confident that this would not impact data output. This with the accepted implication that undertaking the surveys during termtime would delay the Masterplan projects by 2-3 months.
- To consider approval of any additional cost associated with adding pedestrian movement surveys to the project scope, should this not be adequately covered under the existing Masterplan remit.

195 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.

196 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 24th June 2024.

197 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

(b) The Committee considered planning applications received during the two weeks ending 24th June 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

198 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 20:37pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 1-7-24

1	Plan Number	Planning officer	Town Councillor	Agent
	23/03486/FUL	Christopher Park 15/07/2024	Cllr Layne	Designhomeplan Ltd
Applicant	House Name	Road	Locality	
Micallef		50 St Johns Hill	Eastern	
Town	County	Post Code	Application date	
			24/06/24	
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 fenestration.				
A summary of the main changes are set out below:				
The proposed plans have been amended to show the land levels.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment and loss of privacy.

2	Plan Number	Planning officer	Town Councillor	Agent
	24/00519/HOUSE	Stephanie Payne 11/07/2024	Cllr Gustard	De Linde Architects
Applicant	House Name	Road	Locality	
Mrs F Iaschi		39 Brattle Wood	Kippington	
Town	County	Post Code	Application date	
			20/06/24	
24/00519/HOUSE - Amended plan				
Construction of a single storey partially sunken pool house with pump room in the rear garden with associated landscape alterations.				
A summary of the main changes are set out below:				
A new revised pack of drawings have been received which include the remaining elevations for the proposed outbuildings which were omitted in the previous pack.				

Comment

Sevenoaks Town Council recommended approval, subject to the Arboricultural Officer being satisfied with the protective measures in place for the neighbouring TPO trees.

Planning Applications Considered

Applications considered on 1-7-24

3	Plan Number	Planning officer	Town Councillor	Agent
	24/00736/HOUSE	Abbey Aslett 04/07/2024	Cllr Layne	Fuller Long Limited
Applicant		House Name	Road	Locality
Mr & Mrs Herron			3 Park Lane	Eastern
Town		County	Post Code	Application date
				13/06/24
Replacement of windows to double glazing (like for like), new picket fence to the front and new porch. Conversion of garage to a habitable room and associated alterations to the fenestration, replacement of glass roof between the study and dining room with a new flat roof and lantern light external insulation, reinstatement of existing cladding, chimneys to be repaired, addition of a curb. . Landscaping works.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- All criteria cited by the Conservation Officer in their site assessment having been addressed,
- The Planning Officer being satisfied with the proposals, and the Conservation Officer satisfied with the materials and finishes,
- The conditioning of a Construction Environmental Management Plan to be submitted and approved,
- The Arboricultural Officer being satisfied that there will be no damage to trees within the Conservation Area, and that any damaged trees would be replaced if necessary.

4	Plan Number	Planning officer	Town Councillor	Agent
	24/00737/LBCALT	Abbey Aslett 04/07/2024	Cllr Layne	Fuller Long Limited
Applicant		House Name	Road	Locality
Mr & Mrs Herron			3 Park Lane	Eastern
Town		County	Post Code	Application date
				13/06/24
Replacement of windows to double glazing (like for like), new picket fence to the front and new porch. Conversion of garage to a habitable room and associated alterations to the fenestration, replacement of glass roof between the study and dining room with a new flat roof and lantern light external insulation, reinstatement of existing cladding, chimneys to be repaired, addition of a curb. Landscaping works. Removal of internal wall between the kitchen and dining room, resiting of internal stud bathroom wall at first floor level, increased width and height of two doorways at first floor level, removal of first floor WC, installation of wall and ceiling insulation. Woodburner.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- All criteria cited by the Conservation Officer in their site assessment having been addressed,
- The Planning Officer being satisfied with the proposals, and the Conservation Officer satisfied with the materials and finishes,
- The conditioning of a Construction Environmental Management Plan to be submitted and approved,
- The Arboricultural Officer being satisfied that there will be no damage to trees within the Conservation Area, and that any damaged trees would be replaced if necessary.

Planning Applications Considered

Applications considered on 1-7-24

5	Plan Number	Planning officer	Town Councillor	Agent
	24/00747/HOUSE	Christopher Park 04/07/2024	Cllr Camp	Harriplan (South West) Lt
Applicant	House Name	Road	Locality	
Mr & Mrs M Taylor	Woodleigh Cottage	48 Camden Road	St Johns	
Town	County	Post Code	Application date	
			13/06/24	

24/00747/HOUSE - Amended plan

Erection of single storey side and rear extension. First floor extension with roof lights. Alteration to fenestration. New decking and fence.

A summary of the main changes are set out below:

The proposed first floor plans have been amended to reduce the width of the rear extension and, therefore, correlate with the ground floor plan and elevations.

Comment

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

- Being satisfied that there will be no overlooking or loss of amenity from the new velux windows in the roof
- Being satisfied with the materials, and confident that the dark metal material will neither detract from the streetscene or negatively impact neighbours' amenity.

6	Plan Number	Planning officer	Town Councillor	Agent
	24/00871/FUL	Samantha Yates 04/07/2024	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	
			13/06/24	

24/00871/FUL - Amended plan

Demolition of existing dwelling, erection of 2 detached, 5 bed dwellings with associated access and landscaping (Phased Development)

A summary of the main changes are set out below:

**Bat emergence survey - concludes there are no bats present within the building
Attached current site photographs. The gardens are regularly maintained and grassed areas mown as is normal for any suburban garden space
Covering letter responding to outstanding points regarding ecological enhancements.
Additional Habitats Plan**

Comment

Proposed by Cllr Gustard with Cllr Varley's apologies:

A recommendation for approval on 5 conditions was made, seconded and LOST AT THE VOTE.

Sevenoaks Town Council recommended refusal unless:

- The Planning Officer is satisfied that there is no loss of amenity to neighbouring properties
- The Planning Officer is satisfied with the fenestration and materials used for finishes
- That the landscaping works proposed for the replacement trees are considered satisfactory
- An Ecological Impact Assessment is undertaken
- The development complies with the Sevenoaks Town Neighbourhood Plan Policy L1 on net biodiversity gain.

Planning Applications Considered

Applications considered on 1-7-24

7	Plan Number	Planning officer	Town Councillor	Agent
	24/00922/HOUSE	Christopher Park 03/07/2024	Cllr Ancrum	Clague LLP
Applicant		House Name	Road	Locality
Mr J Froud		Brightstone	6 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				12/06/24

24/00922/HOUSE - REVALIDATED plan

Proposed single storey side extension.

A summary of the main changes are set out below:

The scale bar on the proposed elevations does not measure correctly against the stated scale (1:100).

Comment

Proposed by Cllr Layne with Cllr Ancrum's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the design and materials used are in keeping with the style of the property and the street scene.

8	Plan Number	Planning officer	Town Councillor	Agent
	24/00925/HOUSE	Christopher Park 09/07/2024	Cllr Wightman	Karen McClure Garden D
Applicant		House Name	Road	Locality
Mrs F Northover		Longdene	Blackhall Lane	Wilderness
Town		County	Post Code	Application date
				18/06/24

24/00925/HOUSE - REVALIDATED plan

The residents of Long Dene currently share access from Blackhall Lane with their neighbours at Woodstock. A new gravel driveway entrance is proposed to allow private, separate access for the residents of Long Dene.

A summary of the main changes are set out below:

Amended drawings received.

Comment

Sevenoaks Town Council recommended approval, subject to:

- The conditions set by the Arboricultural Officer being met
- The Planning Officer being satisfied that the drive is permeable, and that adequate measures for surface water runoff have been put in place in order to avoid being diverted to the sewer.

Planning Applications Considered

Applications considered on 1-7-24

9	<i>Plan Number</i> 24/01309/FUL	<i>Planning officer</i> Samantha Yates 03/07/2024	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> WvH Planning Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cossell			9 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/24
Demolition of existing dwelling and garage to be replaced with new dwelling with west facing balcony, rooflights and pv panels. new carport/garage with ev charger. Utility cabinet and Air Source Heat Pump.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours, and subject to the condition for a bat mitigation license to be sought, as recommended in the Biodiversity report.

10	<i>Plan Number</i> 24/01345/HOUSE	<i>Planning officer</i> Christopher Park 08/07/2024	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ingram			28 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/24
Single story infills & second story extension with balcony. Removal of existing rooflights with new rooflights. Internal remodeling throughout and alterations to fenestration. Air Condition Unit and Air Source Heat Pump.				

Comment

Proposed by Cllr Gustard with Cllr Varley's apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials used.

11	<i>Plan Number</i> 24/01376/HOUSE	<i>Planning officer</i> Abbey Aslett 03/07/2024	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> Mrs Millie Burnham
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Young		The Birches	44 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/06/24
Proposed first floor extension. Part two storey rear extension part single storey extension with skylight. Alteration to roof shape with addition of rooflights. Removal of 3 chimneys with addition of new chimney attached to new rear extension. Demolition of existing porch. Alteration front entrance. Alteration to fenestration. New raised patio with landscaping. Internal changes to layout.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no overlooking or loss of privacy to neighbours from the new rooflights, and that the first floor bathroom windows are obscure glazed to protect the privacy of the neighbour.

Planning Applications Considered

Applications considered on 1-7-24

12	Plan Number	Planning officer	Town Councillor	Agent
	24/01394/FUL	Anna Horn 09/07/2024	Cllr Granville	OPEN architecture
Applicant	House Name	Road	Locality	
Mr J Bateman		150 High Street	Town	
Town	County	Post Code	Application date	
			18/06/24	
Refurbishment of existing building, conversion of first and second floor to residential, demolition of rear extension with replacement new build residential extension with ancillary refuse and cycle store				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that the additional height, as well as the proposed design and materials for the third floor would not appear incongruous and out of keeping with the local Conservation Area.

Informative:

The Town Council raised attention to the fact that Pizza Express has a ground floor opaque-glazed atrium which may be overshadowed by the extra storey.

13	Plan Number	Planning officer	Town Councillor	Agent
	24/01416/HOUSE	Christopher Park 09/07/2024	Cllr Varley	Mr Jeremy Randall
Applicant	House Name	Road	Locality	
Mr E Ion		6 Turners Gardens	Kippington	
Town	County	Post Code	Application date	
			18/06/24	
Single storey rear extension.				

Comment

Proposed by Cllr Gustard with Cllr Varley's apologies:

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.

14	Plan Number	Planning officer	Town Councillor	Agent
	24/01420/HOUSE	Samantha Yates 10/07/2024	Cllr Dr Dixon	Resi Design Ltd
Applicant	House Name	Road	Locality	
L Calinescu		7 Merlewood	St Johns	
Town	County	Post Code	Application date	
			19/06/24	

Demolition of existing conservatories. Ground floor single storey rear extension which incorporates new balcony area. Two storey side extension with first floor extension to garage with alteration to roof. New front porch. New greenhouse to flank elevation. Raised patio to the rear. New rooflights. Alteration to fenestration. New ramp from rear of garage.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the new garage/office section does not unduly compromise the amenity of the neighbours.

Planning Applications Considered

Applications considered on 1-7-24

15	Plan Number	Planning officer	Town Councillor	Agent
	24/01425/HOUSE	Abbey Aslett 05/07/2024	Cllr Camp	Cobden Architectural Desi
Applicant		House Name	Road	Locality
Mr B Humphreys			8 Vine Avenue	St Johns
Town		County	Post Code	Application date
				14/06/24
Demolition of existing garage and side extension. Construction of a two storey rear extension. Formation of living accommodation in roof space to include rear dormer and roof lights, removal of chimney stack. Change to external finishes. Alterations to fenestration. Solar Panels.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no overlooking or loss of privacy to the neighbours from the new dormer and the new rooflights.

16	Plan Number	Planning officer	Town Councillor	Agent
	24/01428/HOUSE	Stephanie Payne 03/07/2024	Cllr Dr Dixon	WA Architects
Applicant		House Name	Road	Locality
Mr & Mrs T Pijper			1 Carrick Drive	St Johns
Town		County	Post Code	Application date
				12/06/24
Single storey side extension, bay window extension to the front and change of a window at the rear of the garage to a door				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that the materials used are compatible with the style of the existing building.

17	Plan Number	Planning officer	Town Councillor	Agent
	24/01459/FUL	Anna Horn 08/07/2024	Cllr Daniell	Offset Architects
Applicant		House Name	Road	Locality
Mr & Mrs Putnam			28 Burntwood Road	Kippington
Town		County	Post Code	Application date
				17/06/24
Subdivision of plot and erection of a new detached dwelling and garage with new entrance access and pavement crossover. Erection of new detached garage for no 28.				

Comment

Proposed by Cllr Gustard with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenity to the neighbouring properties, and that the application meets the 10% Biodiversity Net Gain requirement of the Sevenoaks Town Neighbourhood Plan.

Planning Applications Considered

Applications considered on 1-7-24

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01463/MMA	Abbey Aslett 09/07/2024	Cllr Dr Dixon	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J May		Meadowfield	60 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/24
Amendment to 23/00916/HOUSE.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the changes made from 23/00916 and considers them to be acceptable.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01500/MMA	Stephanie Payne 12/07/2024	Cllr Varley	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Carman			11 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/24
Amendment to 21/03006/HOUSE.				

Comment

Proposed by Cllr Gustard with Cllr Varley's apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the fenestration and materials used for finishes.

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Sevenoaks Town Council – Elected member	Cllr Nigel Wightman
Sevenoaks Town Council – Elected member	Cllr Claire Shea
Sevenoaks Town Council – Substitute for Elected Member, Cllr Skinner	Cllr Dr Merilyn Canet
Sevenoaks Town Council – Town Clerk	Linda Larter MBE
Sevenoaks Town Council – Planning Committee Clerk	Georgie Elliston
Sevenoaks District Council – Leader	Cllr Roderick Hogarth
Sevenoaks Society	Charles George
Sevenoaks Society	Helen Bowles MBE
Warners Solicitors	Liz Dolding

Prior to the commencement of the meeting and in the absence of the Chair or Vice Chair, Cllr Nigel Wightman as Leader of the Town Council was nominated to Chair the meeting.

1. STNP / Masterplan Working Group Terms of Reference

a) The Working Group, previously referred to as the “STNP Monitoring & Implementation Group” received notice that it had been renamed the “STNP / Masterplan Working Group”. Its Terms of Reference had remained the same and adopted by Council on 13th May 2024.

b) The Group received copy of the Terms of Reference, noting that it had been updated following 13th May 2024 in order to accurately reflect the Group’s new name throughout the document.

2. STNP / Masterplan Working Group* Town Councillor Membership

a) The following appointments of Sevenoaks Town Councillors to the STNP / Masterplan Working Group were noted:

- Cllr Tony Clayton – Chair
- Cllr David Skinner – Vice Chair
- Cllr Claire Shea – Member
- Cllr Nigel Wightman – Member
- Cllr Lise Michaelides – Member

b) It was noted that membership will remain open to any interested external stakeholders within Sevenoaks Town, to take part in discussions as and when the topic of the meeting is relevant to their interests.

**Incorrectly referred to as the “Monitoring & Implementation Group” in the Agenda papers.*

3. Apologies for absence

Cllr Tony Clayton (Chair, Sevenoaks Town Council), **Cllr Skinner** (Vice Chair, Sevenoaks Town Council), **Cllr Lise Michaelides** (Elected Member, Sevenoaks Town Council), **Andrew Eyre** (The Stag Theatre)

4. Minutes

The Minutes of the previous STNP Monitoring and Implementation Group meeting held on 7th May 2024 were received and agreed.

5. Theme Five – Work Stream

a) The following items of note were discussed in relation to the Theme Five Work Stream:

- Action 5.1: The Planning Committee Clerk advised that STC had invited the Sevenoaks Primary Care Network to attend one of its new Community Wellbeing Committee meetings in order to discuss what the PCN does and how the Town Council can work with it to support Sevenoaks residents.
- Action 5.2 and 0.1: The Town Clerk advised that STC's new Arts and Culture Working Group is reviewing the Cultural Strategy, which forms part of the STNP evidence base. This will be brought to a future STNP / Masterplan meeting once progressed.

b) Members were advised that the Town Council's new Committee and Working Group structure, introduced in May 2024, had incorporated different elements of the STNP within their Terms of Reference. This so that each Group could work on breaking up the aspects of more complex policies into actionable delivery plans, in order to further some of the less "concrete" aspirations and objectives. E.g. Policy COM1 – promoting new health and education provision, faith facilities and other community infrastructure.

c) It was noted that the statement published in the STNP from the NHS West Kent Clinical Commissioning Group had been provided in 2017, with limited contact achieved from healthcare representatives since. It was hoped that the new Town Council structure would facilitate such conversations, for instance via the less formal framework of Working Group meetings where more open conversations about issues and solutions could be discussed.

6. Monitoring

a) The updated monitoring report, which records how the STNP has been being applied to planning applications since the last preliminary report, was received and noted.

b) The Town Clerk reported that the Policy L1 on Biodiversity Net Gain had become the most influential and prominent Policy, with NALC having recognised its importance and recommended that all local councils produce similar policies in their emerging NDPs. NALC had also repeated in its response to a government hedgerow policy review consultation, STC's recommendation for NDPs to 1) recognise the value of trees and hedgerows for their positive impact on character biodiversity and climate change, and 2) introduce local policy protections on them, as covered in STNP Objective 5, Aim L3 and Policy L4.

c) Clarification was sought on whether the Town Council will be pushing for such policies in the emerging Local Plan. The Town Clerk advised STC will be recommending changes such as for hedges to be preferred over fencing, for the positive impact that trees and hedges can have on character and climate change. STC would hope that the Local Plan will pick up the policies within the STNP, but will remind them should it appear otherwise.

Informative: Attached for information is the Town Council's responses to the 2023 Regulation 18 Local Plan Consultation Part 1 (Pages 4-17), and the 2024 Regulation 18 Local Plan Consultation Part 2 (Pages 18-31).

Relevant comments to the above query are highlighted, where STC makes consistent reference to the STNP and recommendation for its aims and policies to be reinforced.

d) The Planning Committee Clerk summarised the trends and observations provided on pages 13-22 of the Agenda papers. The following points of note were discussed:

- Householder applications continue to be except from Policy L1
- An argument had been made by the applicant in their planning application statement that the STNP Policy L1 is no longer material due to their consideration that it conflicts with government policy. It was noted that the application was due to be considered by the Planning & Environment Committee the same evening, and that Committee members' attention would be drawn to this.

7. Royal Town Planning Institute Award Shortlist

a) The Working Group received notice that the STNP had been shortlisted for the Royal Town Planning Institute's South-East Awards for Planning Excellence, under the category of Best Plan. It was noted that there was one other Plan shortlisted for the award, with the winner due to be announced on 12th July 2024.

b) Group members congratulated the Town Council for its successful nominating of the STNP for the Award, and awaited the results which will be announced to the Planning & Environment Committee on 15th July 2024, published via a Press Release shortly after. Should the STNP be successful, it was understood that it would be submitted to the further National Awards for Planning Excellence.

8. Dates of future meetings

The following future meeting dates were noted:

27 th August 2024 – 6pm	21 st October 2024 – 6pm	16 th December 2024 – 6pm
10 th February 2025 – 6pm	7 th April 2025 – 6pm	2 nd June 2025 – 6pm

Meeting concluded at 6:25pm.

Submitted to Plan 2040 Full Survey

Submitted on 2023-01-11 10:02:41

About you

1 Name and Organisation

Please enter your first name:

Georgie

Please enter your surname:

Elliston

If you are responding on behalf of an organisation, please enter the name of the organisation here:

Sevenoaks Town Council

2 What is your email address?

Email:

planning@sevenoakstown.gov.uk

3 How old are you?

I'd prefer not to say

4 If you live in Sevenoaks District, which Town or Parish do you live in?

Please select from the list:

Sevenoaks Town

5 Please confirm that you agree to your comments being published and attributed by name and organisation (if applicable)

I confirm that my comments can be publish and attributed by my name and organisation

Introduction

1 Have we identified the right strategic issues that will influence the development of the District to 2040?

Yes

Are there any other issues that we should identify?:

STC supports Net 0 but there needs to be consideration of other elements on quality of environment, as Net 0 is too specific. STC would like to see SDC also look at wider topics e.g. air quality, flooding, density

STC requests that SDC look at deliverability of these and look at different scenarios which prioritise different issues first because STC is concerned that focusing on design excellence and Net 0 could have cost implications on deliverability of other priorities. (similarly to how they did with housing densities).

A much wider framework is needed as a strategy for the District as a whole to meet the government's objective of net zero for the whole community by 2050 or earlier.

2 Do you support the Vision and Objectives?

Support

Do you have any comments on the Vision and Objectives?:

Is there a Housing Needs survey for Sevenoaks Town?

On Housing needs, STC would like to see work to ensure that there is housing to provide for all segments of the community. Housing to meet changing demographic is fair enough but if the demographic is changing because younger can't afford it then should we be working to meet affordability needs

Need younger people to be able to live here and move

OB18 "equal" access doesn't deliver access; if everyone has none then its still equal - so STC would recommend change of wording to read "ready" access.

The spacial vision also doesn't recognise the challenge whereby some towns at the boundaries of Sevenoaks District are more primarily linked to others outside it than inside.

Chapter 01 – Development Strategy

1 Do you agree with the proposed Development Strategy?

If you wish to explain your answer further, please use this space:

STC agrees with the broad strategy but is reluctant to see optimum plus in a market town which is dominated by 2/3 storey family homes STC would request a height/storey limit that respects the height of adjacent buildings - not just the character of the town.
STC does not consider the Optimum Plus option to respect this
There is also no mention of the Residential Character Area Assessments and conservation areas, which should be respected and considered in the vision and planning process as proposed in the Sevenoaks Town Neighbourhood Plan

2 We are considering density within existing settlements at different levels, which is your preferred approach?

Optimum (delivers approx. 8.5k units, shortfall of 5k units)

If you wish to explain your answer further, please use this space:

STC's preferred approach is Option 2 - Optimum in Sevenoaks Town, and STC would furthermore ask that this respects the height of neighbouring buildings with a limit put on height/storeys in each area.
It is also imperative for the town that affordable housing is delivered.
In addition, STC wishes to point out that there are very limited of transport options in buses etc in lots of development sites, so not many would be sustainable for higher density.

3 Are you aware of any additional sites in existing settlements which we have not yet considered?

No

If you have selected 'Yes' please specify site details:

4 What would you like to see in a Development Brief for the Sevenoaks Station Area

Please enter your answer here:

Traffic flow and traffic management for less congestion & safer crossing for pedestrians. As noted in STC's Submission Draft of its NDP, this is a "significant opportunity for development that will transform the arrival into Sevenoaks and could establish a new urban quarter for the Town."
STC would wish for the above to be managed with true collaboration with Town Council on a development brief as recommended by the Independent Examiner in his report for the NDP. This should also include STC's recommendations as set out in Policy D1 of its Neighbourhood Development Plan: that "any development should respond sensitively to [the setting of the notable views towards the Kent Downs AONB]", that the scale of buildings be typically four or six storeys with "potential for a taller building to mark the station", and reconsideration of "transport interchange and public realm treatment at the station."
STC's Highway Improvement Plan 2021 prioritised the pedestrian crossing by Sevenoaks Station as needing a redesign for safer crossing. Kent County Council confirmed that this is viable and that STC would need to fund the design and feasibility for it. STC is waiting on an update as to what exactly was confirmed viable and what STC would need to do next, but would also like to see it in a Development Brief.
The Local Plan should include the Sevenoaks NDP provisions for this area. The draft Local Plan seems to treat Sevenoaks station primarily as a townscape and housing opportunity before getting to what it needs to be to sustain the success of the town - a major sustainable transport hub. There is certainly room for housing above the railway tracks - by agreement with Network Rail Properties. However the key objective should be to expand active travel opportunities to and from the station from across the town, and to link it more effectively with the town centre.

5 Do you have a view on the areas of land that the brief should cover and sites that could be included?

Please enter your answer here:

Sevenoaks Station as well as its car parks and the car park at the Bat & Ball Station, the Farmers site, Parade, and Bradbourne Park car park as part of overall development.

Chapter 02 – Housing Choice for All

1 Do you think the proposed technical and design criteria are reasonable and will help to achieve the aims of Policy H1?

Yes

If you wish to explain your answer further, please use this space:

The missing Housing Assessments for urban towns is regrettable. It needs to be done before decisions are taken on the potential for development. While the Sevenoaks Town Neighbourhood Plan recommends sites for [potential development, and the scale of development, the needs assessment still has to be done. It is crucial that affordable housing requirements on all sizes on new developments are enforced in full

2 Do you think the proposed affordable housing contributions are reasonable and will help to achieve the aims of Policy H2?

Yes

If you wish to explain your answer further, please use this space:

Is there a way to build a house recently where a development has been approved despite offering lower than policy or even 0% affordable housing, with the justification that they weren't viable for affordable housing anyway.

3 Do you think the proposed criteria are reasonable and will help to achieve the aims of Policy H3?

Yes

If you wish to explain your answer further, please use this space:

STC considers this proposed criteria reasonable, but notes that it is not a rural Parish.

4 Do you think the proposed technical and design criteria are reasonable and will help to achieve the aims of Policy H4?

Yes

If you wish to explain your answer further, please use this space:

While STC supports these, it would also like to see in the housing mix thought for older people housing without just being flats, and broader provision of all housing stock to allow for the occasional short or long term for those less mobile to exist. It would also support developments being built to house more mixed communities - with quality accommodation to make for independent living (e.g. flat surfaces) that allow for integration of all sectors of society and flexible use, as well as Lifetime properties that allow for a residents' changing needs e.g. wider doors, wetrooms. Rockdale Housing are a good example of how housing can be provided for older people.

5 Do you think the proposed technical and design criteria are reasonable and will help to achieve the aims of Policy H5?

Yes

If you wish to explain your answer further, please use this space:

STC supports Build-to-Rent as defined in the glossary.

6 Build to rent schemes often require a minimum number of units to be deliverable. What should that be in Sevenoaks District?

0-50

If you've selected 'Other', please specify here:

7 What else can we do to encourage the delivery of suitable smaller sites in existing built up areas?

Please enter your answer here:

STC noted that smaller sites coming forward for development need to be addressed in a way that respects what is already there, and have enough amenity space for its purpose e.g. garden for family houses while respecting of character of area. Proposals need to demonstrate that they fit in.

8 Is there anything else that we should include, or an alternative approach we should consider through Policy H6?

Please enter your answer here:

Encourage use of more suitable publicly held land and redevelopment of existing sites that are not well designed.

9 Do you think the proposed density guidelines are reasonable and will help to achieve the aims of Policy H7?

Yes

If you wish to explain your answer further, please use this space:

STC reiterated that the development has to respect surrounding area and buildings and the character of the town.

STC would resist seeing buildings that are substantially taller than those existing in town because it would change character of the town too significantly.

10 What do you think are appropriate locations for taller buildings and are there areas of land that are suitable for intensification?

Please enter your answer here:

STC considers this question too broad, as there is no quantification to what "taller buildings" are. For instance, the existing "tall" building at Tubbs Hill House is an anomaly and doesn't fit the town, and STC would not welcome more schemes of that height.

There are two areas in Sevenoaks which may be suitable for high levels of housing density, although the height should not greatly exceed what is currently on or around those sites. This would include land opposite the station, including the former Farmers site, the site of the BT building and the main station car park. This would also include the site of the Stag car park, telephone exchange and Royal Mail Building.

The STNP recommends around Sevenoaks Station typically four to six storey buildings with potential for a taller building to mark the station (up to 10 storeys as already permitted in that area). Consideration will need to be taken as to how the development appears from notable viewpoints.

11 Is there anything we should include, or an alternative approach we should consider through Policy H7?

12 Do you agree with the proposed strategy for identifying new Gypsy and Traveller pitch allocations in the most sustainable locations?

Agree

If you wish to explain your answer further, please use this space:

Sevenoaks Town doesn't have suitable sites and STC agrees with the policy as written, but notes that the policy excludes a section of the community that stop over between locations and would ask that SDC properly look at transit sites available that can be provided through negotiation. This is a priority for STC as providing stop-over locations would reduce confrontation and open space damage. Local areas including Sevenoaks Town have been impacted - so STC's main concern is ensuring availability of temporary stopover locations for travellers coming through the area and SDC should strengthen policy to cover this.

13 Is there anything else we should consider through Policy GT1?

Please enter your answer here:

Provision of sites for temporary stopping places - (transit provision)

14 Are you aware of any additional sites for new Gypsy and Traveller pitches?

No

If you have selected 'Yes' please specify site details:

15 Do you agree with the development management Policy GT2?

Agree

If you wish to explain your answer further, please use this space:

Chapter 03 – Economy and Employment

1 What are the factors that make Sevenoaks District a successful place for businesses to locate?

Please enter your answer here:

Proximity to London and access to continent, motorway links, supportive to local businesses, wealth of local talent. Schools with high quality education for settling down
Open space and supporting facilities
Good local availability of skilled people in finance/professional services/ICT etc (see BRES 2016 local analysis of job types in Sevenoaks)
Access to key customers in the markets they serve (often London)
Transport links and ICT infrastructure to access additional skills and people they need
Attractive living environment, housing, education, leisure etc to draw skilled people to jobs here.

2 What steps could be taken to improve economic competitiveness across the District?

Please enter your answer here:

Improve high fibre connectivity throughout the District
Local businesses often feedback to STC that its hard to find out who to talk to about help with setting up a business here, which means they can't make an appointment. SDC could provide a named contact on the website with email address to contact in relation to setting up a business - prospective and new businesses
Hotel accommodation
Improve local public transport connections to retail hubs
Improve last mile to tourism facilities

3 Are there further measures of economic success that should be considered over the plan period?

Please enter your answer here:

Number of new businesses, and how many of these last 3+ years, assessment of home working, and number of businesses that have expanded

4 How should the Council encourage the development of the circular economy, which aims to reduce wastage?

Please enter your answer here:

Invest in recycling for businesses and broaden what can be recycled in the district.
Provide greater facilities for businesses to take advantage of this, and support in particular smaller businesses who have trouble in particular with accessing recycling facilities.
Include provision of smaller recycling centres within new developments, especially significant ones.

5 How should the plan promote and encourage employment opportunities and emerging trends and technology?

Please enter your answer here:

Actively support and promote the local and district-wide initiatives and work more closely with the other parishes and towns on these.

6 Is there additional information that should be included in the marketing evidence to support the loss employment uses?

Please enter your answer here:

Design needs to take account of security when considering mixed use in residential areas. While shops may stay lit-up at night, alternative employment uses that don't remain lit-up can cause darker and less safe areas that residents do not feel safe walking through. STC recommends that lower storeys in residential areas be shops, or alternative use buildings be distributed evenly between them in order to avoid "dark corridors" Mixed use needs design by security and improved aesthetics. An example of where this has not been provided is Cramptons Road.

STC recommends addition of wording "or community" to the end of the bullet point reading "that the proposals would not cause unacceptable harm to the local economy". Also add that the marketing evidence mentioned as being required as part of pre-application proposals must be analysed by quality.

7 What type of employment space is needed to support changing working patterns and practices across Sevenoaks District over the period of the Local Plan?

Please enter your answer here:

Small workshops if there is the demand for it, either for public or for small businesses

The 2018 data developed for the NDP showed the dominant role of professional, financial and business services in the local labour force and business demography needs to be better reflected in this area of the plan. It is a key factor behind the acceleration of home working since 2020, and has allowed Sevenoaks to weather the pandemic as well as it has. There have been a number of private and public initiatives to provide flexible office space to help home workers in these sectors, and more will be needed. Encouraging them around transport hubs, with active travel options, would help to ensure sustainable employment that contributes to net zero.

Shared services for small businesses and homeowners such as print/copy services, finance advice and meeting rooms.

8 How should healthy workspaces be promoted in the plan?

Please enter your answer here:

Proposals for new workspaces should allow for access to retail, open spaces, cycle storage, public transport links and incorporate good rest spaces.

9 What measures can the Council take to encourage sustainable employment space that contributes to its Net Zero objectives?

Please enter your answer here:

Supportive planning policies and/or a flexible planning approach when considering planning applications. Incorporate robust sustainable construction and operation requirements into planning requirements, including evidence of transport needs of users. Policies to encourage local sourcing of materials and supplies.

10 Are there additional matters that should be included to support the rural economy?

Please enter your answer here:

Encourage local agriculture to produce food

11 Do you agree with the approach of supporting and retaining the existing high streets rather than identifying areas for expansion or contraction?

Disagree

If you wish to explain your answer further, please use this space :

STC's objection is based on the fact that it believes that Town Centre strategies should be designed by the communities, not imposed by the District Council. This will be different for each one e.g. STC wants High Street and St Johns developed.

Different towns will want different approaches and they should be community led - for instance through Neighbourhood Development Plans.

Secondary shopping centres should also be considered.

12 Do you support or have any comments on the specific proposals for the five highlighted centres?

Please select which Town or Local Centre you are commenting on:

Sevenoaks Town

Please enter your answer here:

As identified in the NDP's in Cultural Quarter document.

STC recommends that a new policy also be added to support secondary shopping centres within towns.

13 Do you agree with the proposal to restrict conversion of shops (Class E) to houses at ground floor level in primary shopping areas?

Strongly agree

If you wish to explain your answer further, please use this space :

Yes, when front facing primary shopping.

Sevenoaks Town Council would support it in the High Street, London road, and prime locations of secondary shopping centres.

It is also worth drawing attention to the fact that Sevenoaks Town's largest retail unit is Sainsbury, at northern boundary, and much existing employment land is between Sainsbury and Bat & Ball station. The nearby hospital is also an important employment and community service centre. Meanwhile, much of the expansion in residential capacity will be in and around Greatness Quarry. The need for local services - and infrastructure - to support the developments in this area should be highlighted in the plan. These areas will also gain from policies to support business and professional services. This is as per the Northern Sevenoaks Masterplan which forms part of the evidence base of the STNP.

14 Does the proposed amendment to Sevenoaks Town Centre boundaries look appropriate?

Yes

If you wish to explain your answer further, please use this space :

The boundary doesn't include St Johns Hill and Hollybush and STC requests that these be recognised as prime locations of secondary shopping centres in a separate policy supporting secondary shopping centres in towns as mentioned above.

Sevenoaks Town Council considers the idea for the market to be moved to the delivery area in Blighs impractical and unlikely to be supported by Blighs or the market traders. STC would prefer it be kept in the High Street.

15 Do you support a lower Retail Impact Assessment threshold?

No

If you wish to explain your answer further, please use this space :

Sevenoaks Town Council agrees with some parts of the policy, however would want proposals to be consistent with the STNP Cultural Strategy, not the SDC Town Centre strategy.

16 Do you agree with the proposals to manage hot foot takeaway applications?

Neither agree or disagree

If you wish to explain your answer further, please use this space:

No comment, however please be aware of the typo in the question and consultation document, reading "hot foot".

17 What additional support do you think the plan could provide for the evening economy in the Sevenoaks District?

Please enter your answer here:

Transport e.g. public late night provision. STC has received feedback that residents are able to get to the Stag Community Arts Centre via bus but are unable to get back home the same way.

Reducing evening car parking charges.

18 Do you agree that we should protect, support and encourage tourism businesses, visitor accommodation and visitor attractions, including heritage assets?

Strongly agree

If you wish to explain your answer further, please use this space:

Good public transport would help for sustainable tourism - for instance the traffic going to Knole during peak visiting times e.g. bank holiday, sunny day, weekend could be reduced and visitors encouraged. There also needs to be more thought of access for non-cars with good cycle routes and pedestrian access.

19 Do you agree that the loss of tourist attractions and accommodation should only be permitted where a clear justification for their loss is provided?

Strongly agree

If you wish to explain your answer further, please use this space:

1 Do you agree with the local plan's approach to climate change and adapt to climate change?

Agree

If you wish to explain your answer further, please use this space:

STC agrees with the policy, however it needs to be expanded to shape the overall footprint of homes, businesses and transport towards a community zero carbon target for 2050. Given that most of the homes which will exist in 2050 are already built, this could be helped by policies to incentivise better energy performance in existing homes - perhaps when they interact with the planning system for extensions and improvements. Focusing only on new buildings will not deliver the legally required result

2 Are there any other ways the local plan can address climate change?

Please enter your answer here:

Flexible planning policies to allow climate changing initiatives e.g. solar panels, on street electric car parking

3 Do you agree with the use of climate impact assessments as a way to ensure developments significantly reduce carbon emissions?

Agree

If you wish to explain your answer further, please use this space:

STC agrees in principle, however viability of scheme should not be solely determined with this.

4 Are there any other ways the local plan can ensure low carbon developments?

Please enter your answer here:

Subsidise electric buses and good transport links.

Design new developments in such a way that pedestrian links to them are built in (as per STC's NDP

5 Do you agree with our approach to low carbon and renewable energy generation?

Disagree

If you wish to explain your answer further, please use this space:

There are no proposals. STC thinks that there should be more constructive proposals in this policy, and that thought as to ability of the landscape to produce needs to be considered in tandem with the impact on the landscape.

6 Do you agree with our approach to flood risk?

Agree

If you wish to explain your answer further, please use this space:

Permeable surfaces as planning policy

The section on flooding does not identify the area of Sevenoaks most prone to flooding and sewage discharge. The Mill Stream from Millpond Wood to Greatness Quarry floods regularly and carries sewage into the street, and on into the Darent. It is identified by the Environment Agency as part of the River Darent system, yet it is not shown on page 136. This need correcting. The consequence for policies on development and sustainable drainage for northern Sevenoaks also needs to be acknowledged.

7 Do you agree with our approach to sustainable drainage?

Agree

If you wish to explain your answer further, please use this space:

8 Is there anything else that should be incorporated into Policy W2 to support sustainable drainage?

Please enter your answer here:

SDC should include that surface water drainage should not put pressure on sewage drainage facilities.

9 Do you agree with our approach to water management including water efficiency measures?

Agree

If you wish to explain your answer further, please use this space:

Where possible water should be reused within facilities e.g. for flushing toilets

1 What Design Policies do you think would support the successful delivery of the Strategic Objectives?

Please enter your answer here:

Design review panels that include local communities and town/parish councils, as recommended by the Independent Examiner's report on STC's NDP.

2 Do you think this approach will support the delivery of new well-designed spaces within the District?

Yes

If you wish to explain your answer further, please use this space:

As above, Town and Parish Councils should be involved in this process.

Sevenoaks Town Council's Submission Draft NDP Aim C6 states that "the Town Council will normally require major planning applications or proposals on sites within sensitive locations, to be submitted to a Design Review Panel for review early in the planning process", and the Independent Examiner has agreed and recommended that STC be involved in this.

3 What criteria do you think should be used for presenting schemes to the Design Review Panel?

Please enter your answer here:

Sensitive location

4 Do you agree that Policy DE3 will help to make optimal use of a potential of a site?

Disagree

If you wish to explain your answer further, please use this space:

Ref Pinehurst Nursing Home (20/03293/FUL) and Sevenoaks Quarry (Tarmac) (22/00512/OUT) are poor examples of large densities being included in the Outline, and STC therefore doesn't believe this works.

5 What documents should be required to be submitted at outline application stage to establish that the proposed development will be policy compliant?

Please enter your answer here:

Access,
Indicative layout or positioning and height of dwellings

6 Will Policy DE4 help to secure well-designed places?

Yes

If you wish to explain your answer further, please use this space:

It would be helpful for residents to have DWCS acronym explained

7 Will Policy DE4 help new development respect local character?

Yes

If you wish to explain your answer further, please use this space:

8 What size of site should Policy DE4 apply to?

Please enter your answer here:

This depends on the site and STC would recommend: 4+ for urban areas and 10+ for less urban areas.

9 Do you think Policy DE5 will support the aim of national planning policy in delivering development that responds to local character and engages with the local community?

Yes

If you wish to explain your answer further, please use this space:

This should include town and parish councils in order to reflect communities

1 Do you agree that Health Impact Assessments (HIA) should be used on certain new developments?

Strongly agree

If you wish to explain your answer further, please use this space :

All developments should have a health impact assessment while acknowledging that there will be differences of how extensive these will need to be depending on how many developments are proposed.

2 How else can the Local Plan support healthy, inclusive and safe communities?

Please enter your answer here:

By requiring all developments to have a health impact assessment on applicable topics

3 Do you agree that all new developments should have a neutral or positive impact on air quality?

Disagree

If you wish to explain your answer further, please use this space :

STC doesn't understand how this would be possible, as any development will have some level of negative effects via construction, pollution, increase of residents, traffic etc. It does agree that steps should be taken to mitigate the effects however.

4 What other measures could be included to improve air quality in the District?

Please enter your answer here:

5 Do you agree with the policy approach to noise in new developments?

Agree

If you wish to explain your answer further, please use this space :

Chapter 07 – Historic Environment

1 Do you think Policy HEN1 meets the Strategic Objectives for Historic Environment?

Yes

If you wish to explain your answer further, please use this space :

STC suggest rewording to read "must not detract" because it may be impossible to enhance the historic environment, so the emphasis should be on at least retaining the environment with nothing to detract from it.

2 Do you think Policy HEN2 will support development that protects and enhances the historic environment?

Yes

If you wish to explain your answer further, please use this space :

STC reiterates its above answer to the previous question, and recommendation that the policy be reworded to state that development proposals "must not detract" from the historic environment.

3 Are there any additional policies that would protect and enhance the historic environment in new development?

No

If you wish to explain your answer further, please use this space :

4 Do you think that Policy HEN3 will support sensitively managed change within the historic environment?

Yes

If you wish to explain your answer further, please use this space :

5 Are there any additional policies that would support sensitively managed change in the historic environment?

No

If you wish to explain your answer further, please use this space :

6 Do you consider that Policy HEN4 will adequately support the protection of non-designated archaeological sites?

Yes

If you wish to explain your answer further, please use this space :

7 Are there any additional policies that would support the protection of non-designated archaeological sites?

No

If you wish to explain your answer further, please use this space :

8 Do you think the Local List should be expanded to the wider District?

Yes

If you wish to explain your answer further, please use this space :

9 Do you think Policy HEN6 will support a sensitive and successful approach to responding to climate changes and energy efficiency in the historic environment?

Yes

If you wish to explain your answer further, please use this space :

The policy should also take account of sustainable use (not just sustaining the appearance).

10 Are there any additional policies that would support a sensitive and successful approach to responding to climate change and energy efficiency in the historic environment?

Yes

If you wish to explain your answer further, please use this space :

The policy should also include allowing sustainable use.

11 Do you think Policy HEN7 will recognise the value of historic shop fronts and ensure appropriate replacements in historic contexts?

Yes

If you wish to explain your answer further, please use this space :

12 Listed buildings with shopfronts already have statutory protection. Do you think this policy should apply outside conservation areas?

Yes

If you wish to explain your answer further, please use this space :

13 Do you think that Policy HEN8 will support the conservation and enhancement of historic park and gardens in new development?

Not Answered

If you wish to explain your answer further, please use this space :

STC considers there to be insufficient detail to comment on without knowing what specific guidance would be.

14 Are there any additional policies that would support the conservation and enhancement of historic parks and gardens in the development proposals?

No

If you wish to explain your answer further, please use this space :

Chapter 08 – Natural Environment

1 What could be included in Policy NE1 and design criteria for developments in the AONB?

Please enter your answer here:

2 Do you agree that Landscape and Visual Impact Assessments (LVIA) should be required for all new large developments?

Agree

3 Is there anything else that should be identified as part of the District's natural landscape (blue green infrastructure network)?

Please enter your answer here:

This policy should include allotments which STCs regard as being included in the blue/green infrastructure and should be protected as so.

4 Do you agree with Policy BW1 that locally designated sites should generally be protected from development?

Agree

If you wish to explain your answer further, please use this space :

5 Do you agree with the approach to protecting the Ashdown Forest?

Agree

If you wish to explain your answer further, please use this space :

6 Is the 20% biodiversity net gain target appropriate for Sevenoaks District?

Yes

If you wish to explain your answer further, please use this space :

How will the 20% be measured and the policy's success monitored?

Chapter 09 – Infrastructure and Community

1 Should we consider anything else to deliver infrastructure?

Yes

If you wish to explain your answer further, please use this space :

2 We are considering identifying what specific infrastructure will be needed to support large developments. This may prioritise infrastructure types. Do you think this is the right approach?

Yes

If you wish to explain your answer further, please use this space :

Health provision, public transport, resurfacing of roads, and sporting Infrastructure in schools, leisure and recreation spaces are major generators of regular travel. All these types of infrastructure creation or improvement should be developed with active travel as a key element.

3 If we are looking to prioritise infrastructure, what do you consider are the most important types to support growth?

C9 Q3a - Highways & Transport e.g. junctions, sustainable transport:

3

C9 Q3a - Flooding e.g. flooding defences:

9

C9 Q3a - Utilities e.g. gas, water, sewerage:

4

C9 Q3a - Communications e.g. telecommunications and broadband:

8

C9 Q3a - Community Facilities e.g. libraries, leisure centres, sports venues:

7

C9 Q3a - Education e.g. pre-school and nursery schools, primary and secondary education:

2

C9 Q3a - Health and Social Care Facilities e.g. GP surgeries, mental health services:

1

C9 Q3a - Police and Emergency Services Facilities:

5

6

4 Do you agree that new developments should include open spaces?

Yes

If you wish to explain your answer further, please use this space :

It should be recommended for development applications that an allocation for green space be made which is linked to the size of development.

5 What else can we include to improve open space and recreation in the District?

Please enter your answer here:

6 Do you agree with our approach to Children and Young People Space?

Agree

If you wish to explain your answer further, please use this space :

7 Are there any other criteria we should include for Children and Young People Play Spaces?

Please enter your answer here:

On point 3, there should be a presumption in favour of providing a space

8 Do you agree with our approach to enhancing and increasing education provisions?

Strongly Agree

If you wish to explain your answer further, please use this space :

9 Are there any other priorities we should include in Policy ED1?

Please enter your answer here:

10 Do you agree with our approach to Sports and Leisure Facilities?

Neither agree or disagree

If you wish to explain your answer further, please use this space :

11 What else should we include to encourage sports and leisure facilities in the District?

Please enter your answer here:

Allotments,

Reference the bullet point "new educational establishments to include community..." STC requests the addition of wording: "These must comply with sports governing bodies requirements"

12 Do you agree with our approach to protecting community uses?

Agree

If you wish to explain your answer further, please use this space :

13 What else can we include to protect community uses?

Please enter your answer here:

14 Are there other areas of the District which have water capacity issues?

Please enter your answer here:

That development shouldnt impact sewage drainage.

15 Do you agree with our approach to water infrastructure?

Neither agree or disagree

If you wish to explain your answer further, please use this space:

Please enter your answer here:

Chapter 10 – Transport

1 Do you agree with our approach to a sustainable movement network?

Agree

If you wish to explain your answer further, please use this space :

Public transport should be extended to new development to show how it will be connected, such as bus routes.

2 Is there anything else to facilitate the sustainable movement network we should include in Policy T1?

If you wish to explain your answer further, please use this space :

Rail services also need more consideration. Technology and Covid have changed travel patterns, reducing demand for high cost peak services with the potential to make rail travel even more sustainable. But rail services will still be just as important for Sevenoaks and its workers in professional, financial and business services, even if they spend more time working here. Fast and regular access to customers is as important as access to physical City offices. Towns and villages, and the Darent Valley Rail Partnership, have identified active travel access to a range of stations (not just Sevenoaks) as important and this plan should build on the ideas

3 Is it appropriate for walking and cycling to be in the same policy or is it better for them to be in separate policies?

Separate Policies

C10 Q3b:

Ideally cycling & pedestrian routes would be separated as this would be simpler for deliverability.

4 Do you agree with our approach to cycling and walking?

Not Answered

If you wish to explain your answer further, please use this space :

See STC recommendations in the STNP.

5 Should we consider anything further to encourage cycling and walking?

Not Answered

If you wish to explain your answer further, please use this space :

6 Should we provide less car parking in developments situated in sustainable locations, for example, town centres?

Yes

If you wish to explain your answer further, please use this space :

7 Do you agree with our approach to vehicle parking?

Not Answered

If you wish to explain your answer further, please use this space :

8 Should we consider anything further to manage vehicle parking?

Not Answered

If you wish to explain your answer further, please use this space :

9 Do you agree with our approach to electric charging vehicle points?

Agree

If you wish to explain your answer further, please use this space :

10 Are there any other priorities we should include in Policy T4?

Any other comments?

1 If you have any further comments for the Plan 2040 consultation, please use the space below

Please enter your answer here:

The Sevenoaks Town Neighbourhood Development Plan which is hoped to go to Referendum before May 2023 is referenced a few times throughout STC's response (as STC's NDP, or STNP). The document is available with its supporting literature via the following link: <https://sevenoaksndp.wordpress.com>

Upload Document here:

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DRAFT

Submitted to Plan 2040 Regulation 18 Part 2 November 2023

Submitted on 2024-01-11 17:02:10

About you

Name and Organisation

Please enter your first name:

Georgie

Please enter your surname:

Elliston

If you are responding on behalf of an organisation, please enter the name of the organisation here:

Sevenoaks Town Council

What is your email address?

Email:

planning@sevenoakstown.gov.uk

How old are you?

I'd prefer not to say

If you live in Sevenoaks District, which Town or Parish do you live in?

Please select from the list:

Sevenoaks Town

Please confirm that you agree to your comments being published and attributed by name and organisation (if applicable)

I confirm that my comments can be published and attributed by my name and organisation

Development Strategy Questions

Which is your preferred option?

None of the above

Please explain your answer

Please explain your answer :

Sevenoaks Town Council (STC) is very mindful of the risks of having a local plan which does not meet governmental housing targets, and is already seeing the difficult consequences of the tilted balance in planning decisions. It is very important to STC that there is a Local Plan in place which allows for managed and predictable development appropriate to the existing community. Sevenoaks Town Council's response is focused on issues relating to the town area only, and STC makes no comment on sites outside of the town or which do not directly impact the infrastructure for the town residents. Therefore, STC has selected "none of the above" as the Town Council appreciates that very significant and impactful developments are proposed elsewhere in the district.

The Town Council supports development on those sites identified in the Sevenoaks Town Neighbourhood Plan (STNP) and which are included in Option 2 for the town. The very significant development included within the town at the Tarmac Quarry site has been well consulted on over many years, and already has outline planning consent. STC does not support release of green belt to the west of the town at Brittain's Lane or Seal Hollow Road to create new development. STC believes that the Sevenoaks sites included in option 2 - including Sevenoaks Quarry - create appropriate contribution to the housing needs of the district, representing some 20-25% uplift in the population of the town over the life of the Local Plan, in addition to other developments already in the planning process - for instance, the Farmers Site and 136 High Street.

STC believes that the STNP developments sites meet development needs for the Town in context of District strategy - as endorsed overwhelmingly in a public vote.

Are you aware of any additional sites in existing settlements which we have not yet considered?

Yes

Please let us know about any other suitable sites :

Would you like to respond to a Site or Policy?

Policy

Please select Policy chapter :

Chapter 2 - Housing Choice for All

Housing Density and Intensification

What are your thoughts on this Policy?

Do you have any further comments?:

The plan's reference to retirement housing 'accessible, adaptable ... and in established neighbourhoods is important. But STC recognises that family support for older people in an area where labour mobility is high is unrealistic for many. Support services for older people in an area of high housing cost are problematic too, and the plan needs to recognise this. A solution to this is mentioned in the draft plan as 'co-housing schemes' This needs developing to include mixed communities of market and affordable homes for older people, which promote mutual help and support. The example of Rockdale in Sevenoaks, a community initiative which has developed over 50 years as a housing association with market housing alongside, is worth replicating if at all possible.

What are your thoughts on this Policy?

Please let us know your thoughts :

The biggest contribution to this over the plan period for Sevenoaks Town will come from the Sevenoaks Quarry site. It is essential that affordable housing is delivered from the start of the development, and that it is distributed through the new community - not relegated to a corner as happened at the Ryewood development.

But it is also essential that affordable homes are created throughout the town, to ensure a balanced mix. This can only happen if the District Council is prepared to:

- take a robust approach to developers who over value land to claim exemption from affordable housing provision
- apply the affordable housing policies to development on any land which it owns, either for developments it undertakes itself or in partnership with others, and not seek to avoid this vital obligation.

STC welcomes the proposal to graduate the requirement for affordable housing as a proportion of the overall scheme. However, it is the experience of STC that, in the town where it is very expensive to build and retail values are very high, developers almost universally demonstrate that it is not financially viable to provide affordable housing. This new policy continues to allow, or encourage, developers to demonstrate that affordable homes are “not viable”. This is regrettable.

The policy outlines a number of circumstances in which financial contributions will be acceptable in lieu of bricks and mortar. It does not say how this will

Policy H4 - Housing for Older People

What are your thoughts on this Policy?

Agree

Do you have any further comments?:

STC considers there to be a significant need for high quality housing for older people in the town – please refer to comments provided under Policy H1.

Policy H7 - Housing Density and Intensification

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

As a policy this will be necessary to accommodate increasing housing need. However, the policy fails to set out how the residential amenity and character of existing settlements - in Sevenoaks, Swanley, Edenbridge and elsewhere - will be protected as densities are doubled or trebled. The attractions for net zero objectives of residential areas which don't generate high levels of vehicle use are clear, but to promote density increases in existing housing areas of up to 150 dph will be highly disruptive and too high for the nature of the Town. This would change the character of Sevenoaks as a market town to an unacceptable degree.

Options to get these sort of densities include garden grabbing, multiple occupancy of individual plots, or sprinkling block of flats four to six stories high across streets of houses. Already the 'densification' policy in Victorian, Edwardian and 'garden city' neighbourhoods in Sevenoaks is causing serious damage to residential amenity and changing existing character for the worse.

Applications for schemes which are of significantly higher density than neighbouring properties must only be permitted where the infrastructure (roads, sewers) can take the capacity and where existing communities are not substantially altered by the development.

Bus frequency has been used to determine higher density locations. However, bus services have changes substantially in the last 12 months, and the Regulation 18 document does not say when analysis was undertaken. Many bus stops in Sevenoaks are very poorly served at present.

The plan should spell out how this densification will be controlled if residents of our main towns and larger villages are to accept it as a reasonable approach. The investment in Residential Area Character Assessments made over the last 20 years needs to be engaged - and specified in policy.

Policy GT1 - Provision for the Gypsy and Traveller Community (Strategic Policy)

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

Transit pitches are required, in collaboration with the traveller community, to avoid conflict between travelling and permanent communities. Policy GT2 sets out criteria for assessing proposed sites but neither GT1 or GT2 make any proposal for making such sites available.

Comment on another Policy or Site Housing Choice for All

Would you like to respond to another site or Policy?

A Policy in a different Chapter

Chapter 3 - Employment and Economy

What policy would you like to comment on?

Hot Food Takeaways and Evening Economy

Policy EMP2 - Delivering New Employment Land

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

The three sites at Sevenoaks Town Centre are already heavily developed and a major opportunity in the existing town centre. The Town Council supports mixed development here. The two Otford Road sites (one right across the border with Otford) are both in the Green Belt. The Town Council awaits with interest to see the exceptional circumstances which might justify their release from Green Belt designation. Both are on the edge of Sevenoaks town, and close to AONB countryside.

Policy EMP4 - Flexible and Creative Workspace and the Co-location of Use

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

The Town Council welcomes the inclusion of this concept in the Local Plan. Given changes in working patterns, and the importance of knowledge based business services in the Sevenoaks Town economy, this can help support not only new businesses but also those whose economic activity is centred on London but who work from Sevenoaks.

The concept of workplace is changing, and our approach to economic development in Sevenoaks needs to change with it. Changes in working patterns for Sevenoaks high skilled professional and business service residents is generating new opportunities for local support. The town centre must play an important part in this - including support in the form of leisure services including a swimming pool and gym; the Town Council believes these should remain as integral parts of a successful town centre strategy.

Policy TLC1 - Town and Local Centres

What are your thoughts on this Policy?

Agree

Do you have any further comments?:

Policy SEV1 - Sevenoaks Town Centre

What are your thoughts on this Policy?

Agree

Do you have any further comments?:

Sevenoaks Town Council is pleased to see the Local Plan incorporating the Sevenoaks Town Neighbourhood Plan and supporting the economic wellbeing of the town.

STNP guidance on development sites is only a small aspect of the neighbourhood plan, which also focused on widening the leisure offer and developing a Cultural Quarter, improving active travel, building on the town's sporting excellence (much of which is in the town centre, protecting and enhancing landmarks and views, improve the market facilities and support the town to reach zero carbon).

As Policy SEV1 notes, also important is the need to strengthen connections to Knole Park, and delivery of retail outside of the traditional Town Centre.

At para. 3.40 of the Local Plan consultation document, a table summarises Local Centres across the district. Whilst this is an accurate assessment of local centres currently, the Plan needs to acknowledge that there will be radical expansion of Northern Sevenoaks which will need to have its own Local Centre in order to be a successful community. Sevenoaks Quarry site will deliver a whole new neighbourhood throughout the life of the Local Plan, and a Policy is needed to ensure the delivery of local retail outside of the traditional Town Centre to accommodate these new residents. Pharmacy, post office, groceries and a catering will be important to the creation of this community which will be at some distance from the traditional Town Centre of Sevenoaks.

As part of the STNP implementation strategy, the Town Council will be shortly be commissioning a Masterplan for Sevenoaks which will benefit to the Local Plan process. It is planned that this Masterplan will examine the Town Centre and the Local Centres at St John's and Tubbs Hill.

The Town Council welcomes the policy framework for Sevenoaks Town Centre, and recognises that it will develop further as the centre of gravity of the town is shifted north by the Sevenoaks Quarry development. The triangle between the High Street, the Station, and the Quarry development - together with the intermediate neighbourhood commercial centres - will need to be looked at in the Masterplan with regards to the creation of a new local centre, on which STC looks forward to working with the District Council.

Policy TLC2 - Town Centres- Hot Food Takeaways and Evening Economy

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

Comment on another Policy or Site Employment and Economy

Would you like to respond to another Policy or Site?

A Policy in a different chapter

Chapter 4 - Climate Change

Which Policy would you like to comment on?

Sustainable Drainage

Policy CC1 - Mitigating and Adapting to the Impacts of Climate Change

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

The Town Council supports the approach of the key strategic challenges, but would like to see an additional theme included in this chapter. As KCC has noted in its response, the Consultation draft does not deal with waste management, which is a key issue for the County Council in the context of additional housing, and also for Sevenoaks carbon footprint.

Because Sevenoaks households generate such a high level of unrecycled waste - much of which goes to CO2 producing incineration - there is a genuine need for this Local Plan to develop a strategy to re-use, reduce and recycle waste. The need to protect and expand initiatives like Abacus, whose household goods recycling site is listed as a housing development opportunity, should be recognised. Innovations in collection and disposal by SDC and KCC will be needed to reduce both operating cost and carbon footprint if the community's overall zero carbon objectives are to be met.

Kent County Council also points out in its response that this Local Plan needs to encourage both modal shift to active travel, and reduction in incentives to travel long distances to achieve climate impact objectives. The Town Council strongly supports this view.

In addition to reducing Sevenoaks District Council's (SDC) own Carbon footprint (Chapter 4, paragraph 4.4), the Local Plan is an opportunity to embed structural and behavioural change more widely, particularly when data shown on Page 148 of the consultation document demonstrates that 80% of local carbon emissions come from transport and domestic sources. Efficient new builds will be important, but behavioural change around movement is essential, as are initiatives to permit, encourage and finance retrofitting of existing stock.

Policy W1 - Flood Risk

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

This flood risk policy needs to account for the state of existing storm and foul drains. There may be a need to invest in SUDS outside of developments to cope with existing problems. In Sevenoaks Town area, there are significant flooding issues related not to storm water floods but foul drain overflow. Continued building uphill and upstream of the known pinchpoints risks major health hazards. Where watercourses have been canalised, there are increasing pressures on the dated manmade drainage systems.

Policy W2 - Sustainable Drainage

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

The policies on sustainable drainage are supported by the Town Council. STC would like reassurance that they will be interpreted at least as strongly as policy L2 of the STNP, which says that 'Development proposals will be expected to provide appropriate drainage infrastructure, in order not to overbear the existing network and to avoid difficulties with local water supplies, sewerage and sewage treatment and waste disposal'.

The area of Sevenoaks most often affected by flooding and sewage discharge is the Watercress Stream from Millpond Wood to Greatness Quarry floods regularly and carries sewage into the street, into domestic gardens and on into the Darent. It is identified by the Environment Agency as part of the River Darent system, yet it does not seem to feature in the map on page 156. This needs correcting. The consequence of this existing problem for policies on development and sustainable drainage for northern Sevenoaks also needs to be acknowledged.

Comment on another Policy or Site Climate Change

Would you like to respond to another Policy or Site?

A Policy in a different Chapter

Chapter 5 - Design

Please select a policy to comment on

Design Review Panel

Policy DE1 - Design Review Panel

What are your thoughts on this Policy?

Not Answered

Do you have any further comments?:

The Town Council looks forward to collaborating on the Design Review Panel, which is also required under the STNP for major planning applications* or proposals on sites within sensitive locations, with engagement from the Town Council.

*This is defined as 10+ dwellings, where the site is over 0.5Ha and/or where a floorspace of over 1,000sqm is proposed.

Comment on another site or policy Design

Would you like to respond to another Policy or Site?

A policy in a different chapter

Chapter 6 - Health and Wellbeing

Please select a policy to comment on

Health and Wellbeing

Policy HW1 - Health and Wellbeing

What are your thoughts on this policy?

Not Answered

Do you have any further comments?:

The Town Council strongly supports the priorities for active travel, exercise, clean air, and reduction in noise.

Given the expected increase in average age of Sevenoaks residents, the benefits of co-housing developments where older residents can help look after each other, reducing isolation, and reducing the burden on the adult social care system, should be recognised in this policy.

The Local Plan does not appear to set out means of delivering much-needed primary healthcare in Sevenoaks Town, where access to a GP is among the worst in the country.

Comment on another site or policy Health and Wellbeing

Would you like to respond to another policy or site?

A policy in a different chapter

Chapter 7 - Historic Environment

What policy would you like to comment on?

Shopfronts

Policy HEN1 - Protecting and Enhancing the Historic Environment

What are your thoughts on this Policy?

Do you have any further comments?:

Sevenoaks town contains a large number of historic assets, both Listed and locally listed. Listed assets are not only buildings but also features such as original gas lamp standards. Locally listed assets, include street furniture, railings, sewer vents, post boxes, walls, water troughs and fountains as well as buildings. All of the above give the town its distinct historic character and need to be conserved. Development proposals affecting Listed and locally listed buildings and assets should demonstrate that their historical importance has been taken into account and preserve and enhance any new development.

Policy HEN6 - Shopfronts

What are your thoughts on this Policy

Not Answered

Do you have any further comments?:

Sevenoaks Town Council opposes internally illuminated signs in Conservation Areas, as they increase the impact of light pollution and are considered unsympathetic to the character and heritage of the area. A policy stating this was adopted by the Planning Committee on 27th June 2022.

Comment on another site or policy Historic Environment

Would you like to respond to another Policy or Site?

A Policy in a different chapter

Chapter 8 - Natural Environment

Which Policy would you like to comment on?

Landscape and Areas of Outstanding Natural Beauty

Policy NE1 - Landscape and Areas of Outstanding Natural Beauty

What are your thoughts on this Policy

Not Answered

Do you have any further comments?:

The Town Council supports the policies outlined, and would like to see the STNP policies on protecting and extending hedges, and on wildlife porous boundaries adopted beyond Sevenoaks town. The policies should not be confined to AONBs. Wildlife in the rest of the countryside and in towns and villages is just as important.

Comment on another site or policy Natural Environment

Would you like to respond to another site or Policy?

A Policy in a different chapter

Chapter 9 - Infrastructure and Community

Please select a policy that you would like to comment on

Utilities and Digital Infrastructure

Policy IN1 - Infrastructure Delivery

What are your thoughts on this Policy

Not Answered

Do you have any further comments?:

The Town council notes with concern Kent County Council's observations on access to CIL for the strategic infrastructure investments which are its responsibility. Funding for schools, adult social care, and sustainable transport will all be crucial if the number of homes in Sevenoaks town is to grow by over 20%. So too will investment in health and drainage. The issues raised by KCC must be resolved before major developments proceed.

Transport in a sustainable way is essential. Beyond the redesign of the Bat & Ball road junction, the walking and cycling infrastructure proposed by Tarmac for the site must be integrated into the infrastructure for the wider town, linking up with the routes contained in the Local Cycling and Walking Infrastructure Plan.

Social Infrastructure commitments - like the new primary school as part of the Greatness Quarry development should be guaranteed by the mechanisms in the Local Plan. So too should improved healthcare provision in the northern part of the town, either with a new surgery or by developing Sevenoaks Hospital as a hub.

Utilities and hard infrastructure needs include the immediate priority to stop the frequent flooding in the Greatness area, where storm overspill carries sewage into the streets. Until this is dealt with, the adopted STNP policies should mean that further development upstream from this area and adding to the load on drainage and sewage should be paused until it is resolved.

Policy OS1 - Open Space and Recreation

What are your thoughts on this Policy

Not Answered

Do you have any further comments?:

Green and Blue Infrastructure will in part be provided by the Greatness Quarry development, but as densities rise in the rest of Sevenoaks informal and formal recreation open space will come under pressure. The plan should specifically recognise the need to preserve informal green open space within the main settlements where density is expected to rise.

Policy SL1 - Sports and Leisure Facilities

What are your thoughts on this Policy

Neutral

Do you have any further comments?:

STC is in the process of revising its sports strategy for the town to ensure that facilities have capacity and quality to meet growing needs, particularly in light of planned population increases, and will work closely with SDC on the development and delivery of the strategy within the town in the coming years.

STC agrees that existing sports and leisure facilities should be retained and improved, and notes that capacity will need to increase to reflect growth. Facilities also need to be able to evolve to meet changing needs, such as increased involvement of girls, and changes in sporting appetite, for example the growth of Padel.

STC notes that the town already has a significant unmet need for high quality sports complex to serve successful rugby, hockey and basketball club. Within the town boundary, there are limitations of space availability in the provision of new pitches and facilities.

STC supports the ambition of the policy to retain existing sport and leisure facilities and to ensure that new facilities are created to the highest possible standards and with care for infrastructure, accessibility and employment. STC remains neutral on the policy as a whole since large, impactful sporting infrastructure is proposed in areas of the district outside of the town which it would be inappropriate to comment on.

Policy COM1 - Retention of Community Uses

What are your thoughts on this Policy

Agree

Do you have any further comments?:

STC supports the policy aims of ensuring that community facilities and services are not lost through development or change of use, as well as the ambition to support new local series and facilities through the Local Plan.

STC notes that land East of Sevenoaks Town Centre is being promoted for 300 new homes with no comment on the retention of the sports, library and cultural facilities currently on the site. These facilities must be assured long term as part of a successful, vibrant town centre and community.

Similarly, STC notes that the Abacus Furniture warehouse forms part of a site put forward for redevelopment, a community-focussed service which it hopes to see retained in the town.

Policy UD1 - Utilities and Digital Infrastructure

What are your thoughts on this Policy

Not Answered

The Town Council notes the comment by KCC on Digital Infrastructure - that the Local Plan should be aiming for full fibre. Gigabit capable access to all of Sevenoaks should be the Local Plan objective.

Comment on another site or policy Infrastructure and Community

Would you like to respond to another site or Policy?

A Policy in a different chapter

Chapter 10 - Transport

Please select a Policy that you would like to comment on

Vehicle Parking

Policy T1 - Sustainable Movement Network

What are your thoughts on this Policy

Not Answered

Do you have any further comments?:

While this policy talks about creating bus terminals, cycle routes, and EV charging network, there is no reference to how that will be delivered if the market conditions mean that there are no buses.

Policy T2 - Sustainable Movement

What are your thoughts on this Policy

Agree

Do you have any further comments?:

STC supports the policy aim stated in para 10.6 of facilitating sustainable movement across the district and not be reliant on private vehicles. The policy could be more ambitious in the delivery of infrastructure to encourage use of transport other than private vehicles, through ambitious cycle route delivery, highway reconfiguration and support for 20mph limits in urban spaces.

Sevenoaks Town Council supports the policy objectives in sustainable movement, including those to:

- improve air quality and encourage sustainable modes of transport
- support improved public transport
- encourage developers to work together on transport provision
- create interchanges between transport modes, especially at Sevenoaks and Bat & Ball stations and in Sevenoaks town
- support walking and wheeling routes within new development as well as links to the routes being implemented under the LCWIP to deliver a wider network
- improving electric vehicle charging capacity, which in Sevenoaks is lagging behind local need.

One additional contribution to this policy framework which the Council has considered is e-bike sharing and rental schemes; the Town Council would like to see this as part of a strategy to address the topographic challenges in Sevenoaks.

Policy T3 - Vehicle Parking

What are your thoughts on this Policy

Agree

Do you have any further comments? :

STC would like to see the policy improved by promoting developments which make private vehicles less dominant in the street scene of new developments, through underground or screened parking. New developments should also be opportunities to remove dominance of private vehicles in the movements around sites (through lower speed limits, shared surfaces etc.) in line with the movement hierarchy embedded in Policy T2, as well as through design which makes active travel the easiest choice.

New developments should, wherever possible, promote car sharing, car clubs and cycle/ electric bikes schemes as alternatives or complements to private vehicle ownership.

New developments should ensure that spaces are available for the safe parking of delivery vehicles, given the shift to online shopping and home delivery.

Would you like to respond to another site or Policy?

Don't wish to comment on any other sites or policies

Baseline Sites

Which area is the site you wish to respond to in?

You can return to this page to comment on further sites:
Sevenoaks

Sevenoaks Sites

Which site would you like to comment on?

HO29 - Brittain's Lane (Option 1)

EM3 - Otford Road Depot, Otford Road, Sevenoaks

What are your thoughts on this site?

Not Answered

Do you have any further comments?:

Sevenoaks Town Council notes that this has been earmarked for employment, and that development of the site would require its release from the Green Belt. This would require very special circumstances to outweigh the harm to the Green Belt, such as provision of recreational/sports facilities – which the Town Council would recommend as an appropriate use of the site.

The STNP and SDC's Local Cycling and Walking Infrastructure Plan (LCWIP) both identify the need for a direct, off-road cycle path between Bat and Ball Station and Dunton Green Station, traversing the land north of the nature reserve. This site should be explored as the eastern end access to such a route.

The STNP also seeks the creation of an eastern entrance to the nature reserve in order to give the many current and future residents of northern and eastern Sevenoaks safe and easy access to this important green-blue landscape. This social infrastructure benefit should be sought and explored in relation to this site, especially as the site is currently in public ownership.

HO1 - Pintetops, 5 Crownfields, Sevenoaks

What are your thoughts on this site?

Not Answered

Do you have any further comments?:

This site is not identified in the STNP and is an urban infill proposal. STC does not object to the principal, and would seek to ensure that the density is suitable to the location and site constraints given the steep topography and difficult access. There are also concerns about water run-off and flooding in this location, which would need to be mitigated should any development take place.

HO2 - Abacus Furniture, Greatness Lane, Sevenoaks

What are your thoughts on this site?

Not Answered

Do you have any further comments?:

The redevelopment of Abacus Furniture and the adjacent flats would represent important regeneration in this area, and will benefit from the redevelopment proposed at the nearby quarry site. STC is mindful of the social value of the Abacus furniture warehouse and associated social projects delivered on the site, which benefit lower income families in this area, and would hope to see these continued.

HO5 - Land at Cramptons Road, Sevenoaks

What are your thoughts on this site?

Not Answered

Do you have any further comments?:

In particular, this site has good potential to be used for specialist housing projects for older citizens, and make a contribution to green spaces in this densely developed neighbourhood. There is already some informal community use of the green space here.

It should be noted that the railway footbridge which is essential to connectivity between neighbourhoods, and which needs investment in accessibility, lands just to the north of the site. The site could also be successfully connected for pedestrians to the Bat and Ball Station and Community Centre to the south.

MX1 - Sevenoaks Station and Car Park, Morewood Close, Sevenoaks

What are your thoughts on this site?

Agree

Do you have any further comments?:

Sevenoaks Town Council recognises that this site is underused and underutilised.

Sevenoaks Town Neighbourhood Plan (STNP) identifies the station area as offering a 'significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town'.

It continues that a 'scale typically four to six storeys' is appropriate.

There is an opportunity in this location to create a mixed use, sustainable scheme which can support the existing community as well as provide new accommodation and make much needed improvements to the public realm. STC welcomes the development brief vision of coherence for the area and 'exemplar public realm'.

STC is concerned, however, that the Draft Local Plan 'promotes' development of 184 units at the site but includes a Development Brief for 400+ units with several buildings of 8-12 storeys. This latter configuration would be out of keeping with the adopted policy of STNP and character of the town as a whole, placing towerblocks behind the Quarry Cottages, as well as affecting views from the Conservation Areas. STC would therefore oppose such a proposal.

As per the STNP, STC would expect to be included in the development of any plan for such major development, via Design Review. It should be noted that, as part of its STNP implementation strategy, STC will shortly be commissioning a Masterplan to encompass Town Centre, St Johns and station quarters.

The Town Council regrets the lack of reference made in the plan to an integrated transport hub, and requests that this be added. Without, it is a significant missed opportunity in this critical location. The only reference to transport modes other than rail is car parking, with no mention for walking, cycling or properly integrated buses or taxis. The statement for this site makes no reference to sustainable development, nor to sustainable transport.

STC agrees that the Sevenoaks Railway Station site needs a comprehensive approach, not just for housing and commercial development but also 'investment in enhancing public transport and walking and cycling infrastructure provision' (as commented by Kent County Council (KCC)).

STC believes this is a key site where District Council should work with KCC, landowners and STC to "identify and prioritise development sites in locations where it is possible to walk and cycle to key facilities, and where necessary improvements can be delivered in accordance with design standards such as LTN 1/20 for Cycling." STC endorses KCC's support of "allocations where public transport services are commercially viable or have the prospect of becoming commercially viable with 'up front' developer contributions to improve routes and services." (Quotes as made by KCC).

MX2 - Land East of High Street, Sevenoaks

What are your thoughts on this site?

Agree

Do you have any further comments?:

This site is only partially identified in the STNP as a development site, and currently provides important cultural and leisure facilities for the town. It identifies the western elements of it as suitable location for development, with the identified advantages of providing active frontages on Suffolk Way and Buckhurst Lane, and a possibility of providing housing and an indoor market.

The site proposed by SDC encompasses the existing leisure facilities and library/ museum/ visual arts space. Policy COM2 of the STNP is the promotion and development of a cultural quarter in the town centre together with an arts and cultural strategy. The area identified in MX2 is included in the area for the proposed cultural quarter in the STNP.

It seeks new cultural facilities and a strategy for improving and animating pedestrian links between cultural venues.

In considering the redevelopment of site MX2, STC considers the site to offer an opportunity to refresh leisure facilities and deliver the cultural quarter, deliver much needed affordable housing as well as a rare opportunity to open up the connection between the town and Knole Park.

Retention of leisure uses in the Town Centre is vital, for the existing community and in consideration of a town likely to grow by some 20-25% during the life of the Local Plan. Leisure and cultural facilities must be considered as part of a strategy for an attractive and successful Town Centre. STC would

Sevenoaks Town Council Planning & Environment Committee Agenda 15-07-2024
therefore be proposed to Sevenoaks Town Council for consideration in this location. They must be retained in some capacity within the Town order to benefit this growing community centre.

As part of the STNP implementation strategy, STC will shortly be commissioning a Master Plan for the Town Centre area in which this sits and would welcome further discussion as this progresses.

HO6 - School House, Oak Lane & Hopgarden Lane, Sevenoaks

What are your thoughts on this site?

Neutral

Do you have any further comments?:

Sevenoaks Town Council does not have objections to HO6, however would like to know the intentions for the site.

HO7 - Johnsons, Oak Lane & Hopgarden Lane, Sevenoaks

What are your thoughts on this site?

Neutral

Do you have any further comments?:

Sevenoaks Town Council does not have objections to HO7, however would like to know the intentions for the site.

MX3 - South Park, Sevenoaks

What are your thoughts on this site?

Strongly agree

Do you have any further comments?:

This is a very significant town centre site which is identified in the STNP for its development potential.

The STNP takes a holistic view on the redevelopment of this site for not only delivery of new homes, but also for the improvement of public spaces, the setting of the Stag Theatre, and creation of active frontages to London Road and South Park. It proposes a total building height of three storeys plus a fourth storey set back from the frontage.

Development will need to respond to the historic development pattern, materials and character of the area, which forms a prominent gateway to the Town Centre.

The site sits within the STNP Cultural Quarter area, and links should be forged to connect to related spaces.

The STNP aspires to a new public space to serve the theatre and as a setting for the new ground floor usage. Development should also improve the setting of the rear of the theatre and youth club.

STC notes that, should the population of the town increase by the 20-25% anticipated by the developments foreseen in the Local Plan, the need for cultural, recreation and leisure facilities will increase accordingly and co-location with the theatre/ cinema/ youth club has obvious synergy.

STC notes that the car park behind this site is in the ownership of SDC and its difficult access and layout could be considered in the scheme.

As part of the STNP implementation strategy, STC will shortly be commissioning a Master Plan for the Town Centre area in which this sits and would welcome further discussion as this progresses.

HO9 - Land adjacent to Seal Hollow Road, Sevenoaks

What are your thoughts on this site?

Disagree

Do you have any further comments?:

This site is not included in the STNP, and controversial for local residents. It is steeply sloping and narrow, with difficult access directly off Seal Hollow Road without creating additional traffic hazards.

The site acts as a buffer between the Green Belt/ AONB/SSSI to the east and the developed area to the west.

The Town Council opposes development of 16 homes on HO9 on the following grounds:

- * The site is the only remaining Green Belt land separating Knole Park, an AONB and Site of Special Scientific Interest, and the built edge of Sevenoaks town
- * It has an established, clearly defined boundary and there are no “exceptional circumstances” as required by paragraph 145 of the NPPF
- * The separation role of this strip is mirrored further south on Seal Hollow Road by Vine Paddocks, on the other side of Seal Hollow Road, and eroding the boundary at HO9 would undermine the whole relationship between Knole Park and the built area.

In addition development on HO9 will increase traffic along Seal Hollow Road at an already dangerous point. The road is getting busier as the schools at Trinity, Weald of Kent and Tunbridge Wells Grammar School for Boys grow in size. If access were to be via the entrance to Knole Golf Club, this would add pressure to an already difficult junction.

MX4 - Sevenoaks Quarry, Bat and Ball Road, Sevenoaks

What are your thoughts on this site?

Agree

Do you have any further comments?:

This development has been consulted on repeatedly over last 10 years, starting with the Northern Masterplan and now embedded in the adopted STNP. It has achieved outline planning permission.

HO29 - Brittain's Lane, Sevenoaks (Option 1)

What are your thoughts on this site?

Strongly disagree

Do you have any further comments?:

STC notes that this site, included in Option 1 and 3, is not considered appropriate for development.

The site is strongly performing Green Belt, AONB, is adjacent to an SSSI and ancient woodland, highly valued locally and with difficult access. Similarly to HO9, it is highly controversial for local residents, and additionally, **it is not one of the 13 potential development sites identified in the STNP. As previously stated, the Town Council believes that these 13 sites – publicly endorsed via Public Referendum, meet the development and housing needs for the Town.**

STC does not consider it appropriate for development and cannot support the release of well-used Green Belt and agricultural land to increase the size of the Town. The draft Local Plan already identifies other Tier 1 sites in which to create some 2000 new homes in Sevenoaks Town area, already a very significant uplift in the population of the town, and the further loss of Green Belt is unnecessary and inappropriate.

This location has traditionally made up the border of the Green Belt, and its value established and reinforced by its multiple unsuccessful planning applications and appeals. The border should be protected.

Sites - file upload:
No file uploaded

Would you like to respond to another site or policy?

Would you like to respond to another site or policy?

Policy

Further comments

Do you have any further comment you would like to make?

Please type here:

Connectivity (P 23): An aspect of Connectivity affecting Sevenoaks not mentioned in this section is the high number of students (several hundred) coming to Sevenoaks secondary schools from Swanley and further north, which affects traffic and transport needs

Healthcare, Education and Retail (P 25): Schools identified seem to leave out major private schools (eg Sevenoaks School, Wathamstow Hall) which play a major role in the town. They help to ensure that education is Sevenoaks' biggest business sector.

The Town Council recognises that the Sevenoaks Quarry Development is the most significant change for the town over the next 20 years, changing the shape of Sevenoaks, providing opportunities for growth and shifting its centre of gravity to the north.

STC is unable to see any policies in the Draft Consultation which create the 'Connectivity Corridors' linking Sevenoaks to Edenbridge, Westerham and New Ash Green. However desirable these might be it is more realistic to recognise that the major settlements in the District face in different directions in terms of shopping, entertainment and employment, with Sevenoaks focused on links to London, Tonbridge and Tunbridge Wells

Infrastructure Delivery Plan: The Town Council would like to comment in addition on the November 2023 note on its Infrastructure Delivery Plan which accompanies the Consultation. https://www.sevenoaks.gov.uk/downloads/file/3826/infrastructure_delivery_plan_november_2023_statement
In the light of KCC's comments this is an important issue.

The Town Council is surprised to find no reference in this document to rebuilding the Bat & Ball junction where the A25 and the A225 meet. SDC has set a rebuild of this junction as a condition of development of Greatness Quarry, KCC has advised on design and Tarmac has agreed to pay for it. STC cannot understand why it is not in the IDP.

STC is similarly surprised to find no reference to Thames Water, which is responsible for sewers on the north side of Sevenoaks. These have seen sewage spills during heavy rain into Greatness streets twice in the last year, and further development – of which there are 700 units proposed in addition to 950 from the Sevenoaks Quarry – upstream of this area should be conditional on investment to increase sewer capacity.

Please see attached collated copy of all STC responses as agreed by the Planning Committee on 8th January 2024. This is identical to responses submitted and attached for reference only.

Further comments file upload:
STC Reg18Pt2 Response 08-01-24.pdf was uploaded

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Mailing list

Do you want to be added to the mailing list?

Yes

Please enter your email :
planning@sevenoakstown.gov.uk

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Parish Council

Tel: 01732 227000 Option 3
Ask Anna Horn
My ref: 24/00029/RFPLN
Date: 26th June 2024

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	Sevenoaks Masjid Centre		
Site:	The Old Meeting House St Johns Road Sevenoaks Kent TN13 3LR		
Nature:	Change of use to a place of worship. Works to fenestration.		
SDC Ref:	24/00029/RFPLN	Planning Inspectorate Ref:	APP/G2245/W/24/3345734
Start Date:	25th June 2024		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

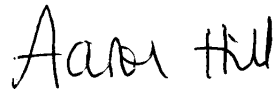
If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate quoting the Planning Inspectorate case reference: **APP/G2245/W/24/3345734**.

Comments should be submitted by **30th July 2024**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority. The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on our website [here](#).

Yours faithfully,

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

A handwritten signature in black ink that reads "Aaron Hill". The script is cursive and fluid, with the first name "Aaron" and the last name "Hill" clearly distinguishable.

Aaron Hill
South Team Manager



Parish Council

Tel: 01732 227000 Option 3
Ask Stephanie Payne
My ref: 24/00021/RFPLN
Date: 2nd July 2024

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	Mr & Mrs David Light		
Site:	9 Crownfields Sevenoaks Kent TN13 1EF		
Nature:	Sub-division of land. Erection of detached dwelling with associated parking.		
SDC Ref:	24/00021/RFPLN	Planning Inspectorate Ref:	APP/G2245/W/24/3343221
Start Date:	2nd July 2024		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

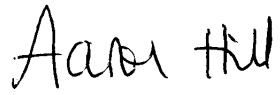
If you wish to make comments, or modify/withdraw your previous representation, you can do so online at www.gov.uk/appeal-planning-inspectorate quoting the Planning Inspectorate case reference: **APP/G2245/W/24/3343221**.

Comments should be submitted by **6th August 2024**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority. The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on our website [here](#).

Yours faithfully,

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A handwritten signature in black ink that reads "Aaron Hill". The script is cursive and fluid, with the first name "Aaron" and the last name "Hill" clearly distinguishable.

Aaron Hill
South Team Manager

Agenda Item 9

Highway Improvement Plan – Member of the Public’s request for road to be added to corner protection requests

Background:

Sevenoaks Town Council (STC) has a Highway Improvement Plan (HIP) which proposes a number of priority actions for delivery by Kent County Council (KCC) as the Highway Authority. KCC aim to deliver 1-2 priority actions from each HIP per year, however with items still under investigation and the HIP due resubmission in September 2024, no actions on the current HIP have yet been delivered.

Priority Number 9 of the Town Council’s HIP proposed a review of parking arrangements at the following locations, with request that corner protections by way of double yellow lines be provided at these sites. Given that a single Traffic Regulation Order (TRO) would cost £3,000 each, but may cover more than one road, STC has opted to provide a map of multiple locations for submission to KCC for their investigation and eventual TRO.

- The Crescent
- St John’s Road
- St John’s Hill
- Bradbourne Road
- Bradbourne Vale Road
- Littlewood
- Hillingdon Avenue

On 29th April 2024, STC’s Planning Committee resolved to do the following, with the relevant text shown in bold:

- 64 b) It was noted that a number of sections and policies required either amendment or addition – including considering removal of the Town Council’s stance against internally illuminated signs, and addition of the below Current Matters actions:
- **STC to prepare a map of locations for a Traffic Regulation Order to provide corner protections at various locations**
 - To add guidance to the Planning Committee Policy document on the Committee’s stance on Air Source Heat Pumps
 - To consider investigating and preparing STC policy/stance on boreholes as private water supply
- c) It was **RESOLVED** that a **Working Group be formed to progress this in collaboration with the Planning Committee Clerk, with membership to include Cllr Shea, Cllr Skinner, Cllr Dr Dixon and Cllr Daniell.**

Request by member of the public:

The below email and supporting images were received from a member of the public on Friday 28th June 2024.

The map shown on the right has been produced to accompany it and indicate exact location.

From:

Sent: Friday, June 28, 2024 1:24 PM

To:

Cc:

Subject: Double Yellow Line request for Bethel Road/Cedar Terrace Rd

Thanks for the chat/information regarding our driveway being blocked by cars parking too close to the corner (or on the corner).

As I write this email, I cannot get my car out of our drive as it is being blocked in (see little white car picture)

What we would like is for double yellow lines to be placed around the corner of Bethel Road & Cedar Terrace Road (see rather badly drawn map)



I understand that KCC are responsible for 'yellow lines', but reading step 2 on the KCC web site, they state 'your first point of contact is your local parish council'. Hence this email.

I would be grateful if you could point me in the direction of whom to speak with to move this request along.

Thanks,

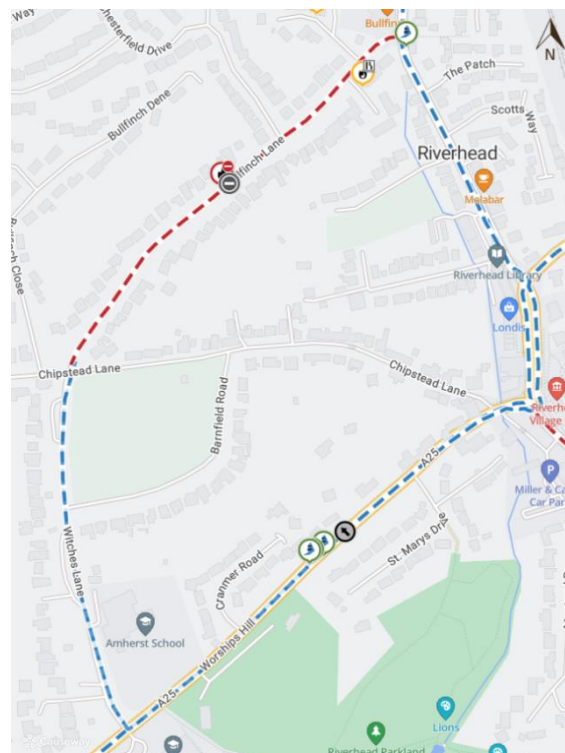
NB there is a precedence for double yellow lines; 2 or 3 years ago double yellow lines were placed on the corner of Holly Bush Lane & Bethel Road, to allow the bin lorry to turn. People were parking on that corner & blocking the truck from turning.



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Summary report of upcoming Temporary Road Closures:

- 1 BULLFINCH LANE (RIVERHEAD) – 22ND JULY 2024 FOR 42 DAYS
 - a) The above road will be closed for its entire length for forty two days from 24th June 2024.
 - b) The alternative route is via A224 London Road, A25 London Road, A25 The Square, A25 Worships Hill, Witches Lane, 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=123445604>



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Decision Notices published by Sevenoaks District Council OR Kent County Council from **25th June 2024 2024 to 8th July 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)
24/00322/MMA	Pinehurst House Nursing Home, Pinehurst – Northern	Cllr Shea and Cllr Dr Canet Cllr Shea Cllr Shea & Cllr Dr Canet	4th March 2024: STC recommended approval, 4 conditions (amenity, materials vs character area, parking, applicability of all previous planning conditions) 18th March 2024: No further comments 20th May 2024: STC recommended approval, 5 conditions (amenity, materials vs character area, parking, applicability of all previous planning conditions, building heights to be no higher than commented on 18 th March).	5 th July 2024: SDC Refused, 1 Ground (diminishment of visual quality & appearance of the approved development)
24/00747/HOUSE	Woodleigh Cottage, 48 Camden Road – St Johns	Cllr Camp	29th April 2024: STC recommended approval, 2 conditions. 1st July 2024: STC recommended approval, 2 conditions.	5 th July 2024: SDC Granted, 5 conditions.
24/00886/HOUSE	Romany, 100 Oakhill Road – Kippington	Cllr Daniell	20th May 2024: STC recommended approval, 2 conditions. 3rd June 2024: STC recommended approval, 2 conditions (<i>including hardstanding to be porous</i>)	1 st July 2024: SDC Granted, 3 conditions. (<i>Officer Report confirmed hardstanding to be permeable, and condition placed to secure loose laid stone as hardstanding materials</i>)
24/00943/HOUSE	5 Holly Bush Lane – Eastern	Cllr Ancrum	7th May 2024: STC recommended approval, 2 conditions. 20th May 2024:	8 th July 2024: SDC Granted , 6 conditions (<i>including tree protection</i>)

			STC recommended refusal unless, 3 conditions, 1 informative (Compliance with protection & replanting, compliance with Policies L1-L4 and impact of lost trees to visual amenity)	<i>measures to be installed, soft landscaping details including planting plans to be submitted, arboricultural method statement to be submitted. Condition did not require all trees be replaced as per L4, just a method statement for replanting as requested by the Tree Officer)</i>
24/01020/HOUSE	Balmedie, Wildernes Avenue – Wildernes	Cllr Wightman	20th May 2024: STC recommended approval.	26 th June 2024: SDC Granted, 3 conditions.
24/01026/MMA	Homefield, 93 Oakhill Road – Kippington	Cllr Gustard	20th May 2024: STC recommended refusal unless, 2 conditions.	2 nd July 2024: SDC Granted , 6 conditions.
24/01057/MMA	Chance Cottage, 104 Oakhill Road – Kippington	Cllr Daniell	20th May 2024: STC recommended approval.	3 rd July 2024: SDC Granted, 12 conditions.
24/01095/LBCALT	Knole House, Knole Lane – Town	Cllr Willis	20th May 2024: STC recommended approval, 2 conditions.	5 th July 2024: SDC Granted, 3 conditions.
24/01118/HOUSE	Garth, 8 Woodside Road – St Johns	Cllr Camp	20th May 2024: STC recommended approval, 2 conditions.	3 rd July 2024: SDC Granted, 4 conditions.
24/01167/ADV	143C High Street – Town	Cllr Willis	3rd June 2024: STC recommended approval, 2 conditions.	5 th July 2024: SDC Granted, 7 conditions.
24/01170/HOUSE	45 Pontoise Close – Northern	Cllr O’Hara	3rd June 2024: STC recommended approval, 1 condition.	25 th June 2024: SDC Granted, 4 conditions.
24/01224/MMA	Lyndhurst Cottage, Holly Bush Lane – Eastern	Cllr Clayton	3rd June 2024: STC recommended approval, 1 condition, 1 informative.	2 nd July 2024: SDC Granted, 11 conditions.
24/01263/HOUSE	73 Clarendon Road – Town	Cllr Willis	3rd June 2024: STC recommended approval.	8 th July 2024: SDC Granted, 3 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 15 July 2024

1	Plan Number	Planning officer	Town Councillor	Agent
	24/00341/HOUSE	Christopher Park 17/07/2024	Cllr Gustard	EK Planning Ltd
Case Officer				
Applicant		House Name	Road	Locality
Ms C Noble		Hilbre Cottage	21 Croft Way	Kippington
Town		County	Post Code	Application date
				26/06/24
24/00341/HOUSE - Amended plan				
Proposed loft conversion with removal of existing roof and new hipped roof, insertion of rooflights, glazed gable ends and PV solar panels.				
A summary of the main amendments are set out below:				
The applicant has provided a construction environmental management plan and bat survey.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8R64KBKM7800			

2	Plan Number	Planning officer	Town Councillor	Agent
	24/00859/FUL	Samantha Yates 29/07/2024	Cllr Clayton	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr J Heuerman		Hollybush Tennis Centre	Holmesdale Road	Eastern
Town		County	Post Code	Application date
				01/07/24
24/00859/FUL - Amended plan				
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.				
A summary of the main changes are set out below:				
Additional documentation received - Noise survey, floodlight survey and summary document of scheme.				
//Additional amendment received 08/07/2024 with a summary of the main changes set out below: Updated Acoustic Impact Assessment (correcting errors).//				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SB9TXEBKFJ700			

3	Plan Number	Planning officer	Town Councillor	Agent
	24/00944/HOUSE	Summer Aucoin 17/07/2024	Cllr Ancrum	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr R & Mrs N Garcia-Almendros & Fotrmann-Shalhoub			5 Holly Bush Lane	Eastern

Planning Applications to be Considered

Planning Applications received to be considered on 15 July 2024

<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			26/06/24
24/00944/HOUSE - Amended plan			
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.			
A summary of the main changes are set out below:			
The applicant has amended plans following consultee comments.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBONBFBKFOL00		

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01190/HOUSE	Christopher Park 29/07/2024	Cllr Camp	Colin Smith Planning Ltd
Case Officer				
Applicant		House Name	Road	Locality
		Windy Ridge	13 Hitchen Hatch Lane	St Johns
Town		County	Post Code	Application date
				08/07/24
Removal of the front garden area and front boundary wall and the re-landscaping of the front garden, together with the widening of the access.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCV8MMBKG5300			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01309/FUL	Samantha Yates 16/07/2024	Cllr Gustard	WvH Planning Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Cossell			9 Yeomans Meadows	Kippington
Town		County	Post Code	Application date
				25/06/24
24/01309/FUL - Amended plan				
Demolition of existing dwelling and garage to be replaced with new dwelling with west facing balcony, rooflights and PVpanels. New carport/garage with EV charger. Utility cabinet and Air Source Heat Pump.				
A summary of the main changes are set out below:				
Preliminary Ecological Assessment & Biodiversity Net Gain				
Bat Surveys				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDSKJIBKGE700			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01359/CONVAR	Samantha Yates 19/07/2024	Cllr Skinner	Haskins Design Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 15 July 2024

Case Officer			
Applicant	House Name	Road	Locality
Mr D Algar	Pine Ridge	97 Hitchen Hatch Lane	St Johns
Town	County	Post Code	Application date
			28/06/24
Variation of condition 8 of 18/02322/FUL to Demolition of existing hotel buildings in order to facilitate erection of a four storey residential building comprising 8 x 2 bedroom apartments and 1 x 1 bedroom apartment, with 10 off street parking spaces and communal amenity space. with amendment to the bike storage which will be relocated to the south of the building with a secure gate and locakable bike racks with an amendment to the parking layout. Amendment to the approved plans condition 2 with removal of side door and new front window for new concierge area.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDY4PXBKGHN00		

7	Plan Number	Planning officer	Town Councillor	Agent
	24/01513/HOUSE	Christopher Park 22/07/2024	Cllr Layne	Glenn Williams
Case Officer				
Applicant		House Name	Road	Locality
T Fok			13 Hillside Road	Eastern
Town		County	Post Code	Application date
				01/07/24
Demolition of rear extension and garage. Proposed rear extension, front porch and internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEPWOABKGUD00			

8	Plan Number	Planning officer	Town Councillor	Agent
	24/01519/HOUSE	Summer Aucoin 24/07/2024	Cllr Varley	Neutral Projects
Case Officer				
Applicant		House Name	Road	Locality
Mrs P Field			81 Solefields Road	Kippington
Town		County	Post Code	Application date
				03/07/24
Full width rear extension at ground floor, associated rear landscaping, alterations to fenestration, loft conversion with rear dormer, widening of driveway at front and associated landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEPXWPBKGUQ00			

9	Plan Number	Planning officer	Town Councillor	Agent
	24/01520/FUL	Christopher Park 22/07/2024	Cllr Daniell	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr S Ingram		Astor House, 5 Colt Bungalows,	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				01/07/24
Change current colt residence (Astor House) from residential to education.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEV7XVBK0LO00			

Planning Applications to be Considered

Planning Applications received to be considered on 15 July 2024

10	Plan Number 24/01527/HOUSE	Planning officer Abbey Aslett 18/07/2024	Town Councillor Cllr Layne	Agent Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Porter			5 Quarry Hill	Eastern
Town		County	Post Code	Application date
				27/06/24
Demolition of side extension and proposed a two storeys extension at side. New porch at front. New single storey side extension with rooflights. Loft conversion with dormer at front and rear. New brick wall incorporating enlarged existing car parking. New patio area. Alteration to fenestrations. Associated had and soft landscaping.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEVGU3BKGJV00				

11	Plan Number 24/01531/LBCALT	Planning officer Anna Horn 29/07/2024	Town Councillor Cllr Granville	Agent National Trust
Case Officer				
Applicant		House Name	Road	Locality
M Wherry		Knole House	Knole Lane	Town
Town		County	Post Code	Application date
				08/07/24
Conservation and reinstatement works to the Icehouse located 200 metres south west of the main Knole House (curtilage listed). Including a new viewing platform.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEVGWDBKGV00				

12	Plan Number 24/01532/HOUSE	Planning officer Stephanie Payne 18/07/2024	Town Councillor Cllr Dr Canet	Agent Kent Building Control Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Simpson		Holmesdale House	Bradbourne Vale Road	Northern
Town		County	Post Code	Application date
				27/06/24
Remove rear projection, raise existing single storey rear projections and add a flat roof with roof lanterns, internal alterations, external alterations including fenestration.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEVGX3BKGVT00				

13	Plan Number 24/01565/FUL	Planning officer Stephanie Payne 29/07/2024	Town Councillor Cllr Skinner	Agent Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Mitchell		Farthings	48 Woodside Road	St Johns
Town		County	Post Code	Application date
				08/07/24
Demolish existing house. Construct new house.				

Planning Applications to be Considered

Planning Applications received to be considered on 15 July 2024

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SF10R6BKGXZ00
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14	Plan Number	Planning officer	Town Councillor	Agent
	24/01617/MMA	Christopher Park 29/07/2024	Cllr Varley	Planning & Design Group
Case Officer				
Applicant		House Name	Road	Locality
Mr K Cummins			79 Weald Road	Kippington
Town		County	Post Code	Application date
				08/07/24
Amendment to 21/02691/FUL.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFDZHMBKH2M00			

15	Plan Number	Planning officer	Town Councillor	Agent
	24/01621/HOUSE	Summer Aucoin 28/07/2024	Cllr O'Hara	OPEN Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Ramsay			22 Broomfield Road	Northern
Town		County	Post Code	Application date
				07/07/24
First floor extension over bay window and associated internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFDZJYBKH2U00			