



23rd 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 29th 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/6gulRKgHTIA> 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 7-16)
To receive and agree the Minutes from the Planning Committee Meeting held on 15th July 2024.
- 5 APPEALS (Pages 17-18)
 - a) To receive notice of the submission of the following appeal:
 - **APP/G2245/D/24/334556: 23/03677/HOUSE – 16 Knole Road**
 - b) To note that the Appeal is proceeding under the Householder Appeals Service, so there is no opportunity to submit comments, however STC may modify or withdraw previous representation.
 - c) To note that the full documentation may be accessed through the District Council's Appeals Portal, via the following link:
<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=SEK462BK0MR00>

INFORMATIVE:

On 5th February 2024, Sevenoaks Town Council recommended refusal on the grounds of overshadowing and overdevelopment.

6 UPDATE ON SEVENOAKS TOWN 20MPH

To note the following timetable for delivery of the Sevenoaks Town 20mph speed limits:

- **12th August 2024 to 1st September 2024:** Signage to be installed including gateway signs and repeater signs
- **1st September 2024:** KCC to publish intention to adopt the new speed limits via a “Has Made” document, allowing 21 days for public comments
- **22nd September 2024 to 30th September 2024:** KCC to consider public comments
- **1st October 2024:** 20mph limits to become enforceable
- **After 1st September 2024:** Installation of any additional gateway treatments including road tarmac and painted roundels on the highway

7 SEVENOAKS TOWN AND ST JOHNS AREA MASTERPLANS UPDATE

a) To receive notice of the following changes to the delivery timetable of the Town Centre and St Johns area Masterplans. This due to agreement of the Finance & Delivery Committee on 22nd July 2024 to commission a parking and beat survey in St Johns to inform recommendations for how parking issues could be improved for local residents.

Activity	Date
First Stakeholder Workshops	April 2024
St John’s Car Parking Survey	Second week September 2024
Second Stakeholder Workshops on initial ideas	Early November 2024
Preparation of draft Masterplans	November 2024
Public consultation	November 2024
Preparation of final Masterplans	December 2024

b) To receive notice that the second Stakeholder event for the Town Centre Masterplan, where the Town Council’s consultants will present initial ideas for the Masterplan’s contents has been scheduled for the following date. Invites will be sent to major Stakeholders, as well as the event being open to general public. A separate Stakeholder session will be scheduled for the St John’s Masterplan.

- **Town Centre Stakeholder Engagement session: Monday 4th November 2024, 3pm-5:30pm**

8 SEVENOAKS DISTRICT COUNCIL DESCRIPTIONS OF MINOR AMENDMENT APPLICATIONS (Page 19)

To receive copy of correspondence from Sevenoaks District Council, confirming the Development Management team agreement to amend the descriptions attached to Minor Material Amendment (MMA) moving forwards. They will now include the reason for amendment as per Councillors’ request made on 15th July 2024.

9 ASSETS OF COMMUNITY VALUE (Pages 21-24)

a) To receive a report summarising all buildings/land which STC has to date nominated or resolved to nominate as an Asset of Community Value.

b) To consider requests for the following locations to be nominated:

- Adult Education Centre
- Oakhill Road scout site
- Sevenoaks Hospital
- Post Office / Sorting Office
- Bus Station Office

10 FLOODING MATTERS WITHIN SEVENOAKS TOWN – “ROUND-TABLE” DISCUSSIONS UPDATE

To receive reminder that on 18th December 2023, the Planning Committee resolved to request a “round-table” meeting with Kent County Council, Thames Water and any other relevant stakeholders, relating to urgent flooding issues experienced within the Northern and Eastern Wards of Sevenoaks in particular.

b) To receive verbal update on this project from Cllr Shea, who has been progressing the matter via meetings with both Officers and Councillors of Sevenoaks Town Council, Sevenoaks District Council, and Kent County Council, and representatives of Thames Water.

11 HIGHWAY IMPROVEMENT PLAN (Pages 25-44)

a) To receive draft version of Sevenoaks Town Council’s Highway Improvement Plan – as amended from previous September 2023 iteration as per various Committee resolutions.

b) To consider the following additions as requested by Cllrs and members of the public:

- Replace Give Way signs at Hollybush Lane 5 way junction with Stop signs
- Improvements to pedestrian safety on London Road, by zebra crossing outside Lidl – this following rejection of STC’s request for a repeater sign to be placed in this location, due to KCC parameters requiring inadequate lighting to do so

c) To receive recommendations from the Movement & Net Zero Working Group, agreed prior to the Planning & Environment Committee on 29th July 2024, and to discuss and agree final order of each priority and any additional items. These to be discussed with Kent County Council Officers on 21st August 2024, when the priorities and their deliverability are due to be discussed and reported back to the Planning & Environment Committee on 9th September 2024.

- 12 KENT COUNTY COUNCIL ROAD SAFETY & ACTIVE TRAVEL NEWSLETTER (Pages 45-50)
To receive copy of Kent County Council's first Road Safety & Active Travel Group quarterly newsletter for April - June 2024.
- 13 STREET NAMING AND NUMBERING (Pages 51-53)
To receive notice of the creation of three new addresses relating to the following development site, with details and plans attached:
- **7 Mount Harry Road**
- 14 TEMPORARY ROAD CLOSURES (Pages 55-56)
To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up-to-date information.
- 15 START OF WORKS NOTIFICATIONS (Pages 57-60)
To receive and note notifications received on upcoming works within Sevenoaks Town.
- 16 CURRENT AND COMPLETED MATTERS (Pages 61-63)
To receive and note Current and Completed Matters reports, summarising live as well as completed projects of the Planning & Environment Committee.
- 17 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Page 65)
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 22nd July 2024.
- 18 PLANNING APPLICATIONS (Pages 67-71)
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 22nd July 2024.

19 PRESS RELEASES

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

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 15th 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/0aXC7qJmm7Q>

Present:

Committee Members			
Quorum minimum of six members			
Cllr Ancrum – Mayor	Present	Cllr Gustard	Present
Cllr Layne	Apologies	Cllr Michaelides	Apologies
Cllr Camp – Chair	Present	Cllr O’Hara	Apologies
Cllr Dr Canet	Present	Cllr Shea	Present
Cllr Clayton	Present	Cllr Skinner OBE – Vice Chair	Apologies
Cllr Daniell – Deputy Leader	Present	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.

199 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

200 **DECLARATIONS OF INTEREST**

Cllr Clayton declared that he knows the neighbour of the below plan, whom he had visited to discuss the proposals and view the site. The neighbour was supportive, and Cllr Clayton nevertheless remained open minded to its contents:

- **[Plan no. 7] 24/01513/HOUSE – 13 Hillside Road**

201 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 1st July 2024.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the MINUTES of the STNP / Masterplan Working Group held 1st July 2024, acknowledging in particular that the Group’s Terms of Reference had been amended since previous approval by Council on 13th May 2024. This in order to accurately reflect the Group’s name throughout the document.

202 RESULTS OF SEVENOAKS TOWN NEIGHBOURHOOD PLAN AWARD NOMINATION

a) The Town Clerk reported that Sevenoaks Town Neighbourhood Plan had placed second in the Royal Town Planning Institute's South East Awards for Planning Excellence, under which it had been nominated in the "Best Plan" category.

b) Councillors were appreciative that the STNP had been recognised by the Institute, and congratulated the Planning Committee Clerk for the Plan's successful nomination of the Award to the shortlist.

203 APPEALS – THE OLD MEEETING HOUSE

a) Councillors received and noted the submission of the following appeal:

- **APP/G2245/W/24/3345734: 24/00068/FUL – The Old Meeting House, St John's Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that STC may therefore provide additional comment or withdraw/amend previous representation. It was noted that usual Town Council procedure is to reiterate its previous recommendation.

c) Cllr Clayton suggested that the District Council's first ground for refusal – regarding the impact to neighbours of a potential change in hours of use – should be supported by STC and it was agreed that, as this had been overlooked in the Town Council's previous recommendation, it should be added via further representation.

d) It was noted that the future of the Adult Education Centre, which is proposed in the Appeal documents for alternative parking provision up to 15 spaces every Friday between 12:30-2:30pm, is not secure – due to its existing use being proposed by Sevenoaks District Council and Kent County Council for relocation in their plans for Land East of High Street. It was further noted that the building may be up for sale by Kent County Council in future.

e) It was **RESOLVED** that the Town Council write to the Inspector with the following:

- Reiteration of its previously submitted comments
- Support of the District Council's ground for refusal relating to potential change of operating hours and disruption to neighbours
- Advisement that the provision of parking from the Adult Education Centre may not be secure for the aforementioned reasons.

204 APPEALS – 9 CROWNFIELDS

a) Councillors received and noted the submission of the following appeal:

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

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that STC may therefore provide additional comment or withdraw/amend previous representation.

c) It was **RESOLVED** that STC write to the Inspector to reiterate its previously submitted comments.

205 NHS KENT AND MEDWAY COMMUNITY HEALTH SERVICES SURVEYS

The Committee received notice that NHS Kent and Medway are seeking views and experiences on community health surveys in order to shape plans for improvement to services across Kent and Medway. Councillors were encouraged to fill out the survey and promote it to their contacts.

206 HIGHWAY IMPROVEMENT PLAN – MEMBER OF THE PUBLIC’S REQUEST FOR ROAD TO BE ADDED TO CORNER PROTECTION REQUESTS

a) Councillors received and discussed a request received from a member of the public for double yellow lines to be installed on the corner connecting Bethel Road and Cedar Terrace Road.

b) Councillors agreed that the location should receive corner protections, and it was further noted that in one of the cases the pavement had been obstructed by a vehicle parking on the pavement.

c) It was **RESOLVED** that the item be added to the Town Council’s Highway Improvement Plan, under priority Item 9 – which proposes that the Town Council provide a list of locations for similar corner protections to Kent County Council to consider for a Traffic Regulation Order. This to be progressed by Cllr Shea, Cllr Dr Dixon and Cllr Daniell via previously allocated Working Group, and the proposed list brought to future Planning & Environment Committee for review and approval alongside details of relevant costs.

207 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.

208 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 8th July 2024.

209 PLANNING APPLICATIONS

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

(a) The Committee considered planning applications received during the two weeks ending 8th July 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

210 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:03pm.

Signed
Chair

Dated

DRAFT

Planning Applications Considered

Applications considered on 15-7-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00341/HOUSE	Christopher Park 17/07/2024	Cllr Gustard	EK Planning Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms C Noble	Hilbre Cottage	21 Croft Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with the materials proposed, and that there is no loss of amenity to neighbours.
- The Conservation officer being satisfied that the environmental management plan is sufficient to prevent damage to the ancient woodland.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00859/FUL	Samantha Yates 29/07/2024	Cllr Clayton	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Heuerman	Hollybush Tennis Centre	Holmesdale Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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).//

Comment

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

- Satisfactory details of light levels from the floodlights, as well as impact assessments for Holmesdale Road and Knole Road are submitted
- A noise impact assessment is completed which fully reflects the impact of balls striking the court walls, and the likely intensity of use
- Hours of opening are restricted as recommended by the Environmental Health Officer to match the existing courts, 8.30am to 8.00pm.

Planning Applications Considered

Applications considered on 15-7-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00944/HOUSE	Summer Aucoin 17/07/2024	Cllr Ancrum	Offset Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr R & Mrs N Garcia-Almendro		5 Holly Bush Lane	Eastern	
<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.

Comment

Sevenoaks Town Council recommended refusal due to continued concerns regarding the removal of trees and vegetation, the concerns of the Conservation Officer regarding the proposed boundary wall, and the need to consult Kent County Council regarding the acceptability of creating a new vehicular access onto Holly Bush Lane from which vehicles may need to reverse into the traffic flow.

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
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
	Windy Ridge	13 Hitchen Hatch Lane	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the colour and materials used, and that they comply with the Residential Character Area Assessment.

Planning Applications Considered

Applications considered on 15-7-24

5	Plan Number	Planning officer	Town Councillor	Agent
	24/01309/FUL	Samantha Yates 16/07/2024	Cllr Gustard	WvH Planning Ltd
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**

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 licence to be sought, as recommended in the Biodiversity report.

6	Plan Number	Planning officer	Town Councillor	Agent
	24/01359/CONVAR	Samantha Yates 19/07/2024	Cllr Skinner / Cllr Wightman	Haskins Design Ltd
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 lockable 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.

Comment

**Proposed by Cllr Wightman:
Sevenoaks Town Council recommended refusal, based on the lack of sufficient and functional cycle space.**

Informative:

Should the Planning Officer be minded to approve the application, Sevenoaks Town Council would request that Kent County Council's Highway team confirm that the new parking arrangements are viable, and that the Planning Officer be first satisfied of the following:

- That the side brickwork will be the same as the existing brickwork
- That the new fenestration matches the existing
- That the proposed creation of a concierge room does not require additional facilities
- That only two waste bins are appropriate for a development of 9 apartments.

Planning Applications Considered

Applications considered on 15-7-24

7	Plan Number 24/01513/HOUSE	Planning officer Christopher Park 22/07/2024	Town Councillor Cllr Layne / Cllr Clayton	Agent Glenn Williams
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.				

Comment

Proposed by Cllr Clayton:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the materials and any impact on neighbours.

8	Plan Number 24/01519/HOUSE	Planning officer Summer Aucoin 24/07/2024	Town Councillor Cllr Varley	Agent Neutral Projects
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.				

Comment

Proposed by Cllr Daniell 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 neighbours
- The Tree Officer being satisfied with the landscaping works, especially the removal of the tree
- Replacement of any trees to be removed via the proposals, as required by Sevenoaks Town Neighbourhood Plan Policy L4.

9	Plan Number 24/01520/FUL	Planning officer Christopher Park 22/07/2024	Town Councillor Cllr Daniell	Agent N/A
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.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 15-7-24

10	Plan Number 24/01527/HOUSE	Planning officer Abbey Aslett 18/07/2024	Town Councillor Cllr Layne	Agent Sevenoaks Plans Ltd
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 hard and soft landscaping.				

Comment

Proposed from the Chair with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied there is no loss of amenity or light to neighbours either side and that the width between properties is within the legal required distance.

11	Plan Number 24/01531/LBCALT	Planning officer Anna Horn 29/07/2024	Town Councillor Cllr Granville	Agent National Trust
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.				

Comment

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is content with the interventions.

12	Plan Number 24/01532/HOUSE	Planning officer Stephanie Payne 18/07/2024	Town Councillor Cllr Dr Canet	Agent Kent Building Control Ltd
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.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer consulting with the occupants of The Beeches and ensuring that there will not be overlooking or unacceptable loss of amenity.

Planning Applications Considered

Applications considered on 15-7-24

13	Plan Number 24/01565/FUL	Planning officer Stephanie Payne 29/07/2024	Town Councillor Cllr Skinner / Cllr Dr Dixon	Agent Carmen Austin Architectu
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.				

Comment

Proposed by Cllr Dr Dixon:

Sevenoaks Town Council recommended approval provided that the Planning Officer is satisfied that the greatly increased volume of the house does not represent overdevelopment/high density and does not significantly reduce the amenity of the neighbours.

14	Plan Number 24/01617/MMA	Planning officer Christopher Park 29/07/2024	Town Councillor Cllr Varley	Agent Planning & Design Group
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.				

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 neighbours
- An environmental health survey being conducted to test for noise impact from the Air Source pump and AC unit
- A condition that no access should be permitted to the roof of the orangery.

15	Plan Number 24/01621/HOUSE	Planning officer Summer Aucoin 28/07/2024	Town Councillor Cllr O'Hara / Cllr Shea	Agent OPEN Architecture
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.				

Comment

Proposed by Cllr Shea:

Sevenoaks Town Council recommended approval.



Parish Council

Tel: 01732 227000 Option 3
Ask Summer Aucoin
My ref: 24/00028/RFPLN
Date: 17th July 2024

Town and Country Planning Act 1990 - Appeal Under S78 Against Refusal Of A Householder Application

Dear Sir/Madam,

Appeal by:	Mr Oscar Kulibaev		
Site:	16 Knole Road Sevenoaks Kent TN13 3XH		
Nature:	Raised patio and new landscape in the rear garden, new retaining walls.		
SDC Ref:	24/00028/RFPLN	Planning Inspectorate Ref:	APP/G2245/D/24/3345556
Start Date:	12th 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.

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for you to submit comments. However, 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/D/24/3345556**.

Comments should be submitted by . 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

Aaron Hill
South Team Manager

From:

Sent: Wednesday, July 17, 2024 7:01 PM

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

Subject: FW: MMA and CONVAR proposal descriptions

Hello Georgie

Thank you for your email below.

After liaising with the Development Management team, they have advised that the changes they are happy to make would be for the proposed descriptions for a Minor Material Amendment application. Going forward we will now include why the application is being amended. I.e. for application number 24/01224/MMA – would now read “Amendment to 22/02482/FUL to permit the installation of roof mounted solar panels on approved dwelling”

Kind regards

Maria Matthews

Validation Team Leader

Sevenoaks District Council | Argyle Road | Sevenoaks | Kent | TN13 1HG

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

Sent: 02 July 2024 12:24

To:

Cc:

Subject: MMA and CONVAR proposal descriptions

Importance: High

Good afternoon,

Would it be at all possible for MMA and CONVAR applications to either require from the applicant an explicit description of what is proposed (e.g. not just “Amendment to 24/01234/FUL”), or for Officers to add this description after validation to the Parish Consultation Letter please? The Town Councillors have remarked that it can be extremely difficult to figure out what exactly has changed, especially as they often have to refer back to the original application and figure out which plans are the superseded versions of the newly submitted plans.

It would also be most helpful if these superseded plans could be included in the documents tab – the same way that in a usual application is has “Existing” and “Proposed” versions of the plans, so that an accurate comparison can be made.

A second query which was brought up by a member of the public to me is that the Sevenoaks Town Neighbourhood Plan is still showing as “Not available” on the Constraints tab of the Planning Portal for Sevenoaks Town applications. They found this misleading and wondered if either a link could be added to the STNP, or its status amended to “Current” as it a live document.

Kind regards,

Georgie

Georgie Elliston

Planning Committee Clerk

Sevenoaks Town Council

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Agenda Item 9 - Report on Assets of Community Value nominated within Sevenoaks Town

Introduction:

The Right to Bid is a national process which allows voluntary and community groups as well as town/parish councils the opportunity to nominate local land and buildings to be included on a list of “assets of community value”. The purpose of this is to give local community groups the opportunity to purchase the land prior to it being put on the open market and the community use potentially lost.

For an asset to be listed, it must be demonstrated that its main use now, or in recent past, contributes to the social wellbeing or cultural, recreational or sporting interests of the local community – and that this use will continue.

If successfully nominated and the decision subsequently made for the asset to be put up for sale, this process must first be paused for an initial six week period (a moratorium) to allow community groups with a local connection to submit an Intention to Bid. If an Intention to Bid is received, the moratorium will be extended another six months to allow the group time to prepare a bid and business plan.

The listing of an Asset does not oblige the owners to sell only to local groups or those that submit an offer, nor does it prevent the asset from being purchased by private owners on the open market after the moratorium period. It also does not prevent the asset from being redeveloped by the existing landowner, as there is no requirement under government legislation for Local Planning Authorities to give an asset’s listing material weight.

Government guidance published in 2011 states that “it is open to the Local Planning Authority to decide that listing as an asset of community value is a material consideration if an application for change of use is submitted, considering all the circumstances of the case”.

Sevenoaks Town Council has submitted a number of nominations in recent years, and Officers continue to work through a list of additional assets proposed for nomination via the Planning & Environment Committee. Below is a summary table of assets which Town Councillors have asked Officers to nominate, ordered most recently proposed to least recently proposed. The first five are due to be approved by the Planning & environment Committee on 29th July 2024 before they can be progressed.

The second table lists assets which Councillors have requested be nominated, but which would not be viable for the scheme. The third table lists assets which have been nominated in Sevenoaks Town by outside organisations other than the Town Council.

Table One: Sevenoaks Town Council Community Asset nominations:

Most recent – least recent

Site Description	Notes	Status
Bus station building – proposed by the Town Clerk for electric bike hire	Proposed by Town Clerk for approval of Planning & Environment Committee 29-07-2024	Pending Committee approval
Oakhill Road scout site	Proposed by Cllr Shea for approval of Planning & Environment Committee 29/07/2024	Pending Committee approval

Sevenoaks Hospital	Proposed by Cllr Shea for approval of Planning & Environment Committee 29/07/2024	Pending Committee approval
Adult Education Centre	Proposed by Cllr Shea for approval of Planning & Environment Committee 29/07/2024	Pending Committee approval
Post Office / Sorting Office	Proposed by Cllr Shea for approval of Planning & Environment Committee 29/07/2024	Pending Committee approval
Land above the Sevenoaks Wildlife Reserve through which Darent Valley path cuts	Proposed and approved at Planning Committee 6 th November 2023	Not started
Scout huts above Heathfield Road allotments, left of below field	Proposed and approved at Planning Committee 10 th September 2023	Nomination submitted 23/07/2024
The depo building on Otford Road, owned by SDC	Proposed at Planning Committee 10 th September 2023	Nomination submitted 11/07/2024
The proposed allotment site in STNP (currently horse field)	Proposed and approved at Planning Committee 20 th November 2023	Nomination submitted 19/07/2024
The Allotments at the end of Heathfield Road	Proposed and approved at Planning Committee 10 th September 2023	Nomination submitted 11/07/2024
Kaleidoscope Gallery, Library and Museum	Nominated 5 th August 2021, successful 22 nd September 2021	Listed until 22 nd September 2026
Bradbourne Lakes	Nominated 5 th August 2021, successful 22 nd September 2021	Listed until 22 nd September 2026
The Stag Theatre	Nominated 5 th August 2021, successful 22 nd September 2021	Listed until 22 nd September 2026
Longspring Field/St Thomas RC Primary Playing Field	Nominated 9 th August 2023, rejected 25 th September 2023	Rejected by SDC – community use deemed ancillary to its main use by the school.
Longspring Wood	Nominated 9 th August 2023, successful 25 th September 2023	Part listed until 25 th September 2028
St Johns Hill Car Park Public Toilets	Nomination proposed approved at Planning Committee 10 th September 2023	Listed until 6 th December 2028
The Play space at the end of Watercress Drive	Nomination proposed and approved at Planning Committee 10 th September 2023	Listed until 15 th May 2029

Table Two: Sites previously proposed by Cllrs which have been deemed not viable by the Planning Committee Clerk:

Site Description	Notes	Status
Water Works, Cramptons site	Proposed at Planning Committee 10th September 2023 Officer note: This site is currently considered unviable for nomination under the CRtB scheme due to not having previously or currently provided community value. If a site does not currently benefit the community, it must be proven that it has within the last 5 years and that it can be reasonably expected to do so again in the near future. There is potential for the site to be nominated <u>after</u> an asset has been delivered on-site, and only for the space in which it is located. While it could be submitted anyway, this is not recommended or considered to be beneficial, as any resubmissions of previously rejected sites must be “substantially different from the original one, including strong evidence of what has changed since the first nomination. A new nomination that was essentially the same as the first with one or two tweaks, so to speak, would not provide us with sufficient reason to re-consider it again” – Margaret Carr SDC Officer	Unviable for submission until an asset is delivered on site.
Land by 9 Crownfields	Proposed by Cllr Willis internal, noted on 23rd October 2023 Planning Agenda Officer note: Residential property is excluded from listing. This includes the “gardens, outbuildings and other associated land, including land that it is reasonable to consider as part of the land with the residence where it is separated from it only by a road, railway line, river or canal where they are in the same ownership as the associated residence”.	Unviable for submission due to residential use not being permitted for registration as Community Assets.

Table Three: Assets nominated with Sevenoaks Town by any other body:

Site Description	Notes	Status
The Rifleman	Nominated 23 rd August 2021, successful 13 th October 2021	Listed until 13 th October 2026
The New Inn	Nominated 30 th April 2013	Rejected 25 th June 2013
The Castle	Nominated 30 th April 2013	Rejected 25 th June 2013

HIP Front Cover

HIP Version	Submitted by (Name)	HIP Date	Record Of Meeting Dates with KCC Virtual or Face to Face			Please list below the funding Opportunities/Sources for HIP initiatives/Measures
3	Georgie Elliston	Approved by Planning Committee 31/07/2023 Submitted 31/08/2023	Demi Rodgers (DR), Nigel Rowe (NR), Linda Larter (LL) and Georgie Elliston (GE) – virtual meeting 17/11/2022 NR and GE virtual 13/03/2023 NR, Emma Tilbury, LL, GE, Cllr Streatfeild, Cllr Shea, Cllr Clayton, Cllr Wightman, Cllr Ancrum 06/09/2023 NR, Emma Tilbury, Georgina Jackson (GJ), GE – meeting scheduled 21/08/2024			County Member, Parish Precept Donation, CIL income
Are you an active member of the Speed Watch Scheme?			Yes ☐ No ☒	Are you an active member of the Lorry Watch Scheme?		Yes ☐ No ☒
Name of HIP Representative	Georgie Elliston	Contact Telephone Number	01732 459953	Email Address	planning@sevenoakstown.gov.uk	
Name of Clerk	Linda Larter	Contact Telephone Number	01732 459953	Email Address	townclerk@sevenoakstown.gov.uk	
Name of Chair	Cllr David Skinner (Movement & Net Zero Working Group Chair)	Contact Telephone Number	01732 459953	Email Address	cllr.skinner@sevenoakstown.gov.uk	

KCC Project Manager Name	Nigel Rowe	Contact Telephone Number		Email Address	west.highwayimprovements@kent.gov.uk

- Please note the Priority column MUST be those issues which are regarded as the most important (No 1 being your highest priority, then filtering down) KCC is unable to guarantee that all your requests will be deliverable, but Project Managers can investigate your top 1 or 2 priorities per year.

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
1.	Previous first priority of 20mph speed limits removed due to it being due delivery by 1st September 2024.			
1.	Mount Harry Road, Hitchen Hatch Lane, St Botolph's Road, St John's Hill/Dartford Road, Seal Hollow Road (30mph roads surrounded by 20mph roads) Tonbridge Road on approach to Sevenoaks School and Seal Hollow Road (40mph roads proposed for 30mph)	Cars speeding and the fluctuation between 20mph, 30mph and 40mph affecting the aforementioned roads in particular, making it difficult for motorists to adhere to speed limits due to now knowing what they are. Re Tonbridge Road:	Phase 2 of the 20mph speed limits project to include roads which couldn't be included in the previous scheme due to be delivered by September 2024. This includes Mount Harry, Hitchen Hatch, St Botolph's, St John's/Dartford Road, and the middle section of Seal Hollow Road due to potential compliancy issues, as well as the approach to Sevenoaks School from Tonbridge Road. The latter couldn't be included due to being too close to the 40mph speed limit and therefore not enforceable.	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
		The 40mph speed limit ends just outside the Southern entrance to Sevenoaks School which caused the school to not be includable in the 20mph scheme – introduced primarily to increase student safety.	STC proposes that the 30mph speed limit be extended South, far enough that both entrances to Sevenoaks School can be included in the 20mph speed limits and its students afforded the same protection as other schools in Sevenoaks within the 20mph zone. Re roads which were excluded due to potential for non-compliance: The following measures were discussed with KCC Officers Sebastian Bures and Annette Fletcher on 30th May 2024 as potential speed interventions which would make compliance with a 20mph speed limit on these roads feasible: • Advisory cycle lane added on the uphill side of Dartford Road from Hollybush to The Vine, as well as in St Botolph's Avenue • Moving car parking spaces on Hitchen Hatch Lane from the south to the north between Winchester Close and Mencap Hall	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
			Further on-street parking spaces in Mount Harry Road STC proposes that these be delivered, and potential for 20mph on these roads revisited on receipt of new traffic data following the interventions.	
2.	HGV routes in town	HGV movement in town as through traffic inhibits active travel, increases burden on junctions, increases air pollution in residential areas, and risks damage to Conservation Areas. See Appendix for images of known damage caused by HGV movements.	Introduce HGV weight/size restrictions to the “central” Sevenoaks area for through traffic. Highways England to improve signage at motorway junctions to direct freight to use the M25 and the A21 bypass, rather than A25 through Sevenoaks and neighbouring villages. Opportunities for positive signing to be explored and installed, which directs HGVs towards more appropriate routes. This as supported by Aim M10 of the Sevenoaks Town Neighbourhood Plan.	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
3.	Sevenoaks Rail-Way Station/London Road/Hitchen Hatch Lane	Pedestrians take the “shortest route”, walking in the highway and avoiding pedestrian crossings; Long waits for vehicles at multiple lights causing delays, noise and pollution.	Redesign junction to create safe, direct pedestrian crossings and simplify vehicle controls. Proposal to replace the pedestrian guard rails with bollards, to stop pedestrians from walking in the road while still maintaining protections from cars. <i>Note: STC is pursuing a Town Centre masterplan which will be looking at potential design solutions. STC also notes that the Farmers site has submitted a new planning application, and recommends that junction improvements be secured via Section 106 agreements.</i>	
4.	Junction of A25/Hospital Road	Difficult for motorists to exit Hospital Road and Greatness Lane onto A25, contributing to the congestion at Bat and Ball junction. The Tarmac site development, accessed from	KCC Highways Engineering advice welcomed. STC wishes to know if the lines were refreshed as claimed in the KCC Officer’s notes from V1 of the HIP. STC would also request that a priority “Keep Clear” section be added marking the narrowest part of the	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
		Greatness Lane, will considerably increase this problem.	junction at Hillingdon Avenue to reduce opportunity of vehicles straddling the footway and compromising pedestrian safety. This solution was suggested by KCC Officer Alan Osuoha on 15-03-2023. STC did confirm its wish to pursue this after having taken the proposal to its Planning Committee on 03-04-2023, and requested information as to next steps on 14-04-2023, however this was not responded to either by the engineers copied into the email chain, or STC's HIP Officer Nigel Rowe.	
5.	Hospital Road outside Hospital	The Hospital has informed Cllr Richard Streatfeild that it fails its safety test every year due to not having any safe crossing points to access it.	Add crossing points on Hospital Road.	
6.	Hillingdon Avenue	Lack of safe access or crossing points for students	A public consultation was done by KCC on safe crossing points at Hillingdon Avenue and Seal Hollow Road, however nothing was followed through afterwards. Please	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
			could this be investigated, and also both feasibility and deliverability studies of safe crossing points produced.	
7.	Seal Road/Greatness Park	Pedestrian crossing safety and lack of crossing facilities	Crossing facilities as well as signage to warn traffic on the A25 that people might cross here, or to protect the poor sightlines on the road.	
8.	Bradbourne Vale Road/Betenson Avenue where it meets Shoreham Lane	Pedestrian crossing safety, lack of crossing facilities and poor sightlines for drivers going up the hill	Crossing facilities as well as signage to warn traffic approaching the hill from either side that people might cross here.	
9.	The Crescent, St Johns Road, St Johns Hill, Bradbourne Road, Bradbourne Vale Road, Littlewood, Hillingdon Avenue, corner of Bethel Road and Cedar Terrace Road Ash Platt Road	Cars parking on both sides of the road and on pavement, causing school children to walk in the road and blocking access for pushchairs and wheelchairs. Lack of parking for residents.	Review of parking arrangements e.g. resident parking schemes, 2 hour visitor parking and/or introduction of yellow lines. Consider corner protections: STC will prepare a map of locations for a TRO. Some of these roads may be covered by the Parking study which STC has recently commissioned for St John's area – this will therefore be received following that.	NR re Ash Platt Road – 2/11/23 Meeting with P&A to discuss options. Any intervention is likely to require pre-consultation engagement with all stakeholders including the school.

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
10.	St Johns Hill/Dartford Road	Pedestrian crossing safety	This location is no longer “on hold” due to having been removed from the 20mph scheme by KCC. STC has agreed to fund a zebra crossing on Dartford Road, as consulted on by KCC in 2022. This was a “high level” design by Alan Osuoha which requires further design work and costing. At a site meeting between STC and KCC Officers Annette Fletches and Sebastian Bures, they expressed doubt as to the deliverability of a zebra crossing at this exact location, and may need to move along road.	
11.	Town Centre triangle	Reports of pedestrians nearly being hit when crossing the zebra crossings, also zebra crossings not linking to key destinations where people are more likely to cross e.g. The Stag	Review of crossing facilities. <i>Note: STC is pursuing a Town Centre masterplan which may identify potential design solutions</i>	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
12.	London Road, including zebra crossing and by Lidl and Fire Station	Reports of near misses from pedestrians using the zebra crossing, speeding cars not adhering to the speed limit.	STC asked for a 30mph repeater sign to be installed as part of the signage being installed for the 20mph speed limits, to reinforce the speed limit. This due to having received a report of a near miss, but having been found unviable by KCC lighting team due to the area being acceptably lit. STC believes this road is not suitably safe for pedestrians and would request that alternative solutions be investigated.	Annette Fletcher: “My street lighting colleagues have come back to confirm that the existing street lighting on London Road and that all columns on London road have been upgraded to LEDs and are communicating on their CMS system. In terms of lighting in that section of London Road, the levels are adequate. To confirm that within a street lit area (more than 3 LCs within 186m) and speed limit is 30mph we do not provide 30mph repeater signs. As mentioned previously please request enforcement by the Kent Safety Camera Partnership .”

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
	Brittains Lane/Burntwood Road/Ashgrove Road/Oak Lane	Poor sight lines as well as concealed entrance resulting in at least 2 known accidents within the last year	Convex mirrors at: The junction where Brittains Lane meets Oak Lane Where Burntwood Road meets Ashgrove Road On Brittains Lane where Ashgrove Road meets Oak Lane Concealed entrance sign on Oak Lane, past Dibden Lane where it approaches Brittains Lane and Ashgrove Road. Request forwarded to Nigel Rowe on 9th April 2024, following agreement for him to review the request on receipt of updated crash data.	
13. (Pending finalised designs from Tarmac regarding the proposed roundabout	Bat and Ball Junction, A25/A225	STC wants to be confident that the design which Tarmac are going to deliver as part of their Outline planning application (which has now been conditioned as first part of the delivery plan), delivers the	In STC's previous iteration of its HIP, the redesign of the Bat and Ball Junction to ensure safe pedestrian crossing was the first priority. It has since been removed from the priority list, due to the Sevenoaks Quarry (Tarmac site) having since received Outline planning permission to develop the site, with conditions set in place ensuring delivery of a revised traffic	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
at this junction)		best possible solution and safe usage to pedestrians, cyclists and motorist.	and pedestrian scheme to be delivered after the first stage of development. This therefore is unlikely to be delivered via the HIP, and STC anticipates being included in discussions, stakeholder sessions and public consultations on the design with Tarmac, in order to ensure that the design can best serve Sevenoaks Town residents' needs. What STC would like to retain on the HIP however, is the channel of communication to ensure that the resulting design is to the best quality and use of pedestrians. In the meantime, STC would however like to receive copy of the Speed Survey ordered by Nigel Rowe to replace the one referred to by the Project Manager in the first iteration of the HIP. STC also wishes to know why the pedestrian crossing indicators at Bat & Ball were removed when KCC	

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
			reconfigured and added lines at this location.	
14. (ON HOLD)	Hillingdon Avenue	Pedestrian crossing safety	This location, which STC had flagged in its previous HIP for similar issues have been temporarily put on hold and moved to the bottom of STC's priority list due to it being inside the soon-to-be-delivered 20mph zone. It may be revisited or permanently removed once impact of the 20mph scheme can be reviewed, depending on whether it has addressed concerns.	
15. (ON HOLD)	A225 Seal Hollow Road/"Hole in the Wall"	Pedestrian crossing safety	This location, which STC had flagged in its previous HIP for similar issues have been temporarily put on hold and moved to the bottom of STC's priority list due to it being inside the soon-to-be-delivered 20mph zone. It may be revisited or permanently removed once impact of the 20mph scheme can be reviewed, depending on whether it has addressed concerns. Feasibility and deliverability studies of safe crossing points requested.	

Historical Priorities Record

No	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments
1	<i>EXAMPLE: Church Lane</i>	<i>Speeding off peak.</i>	Speed Reduction	After traffic surveys obtained, data showed that vehicle speeds were within the current speed limit, therefore no further action proposed.
1.	Bat and Ball Junction, A25/A225	Inadequate, poorly designed crossing points for pedestrian safety. Considerable congestion and delays during the four daily rush hour periods and throughout the day, with particular traffic queues forming on Otford Road and Seal Road towards the junction; Very high levels of air pollution.	In STC's previous iteration of its HIP, the redesign of the Bat and Ball Junction to ensure safe pedestrian crossing was the first priority. The reduction of air pollution and congestion in this area, as well as unsafe crossing facilities remain a top priority for STC, and removing it from STC's HIP priority list has not altered that. Rather, it has been removed from the priority list, due to the Sevenoaks Quarry (Tarmac site) having since received Outline planning permission to develop the site, with conditions set in place ensuring delivery of a revised traffic and pedestrian scheme to be delivered after the first stage of development at this location.	

			This is therefore unlikely for the scheme to be delivered via the HIP, and STC remains dedicated to ensuring that the resulting design best serves the needs of Sevenoaks Town residents. STC anticipates being included in discussions, stakeholder sessions and public consultations on the design with Tarmac, and will be actively engaged in the process to make sure that the design proposed achieves <u>all</u> of the following: improve pedestrian safety, reconnect the neighbourhood and reduce air pollution and traffic jams.	
2	Wickenden Avenue	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result	

			of STC's flagging the locations. STC awaits this update.	
3	Broomfield Road	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as "carriageway and footpaths require improvements" were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC's operations team to have a look into. The items have therefore been moved to the "Historical Priorities Record", however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC's flagging the locations. STC awaits this update.	
4	Mill Lane	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as "carriageway and footpaths require improvements" were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and	

			he had therefore passed the items onto KCC's operations team to have a look into. The items have therefore been moved to the "Historical Priorities Record", however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC's flagging the locations. STC awaits this update.	
5	Wickenden and Swaffield Roads	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as "carriageway and footpaths require improvements" were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC's operations team to have a look into. The items have therefore been moved to the "Historical Priorities Record", however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC's flagging the locations. STC awaits this update.	
6	Clare Way, Lea Road, Hurst Way and Stafford Way	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in	

			the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. STC awaits this update.	
7	Beaconfields	Carriageway and footpaths require improvements	Surfacing improvements and repairs required On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result	

			of STC's flagging the locations. STC awaits this update.	
7.	Clare Way	Residents have been reported as parking in the "Keep Clear" section on this road dead-end road, which was introduced in order to allow emergency vehicles to turn around.	STC has requested that a further deterrent of yellow lined be painted at this location. *Note: this was formally requested by STC in a letter to SDC and KCC departments, dated 17-07-2023. *Further Note 08-09-2023 STC has prepared a consultation which should commence shortly. 06/11/2023: Due to strong and mixed responded, the Planning Committee resolved to keep the situation under review in hopes that the informal consultation and potential for subsequent TRO would act as a satisfactory deterrent.	
	Letter Box Lane	Poor sight lines on entering Letter Box Lane making motorists unaware that traffic is displaced onto the wrong side of the road by the new corner protections, whereby these do not extend far enough into the Lane to allow cars to	Extending the double yellow lines further into Letter Box Lane to allow cars exiting the Lane to correct onto the left side of the road before nearing the exit – in order to avoid potential collisions with those entering the Lane. Request sent to KCC previously, but the existing TRO could not be extended without new TRO. STC resolved to monitor the effectiveness of the corner protections as originally designed by KCC and to consider funding extension in future, should monitoring	

		move onto the correct side of the road before nearing the exit.	efforts find that the safety of motorists is indeed negatively impacted.	
	20 mph limit (<u>not</u> zone as this requires engineering)	Speeding cars and the need to ensure pedestrian and cyclist safety, especially near schools. Sevenoaks Town Neighbourhood Plan (STNP) also emphasises the importance of pedestrian and cycle travel and supports 20mph in residential areas and near schools.	20mph speed limit reductions as per KCC designs, which were consulted on by STC at the end of 2023. The intention is for it to be signage only as per the current design, so as to protect potential for future cycling paths to be incorporated into road designs, as identified in the LCWIP. Delivered 12 th August – 1 st September 2024, paid for by STC.	

Appendix:

Known damage caused within the Sevenoaks High Street Conservation Area by HGV vehicles moving within the Town:

Image 1: bent sign



ROAD SAFETY & ACTIVE TRAVEL NEWSLETTER



ISSUE 1 (APRIL – JUNE 2024)

WELCOME

At Kent County Council (KCC) we are always keen to improve how we communicate with our customers. In the Summer of 2022 we restructured our Road Safety & Active Travel Group (RSATG) to provide dedicated Community Engagement Officers within the Highway Improvement Team.

We are committed to working alongside Parish and Town Councils and County Members in reviewing your highway improvement requests, giving a voice to the communities that you represent.

This is our first Road Safety & Active Travel Group quarterly newsletter and has been designed to keep you up to date with the latest news from the Group and to help you discover first-hand the important role that we all play for Kent communities and the benefits of engaging with us through the Highway Improvement Plan (HIP) process.

MEET THE TEAM HIGHWAY IMPROVEMENTS TEAM

The Highway Improvements Team is split into West Kent and East Kent, with three different, but interconnected, work streams making up each team:

Community Engagement – works closely with County Members, Parish and Town Councils on all aspects of their Highway Improvement Plan.

Planning & Advice – provides technical advice for HIP priorities, determines the feasibility of schemes being requested and advises on alternative options where a desired scheme may not be possible.

Design & Delivery – designs schemes to meet Kent's highway standards, CDM Regulations and DfT policy and works with KCC's contractors to deliver the work on the ground.

Both Planning & Advice and Design & Delivery also lead collaboratively on the casualty reduction programme and Local Transport Plan (LTP) funded schemes.



USEFUL LINKS

- [KCC Fault reporting tool](#)
- [KCC led consultations](#)
- [District Council services](#)
- [Kent Police reporting tool](#)
- [CrashMap UK](#)
- [DfT's Setting local speed limits](#)
- [Planned roadworks](#)
- [School travel plans](#)
- [Lorry Watch](#)
- [Community Speedwatch](#)
- [Kent & Medway Safety Camera Partnership](#)
- [Kent Road Safety](#)

DID YOU KNOW? 20MPH ZONE/LIMITS

At KCC we receive a large number of requests for the implementation of 20mph speed restrictions and we appreciate that, when installed in the right place at the right time, they are an important measure in improving road safety.

However, any speed reduction through signage alone should not be seen as a tool to address an evidenced speeding issue. The Department for Transport (DfT) has recently updated their guidance on '[Setting local speed limits](#)' which now states that traffic authorities should only introduce 20mph limits and zones in the right places and ensure any such measures are targeted and not introduced as a blanket measure. This is because over-use of inappropriate speed limits risks undermining public acceptance which could impact compliance of 20mph speed limits where they are most needed, such as outside of schools and in residential areas where there is generally a high proportion of vulnerable road users.

Government guidance on the implementation of 20mph schemes states that successful 20mph limits and zones should be self-enforcing and Kent Police do not support new 20mph speed limits unless the existing average speed of vehicles is 24mph or less as they do not have the resources to enforce 20mph sites with poor compliance.

A reduction in the posted speed limit through signage alone is unlikely to make any discernible difference. As such, KCC have to consider this when designing new speed limits. We have to balance the benefits of slower speeds alongside that of compliance. The decisions are always locally determined and an individual assessment is required by considering the existing average speeds to see if they are likely to be suitable.

In some circumstances, where average speeds are between 24-28mph it may still be possible to consider a reduction, but some form of traffic calming (innovative or traditional) would need to be installed to better ensure reasonable compliance.

For details on the site requirements and typical costs of a 20mph limit or zone please refer to pages 9&10 of your Highway Information Pack. Where existing speeds are too high for a 20mph speed restriction to be self-enforcing, and/or traffic calming is not possible, we will work with elected bodies on what other measures we may be able to introduce to address the concerns being raised.

LOOKING BACK

In each issue of the newsletter we will give you an insight into the work that the Highway Improvements Team have delivered as a result of our close working relationship with Parish & Town Councils and County Members.

Between April 2023 and March 2024 we carried out **188** HIP reviews across Kent resulting in the delivery of **23** Parish Council funded schemes and **94** schemes funded from KCC's HIP budget.⁴⁶

2023

THIS QUARTER IN NUMBERS

Between April and June 2024, the Highway Improvements Team has carried out the following work in conjunction with Parish and Town Councils and County Members across Kent:

Parish/Town Council and County Member meetings - **77**

Number of HIP/Parish funded schemes delivered - **23**

Total value of KCC funded schemes (HIP budget) delivered - **£48,875**

Total value of Parish/ Town Council funded schemes delivered - **£20,364**

PRESTON HILL/HIGH STREET, WINGHAM – LOCAL TRANSPORT PLAN (LTP) SCHEME

A Parish Council in Dover had raised concerns about the junction of the High Street and Preston Hill via their Highway Improvement Plan. The concerns were vehicles driving at excess speed at the junction, large vehicles mounting the traffic island which resulted in damage to street furniture and there were concerns for pedestrians crossing here. There was also a property at the junction where several instances of damage had occurred to the property and a highway wall.



The crash data was reviewed and analysed and it did not meet our criteria to fund changes at this location. An outline design and cost estimate was sent to the parish council to reconfigure the junction layout but was too costly for the parish council to fund, so a bid was submitted through the Local Transport Plan funding stream. The bid was successful and the works were completed in November 2023.

The overall cost of the scheme was £117,000.

The works included widening the footway outside the property and realigning the junction by relocating the traffic island. The photos show the road layout before and after completion of the scheme.

Since the scheme has been implemented, there have been no damage only or personal injury crashes reported. This is a really good example of Parish Councils and the Community Engagement Team working together to get the right result.



COLLABORATION

Whilst the Highway Improvements Team (HIT) are dedicated to delivering as many feasible Parish/Town Council and County Member promoted schemes as possible, it is also true that simply by being on a Highway Improvement Plan (HIP), with community support and/or with a funding stream identified, does not guarantee that an engineering measure can be identified or delivered.

Not only are we restricted by what is legally, physically and technically possible, sometimes there are just no measures that HIT can deliver that will resolve the concerns of the communities you represent.

However, we are not content to leave it there and we work across the Road Safety & Active Travel Group, for example with the Road Safer User Behaviour team, as well as with wider Highways & Transportation colleagues, and externally with Kent Police, the District & Borough Councils etc.

Looking at the issues together we are able to benefit from other teams' knowledge, experience and resources to find the most suitable solution where there is one. In each newsletter our aim is to give you an example of how we work collaboratively in order to provide the best service to Kent's residents via their elected representatives.

IN THE SPOTLIGHT SPEEDING

Unsurprisingly, speeding is one of the main causes of concern that HIT receives when discussing HIP priorities with Parish/Town Councils and County Members. The first thing your Community Engagement Officer will do is review current average speeds at the location in question. Often this shows that speeding is a perception, rather than an evidenced issue.

However, where there is evidence of speeding (Kent Police consider this to be where average speeds are above the enforcement speed limit of 10% + 2mph), HIT will first consider what engineering measures may be possible to improve compliance with the posted speed limit.

It should be noted that reducing the speed limit of a road is not considered to be an effective way of reducing speeding, however there may be other schemes that we can consider such as the installation of village gateways, upgrading of existing speed terminals, addition of new repeater signs (not allowable on a street lit 30) or installation of physical traffic calming (not possible on unlit or A and B classified roads).



In cases where no physical engineering measures are suitable, HIT considers how we can address the behavioural aspect of speeding, and works collaboratively both internally and externally to determine other solutions that would set residents mind at ease. This could include:

Speed Indicator Devices (SIDs) – An alternative to the fixed electronic sign, HIT work with KCC's Traffic Operations Team to offer a SID scheme to help tackle concerns of speeding.

SIDs are non-permanent moveable signs. They comprise of a single SID unit used in rotation across multiple fixed poles within existing 30mph zones as a driver education tool.



Proposed sites are assessed on an individual basis and a minimum of three posts are required per SID, with a bracket for each, to a maximum of five sites per sign in order to retain overall effectiveness.

SIDs are currently not available for use in 20mph speed restrictions, however KCC's Traffic Operations Team is looking into trialing new signs which are sensitive enough to pick up lower speeds, so this may be something that we can offer in the future.



Toolkits – HIT works with our Safer Roads colleagues to offer a number of resources to support Parish and Town Councils to encourage compliance of 20 and 30mph speed limits.

It provides the tools, assets and information needed to successfully communicate this message and consists of posters, car stickers, bin stickers and road banners.

More information can be found on-line at <https://kentroadsafety.info/what-we-do/speed/>

SpeedWatch – Working with Kent Police, and operating at carefully selected sites on roads in 20mph, 30mph and 40mph speed limits, a group typically of three Community SpeedWatch (CSW) practitioners/volunteers monitors the speed of passing vehicles using a portable speed indication device.

Details of vehicles travelling at or above nationally-specified thresholds (25+, 35+ and 46+mph) are recorded and reported. The registered keepers of vehicles observed repeatedly of 'high-end' speeding anywhere in Kent in the previous 12 months are then sent advisory letters by Kent Police.



Parish/Town Council's would need to contact Kent Police, at speedwatch@kent.police.uk, to discuss where you would like to operate Speedwatch in your community; they will be able to run through the site risk assessment process and training for operators.

KCC may be able to assist with the funding of the equipment so please speak to your Community Engagement lead if you are interested.



Targeted road safety campaigns – Where there may be a pattern of collisions that have been attributed to a behavioural issue, such as vehicles not stopping at a STOP junction, HIT can work with the Safer Roads Team to produce a targeted road safety campaign to address the behaviour we would like to change.

RUNNING HORSE ROUNDABOUT, MAIDSTONE – CRASH REMEDIAL MEASURES (CRM) PROGRAMME

The Highway Improvements Team's core responsibility is the analysis of Crash Remedial Measures (CRM) sites across Kent and the identification of engineering solutions that will have a positive impact on collision numbers at that location.

The Running Horse Roundabout, which links the M20 with the A229 Chatham Road, in Maidstone is one of the busiest roundabouts in Kent. There have been 13 personal injury crashes reported to us in the past three years, making this junction a key priority for work to reduce injuries on the public highway. The figure for the past five years is 29.

As a result, an innovative design was produced to adapt the roundabout into a new '[Turbo Roundabout](#)' in a bid to lessen crashes and bust congestion on one of Kent's busiest routes.

Unlike normal roundabouts, Turbo Roundabouts require drivers to choose the direction they plan to travel in before entering the roundabout. Lanes are separated by coloured markings and lines preventing motorists from switching lanes whilst on the roundabout circulatory. As well as increased lines and coloured surfacing, engineers changed the signage on the approaches to the roundabout in all directions to raise awareness of the new style.

This project was delivered in May 2024, finishing ahead of schedule, and already driver behaviour has adapted to the new layout with vehicles being observed entering and travelling around the roundabout in a slower and more disciplined way.

Kent's newest Turbo Roundabout has already received national industry recognition and our very own Design & Delivery Principal Engineer, Chris Koningen, has been asked to present at the next annual conference of the Chartered Institute of Logistics and Transport (CILT) in September.



HAVE YOUR SAY

We value your feedback and would love to hear from you if you have any thoughts or suggestions as to what you'd like to see in future issues. Please complete this brief questionnaire which will allow us to ensure that our newsletters are providing you with the information that you would like to see.

[Have your say – Microsoft Forms](#)



Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00080/NEWDEV

Date: 20th July 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 7 Mount Harry Road Sevenoaks Kent TN13 3JH

No 7 is being demolished and three detached properties being built in its place. The owner of the existing no 7 will be moving in to Plot 3 which is why I have numbered that 7.

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

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

Street Naming & Numbering Officer

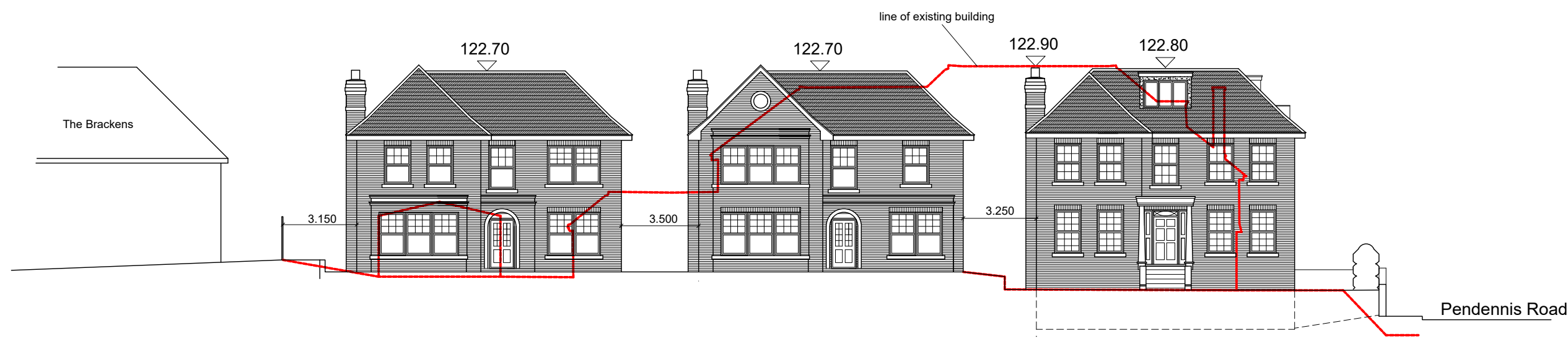
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HC
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

INVESTORS IN PEOPLE®
We invest in people Platinum

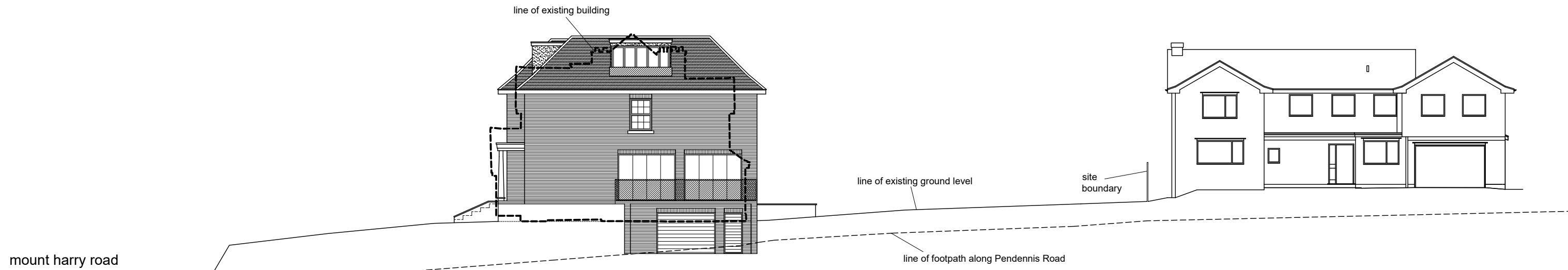
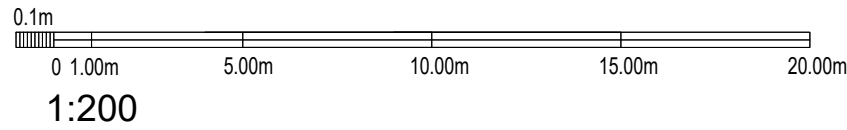
Site: 7 Mount Harry Road Sevenoaks Kent TN13 3JH

Plot	New Address
Plot 1, 7 Mount Harry Road	7B Mount Harry Road Sevenoaks Kent
Plot 2, 7 Mount Harry Road	7C Mount Harry Road Sevenoaks Kent
Plot 3, 7 Mount Harry Road	7 Mount Harry Road Sevenoaks Kent

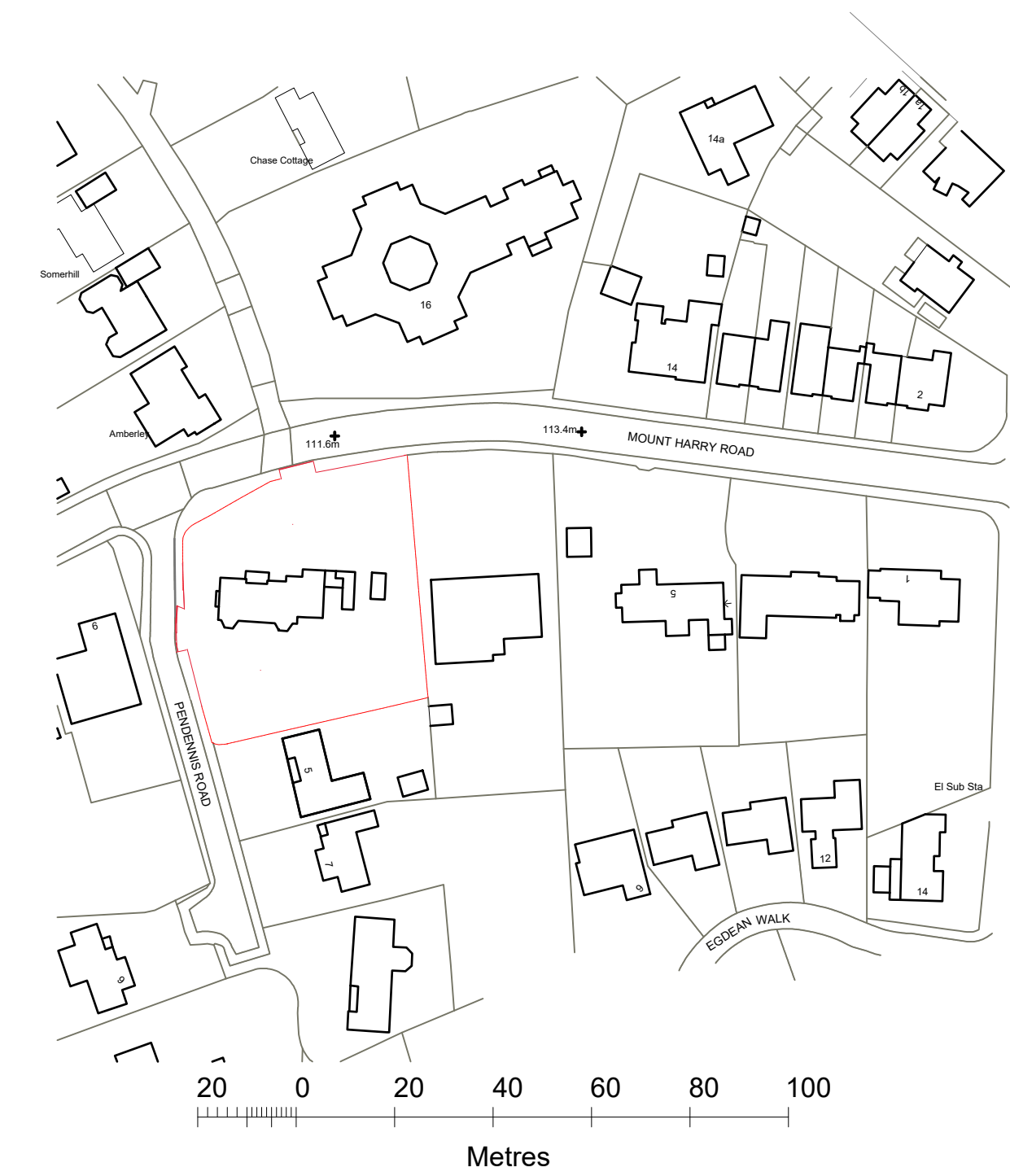
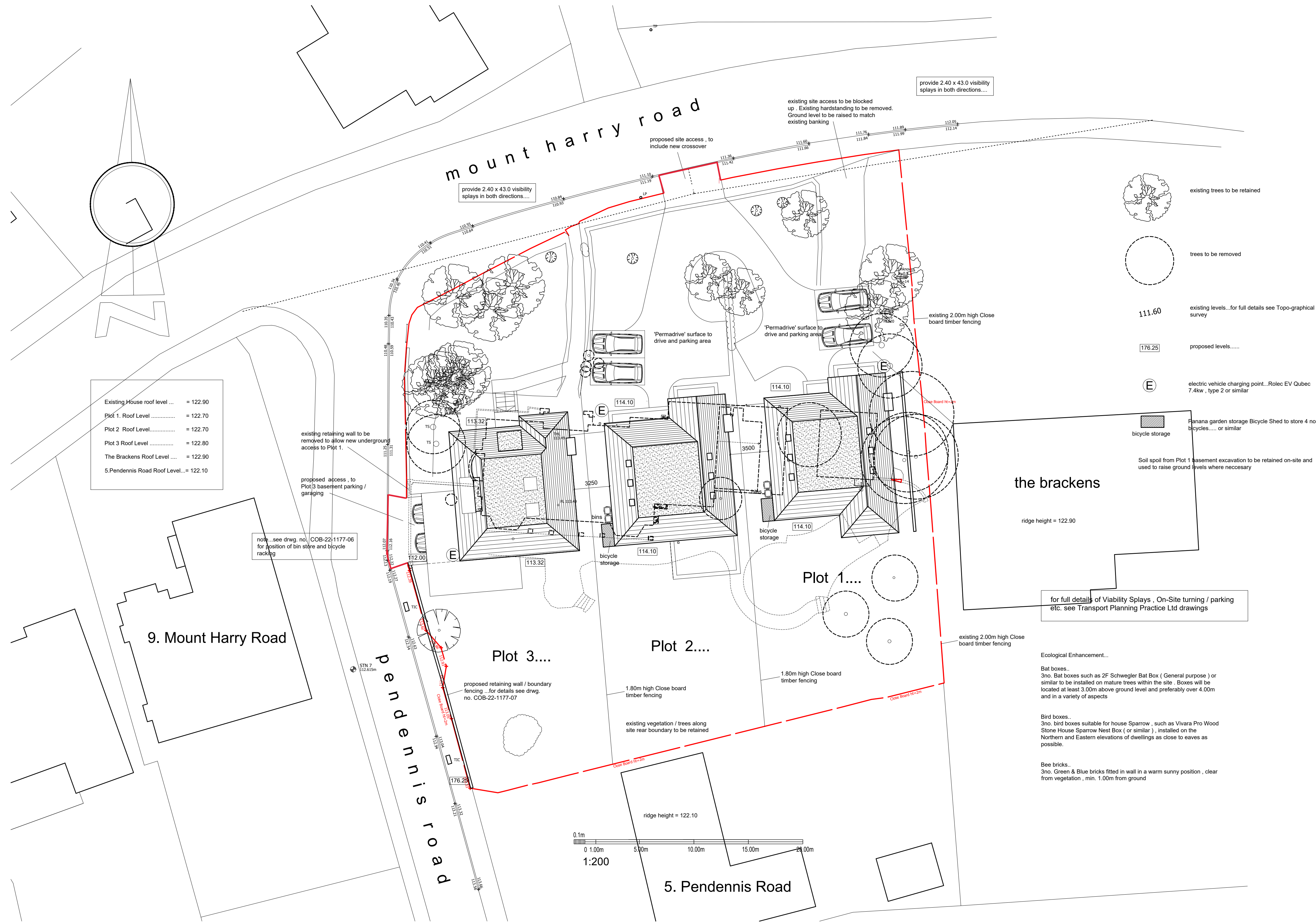
The copyright of this drawing and any design shown on it is owned by COBDEN (Architectural Design) Figured dimensions only to be worked from, and contractors are to check all dimensions on site. Any discrepancies to be reported before proceeding.



view from Mount Harry Road...



view from Pendennis Road



A	9.10.23	general revisions relating to house types and boundary wall....	b.j.b.
revision	date	amendment	initials

South Park Studios,
South Park
Sevenoaks,
Kent,
TN13 1AN

tel | 01732 455029 mob | 07721010293 e-mail | barry.best@cobdenland.co.uk web | www.cobdenland.co.uk

project
proposed development of....
**7 MOUNT HARRY ROAD,
SEVENOAKS,
KENT,
TN13**
drawing title

client:
PORTMAN HOMES LTD.

date:
Aug. 2023
scale:
1:1250 & 1:200 @ A1
drawing no.
COB/22/1177/01A

drawn:
b.j.b.

Planning....

Site Plan....

As proposed.....

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Summary report of upcoming Temporary Road Closures:

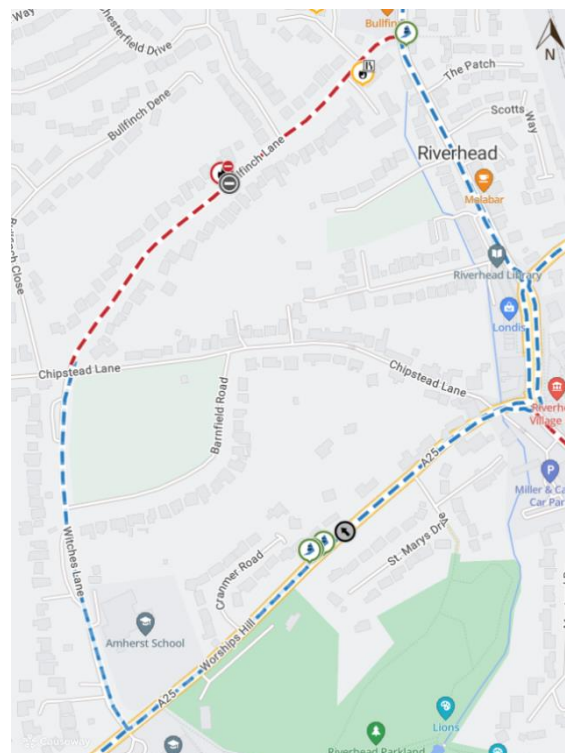
1 BULLFINCH LANE (RIVERHEAD) – 22ND JULY 2024 FOR 42 DAYS

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>



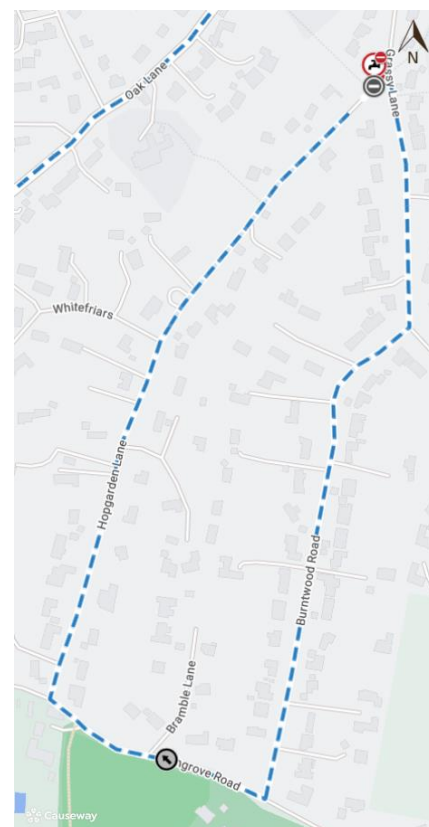
2 HOPGARDEN LANE – 7TH AUGUST 2024 FOR 7 DAYS

a) The above road will be closed outside Christmas Croft for 7 days from 7th August 2024.

b) The alternative route is via Grassy Lane, Burntwood Road, Ashgrove Road, Hopgarden 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=139212864>



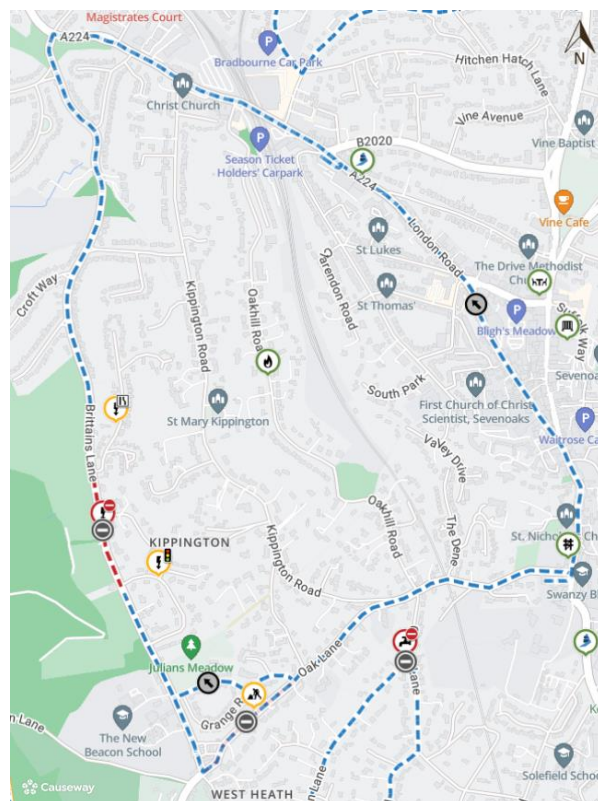
3 BRITTAINS LANE – 12TH AUGUST 2024 FOR 12 DAYS BETWEEN 8AM AND 6PM

a) The above road will be closed between Beaconfields and The Middlings for 12 days between 8am and 6pm from 12th August 2024.

b) The alternative route is via Brittains Lane, Oak Lane, A225 High Street, A224 London Road 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=139322690>



4 BRITTAINS LANE – 31ST JULY 2024 FOR 2 DAYS

a) The above road will be closed outside Julians Way for up to 2 days between 9:30am and 3:30pm from 31st July 2024.

b) The alternative route is via Oak Lane, A225 High Street, A224 London Road, A224 Amherst Hill and vice versa.

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

<https://one.network/public>



Footway Maintenance in Your Area

Footway Surface Preservation (Slurry Sealing)

Seal Hollow Road, Sevenoaks.

When we plan to carry out the work and how long it will take

This is to let you know that, as part of the on-going maintenance and improvement of the highway network, Kent County Council will be working to improve sections of the footway surfaces of Seal Hollow Road from the junction with Seal Road (A25) to the junction with Blackhall Lane.

What we plan to do and when

As a surface treatment, these works are carried out quite quickly in each area we work, they are programmed to commence on the **23/07/2024** and should be completed by the **30/07/2024**. These activities will generally be undertaken between the hours of **7:30am & 6:00pm**.

These footway surface improvement works are carried out in three phases.

- Firstly, It may be necessary to prepare the existing surface by carrying out some patching or kerbing works. A weed spray will also be applied, this phase of the work may have already been completed.
- Secondly, we will cut back the edges of any adjoining grass verges, power wash the surface of the footway and adjust the level of any footway chamber covers that require it. Some of this work may also have been completed already.
- The final and main phase is the application of the surface preservation treatment to the footway surface.

To keep you informed of our progress you will receive a leaflet with some comprehensive information about the application, and the treatment itself from our contractor Kiely Bros **3 days** prior to the works commencing in the vicinity of your property, please do take some time to read this leaflet and keep it for the duration of the works.

Signs will be erected along the road in advance showing the above date and duration for this final phase of works.

This type of work can be affected by weather conditions, so should it not possible for us to start the work within a few days of the specified date, we will arrange a new date and let you know via a letter drop to your home.

During these essential works it will be necessary to close sections of the footway so that we can carry out the works safely for both the workforce and road users, therefore temporary 2 way signals will be used to control traffic through the extents of the works this will allow for both plant access and for pedestrians to be escorted through the extents safely.

Why we are doing this work and what to expect.

The footway is beginning to show signs of wear and tear, so we are going to apply a new surface which will both preserve it and extend its life, this cold applied treatment is known as 'slurry sealing'.

Immediately before the works the kerbs, covers and entrances to properties will be taped over. As works begin it may be necessary for the surface to receive an initial levelling layer to achieve a nice uniform base for the new slurry sealing to be applied.

After the application the material sets fairly quickly and once finished all the tape will be removed allowing the footway to be re-opened, this is usually **within 2 hours** of 'slurry sealing' being applied.

We will carry out the work in sections and every effort will be made to maintain access to your driveway. However, there may be times when our work may cause you some inconvenience, but we will make every effort to keep disruption to a minimum.

Footway Maintenance in Your Area

Footway Surface Preservation (Slurry Sealing)

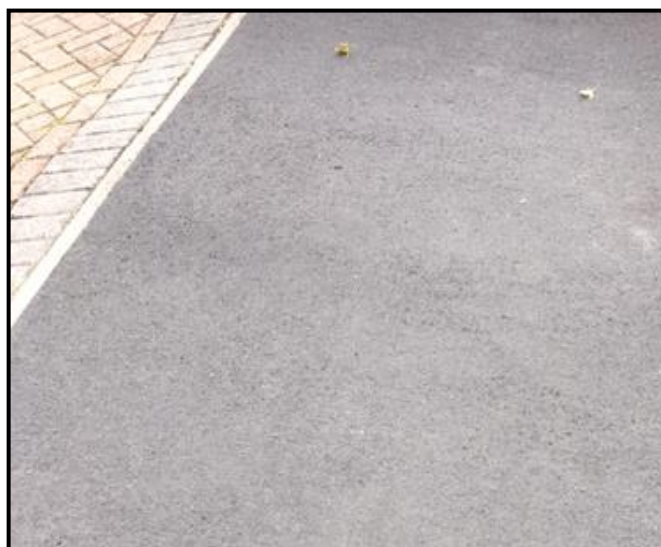
Seal Hollow Road, Sevenoaks.



As can be seen from the photos below, the new surface will be very dark in colour and coarse in texture, this is normal for this type of material, but its appearance will become more like you would expect over the following months following a period of 'bedding in'.



Shortly after treatment



Treatment after 1 year

How you can help us

Where possible we cut back vegetation overhanging the footway to ensure that we can achieve a full coverage, however this is not always possible. It would be extremely helpful if when receiving this leaflet, you could inspect any hedge, shrubs, or grass that you may have near the footway and cut back any that may be overhanging. When we work on the footways near your house our large vehicles will need to work in the road right next to the footway.

IF POSSIBLE, we would really welcome your help by parking your vehicle away from the area that we are working in.

For your safety and the safety of our workforce, please drive carefully and slowly through the roadworks.

WARNING – Beware Bogus Callers

Kent County Council Highways, Transportation and Waste do not allow works to be carried out on private properties. If anyone says they are working for us or our specialist contractors and offer to carry out any work for cash, they should be treated with caution. We advise you to contact Citizen's Advice on 03444 111 444 (Monday to Friday 9.00am to 5.00pm)

How to contact us?

If you have any special access arrangements, deliveries or need more information, you can email ivan.stevens@kent.gov.uk. You can also visit our website www.kent.gov.uk/highways to find out how we look after the roads throughout Kent or report any faults you find on our roads. Alternatively call us on **03000 41 81 81**.



Footway Maintenance in Your Area

Footway Surface Preservation (Slurry Sealing)

Blackhall Lane, Sevenoaks.

When we plan to carry out the work and how long it will take

This is to let you know that, as part of the on-going maintenance and improvement of the highway network, Kent County Council will be working to improve sections of the footway surfaces of Blackhall Lane from the junction with Seal Hollow Road to the junction with Parkfield.

What we plan to do and when

As a surface treatment, these works are carried out quite quickly in each area we work, they are programmed to commence on the **25/07/2024** and should be completed by the **01/08/2024**. These activities will generally be undertaken between the hours of **7:30am & 6:00pm**.

These footway surface improvement works are carried out in three phases.

- Firstly, It may be necessary to prepare the existing surface by carrying out some patching or kerbing works. A weed spray will also be applied, this phase of the work may have already been completed.
- Secondly, we will cut back the edges of any adjoining grass verges, power wash the surface of the footway and adjust the level of any footway chamber covers that require it. Some of this work may also have been completed already.
- The final and main phase is the application of the surface preservation treatment to the footway surface.

To keep you informed of our progress you will receive a leaflet with some comprehensive information about the application, and the treatment itself from our contractor Kiely Bros **3 days** prior to the works commencing in the vicinity of your property, please do take some time to read this leaflet and keep it for the duration of the works.

Signs will be erected along the road in advance showing the above date and duration for this final phase of works.

This type of work can be affected by weather conditions, so should it not possible for us to start the work within a few days of the specified date, we will arrange a new date and let you know via a letter drop to your home.

During these essential works it will be necessary to close sections of the footway so that we can carry out the works safely for both the workforce and road users, therefore temporary 2 way manually controlled signals will be used to control traffic through the extents of the works this will allow for both plant access and for pedestrians to be escorted through the extents safely.

Why we are doing this work and what to expect.

The footway is beginning to show signs of wear and tear, so we are going to apply a new surface which will both preserve it and extend its life, this cold applied treatment is known as 'slurry sealing'.

Immediately before the works the kerbs, covers and entrances to properties will be taped over. As works begin it may be necessary for the surface to receive an initial levelling layer to achieve a nice uniform base for the new slurry sealing to be applied.

After the application the material sets fairly quickly and once finished all the tape will be removed allowing the footway to be re-opened, this is usually **within 2 hours** of 'slurry sealing' being applied.

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Footway Maintenance in Your Area

Footway Surface Preservation (Slurry Sealing)

Blackhall Lane, Sevenoaks.



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Treatment after 1 year

How you can help us

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Current Matters – for Sevenoaks Town Council’s Planning & Environment Committee
29/07/2024

New items or updates since the last Current Matters report are in [blue font](#).

Items requiring Action by the Committee are highlighted ORANGE. Those awaiting update before they can be actioned are not.

Minute Number and Date	Action	Update/Status
294 29th August 2023 (Action agreed) 367 25th September 2023 (Working Group formed) Agenda Item 6 13th March 2024 (Results published) 742 18th March 2024 (STC recommendation to JTB and KCC) 150 10th June 2024 (STC agreed further funding)	To run a second consultation on KCC and the Sevenoaks Joint Transportation Board’s (JTB) revised 20mph proposals. To fund implementation of any resulting approved 20mph scheme.	Consultation documents prepared by STC with Cllr Shea and Cllr Clayton’s oversight. Consultation completed and ran 1st November to 14th December 2023. Data analysis completed by STC and Lake Market Research. Data supplied to KCC and JTB for consideration at next JTB meeting, and published for 18th March 2024 Planning Committee meeting. STC recommendation forwarded to JTB and KCC. JTB recommendation for a slightly reduced scheme agreed 20th March 2024. STC has been working with KCC to agree final designs, estimated delivery to commence 12th August 2024 and be completed by 1st September 2024. Additional funding agreed by Finance & Delivery Committee 10th June 2024. Community engagement activities due to commence shortly.
145(e) – bullet point 3 3rd July 2023 (Action agreed) 335 11th September 2023 (Action delayed by lack of KCC accident data) 407(c) 9th October 2023 (Action agreed)	RESOLVED to request traffic mirrors at: • The junction where Brittain’s Lane meets Oak Lane, • Where Burntwood Road meets Ashgrove Road, • On Brittain’s Lane where Ashgrove Road meets Oak Lane, Also a concealed entrance sign on Oak Lane, past Dibden Lane where it approaches Brittain’s Lane and Ashgrove Road.	KCC’s site investigations found no accident data recorded and the locations therefore unviable. Because their data is a year behind and Cllrs are aware of at least two reported accidents within the last year however, KCC have agreed to reinvestigate in April 2024, once their traffic data has been updated. Request made by STC on 9th April 2024, for data to be re-run and the request reconsidered.
232(c) 17th July 2023 (Action agreed)	To continue working with Otford Parish Council on active travel options between the two parishes.	Working Group membership updated comprising Cllr Clayton, Cllr Shea and Cllr Dr Dixon.

		Meeting requested by Otford Cllr Simon Featherstone, following update from SDC. Awaiting action from SDC on their proposed Otford to Sevenoaks cycling route.
468 6th November 2023 (land above Wildlife Reserve)	RESOLVED for the following sites to be submitted as Assets of Community Value	Application Status:
510 20th November 2023 (Allotment site)	Land above the Wildlife Reserve through which the Darent Valley path cuts	Pending
405 9th October 2023	Additional allotment site as proposed in STNP (priority) Currently horse field on Bradbourne Vale Road	Submitted, pending decision
	Allotments at the end of Heathfield Road	Submitted, pending decision
	Depo building on Otford Road	Submitted, pending decision
	Scout huts located left of the above horse field	Draft application
	Land above the Wildlife Reserve through which the Darent Valley path cuts	Pending
579b 18th December 2023	Cllrs requested that KCC and Thames Water be invited to meet with the Town Council to discuss and map the key issues relating to flooding.	Meeting held February with Thames Water, KCC Highways, Cllr Streatfeild, SDC Cllr Leaman and STC/SDC Cllr Shea. Meeting held 26 th March 2024 and verbal update provided by Cllr Shea at 2 nd April 2024 Planning Committee. Meeting held 15th July 2024, update to be provided by Cllr Shea 29th July 2024.
8 2nd April 2024		
657.c.ii 5th February 2024	RESOLVED to liaise with Kent Wildlife Trust regarding STNP objectives.	Pending
438(3) 30th October 2023	To implement a Town Centre and St John’s Hill Masterplan.	Urban Initiatives Studio have been commissioned to complete two separate Masterplans. Stakeholder events held 23 rd April 2024 and 30 th April 2024. Additional stakeholder events delayed due to general election – awaiting scheduling. Car Parking Study at St Johns to be considered by Finance & Delivery Committee which may cause further delays.
440 30th October 2023	To pursue Feasibility Study for a Sevenoaks Dunton Green walking and cycling route, as identified in the STNP.	Phil Jones Consultants have been commissioned to produce this. Currently waiting on landowners about potential wayleave conversations in the future. Additional letter sent to landowners on 24th May 2024.

118 20th May 2024 (Annual Report approved)	Monitoring of STNP policy application in planning application decisions, and actioning of projects .	In progress via Monitoring & Implementation Group. Annual Report approved 20 th May 2024 and published .
HIP Priority Number 9 746(b) 18th March 2024 (Working Group formed)	STC to prepare a map of locations for a Traffic Regulation Order to provide corner protections at various locations. See Item below.	Working Group membership formed 18 th March 2024, comprising Cllr Ancrum, Cllr Gustard, Cllr Camp, and Cllr Granville, to discuss and progress HIP Priority 9 – see item below .
64 29th April 2024 (Working Group formed)	To review the Planning & Environment Committee's Policies and Procedures document including: • Map of proposed TRO locations for corner protections • Stance on Air Source Heat Pumps, as well as boreholes for private water supply • Locations in the Sevenoaks Residential Character Area Assessment where trees and hedgerows contribute significantly, for use in recommendations • Policy on nominating Assets of Community Value • Evaluate stance on internally illuminated signs	Working Group formed 29 th April 2024 comprising Cllr Skinner, Cllr Shea, Cllr Dr Dixon and Cllr Daniell.
67 29th April 2024 (Request made to KCC) 131 3 rd June 2024 (Further details requested by STC)	Request for Letter Box Lane corner protections to be extended further into the road.	Request made by STC 29 th April 2024 for the TRO to be extended. Offer from KCC received 3 rd June 2024 for STC to become project promoter for new TRO costing £3000.

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **9th July 2024 2024 to 22nd 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)
24/00415/HOUSE	58A The Drive – Town	Cllr Michaelides	15th April 2024: STC recommended approval, 1 condition. 3rd June 2024: STC recommended approval, 1 condition.	17 th July 2024: SDC Granted, 4 conditions.
24/00519/HOUSE	39 Brattle Wood – Kippington	Cllr Gustard	2nd May 2024: STC recommended approval, 2 conditions. 1st July 2024: STC recommended approval, 1 condition.	19 th July 2024: SDC Granted, 8 conditions.
24/00712/FUL	Greatness Playing Fields – Northern	Cllr Dr Canet	3rd June 2024: STC did not comment, being the landowner.	9 th July 2024: SDC Granted, 17 conditions.
24/01075/HOUSE	51 The Drive – Town	Cllr Granville	3rd June 2024: STC recommended approval, 1 condition.	9 th July 2024: SDC Granted, 4 conditions.
24/01168/HOUSE	20 Grange Road – Kippington	Cllr Gustard	3rd June 2024: STC recommended approval, 2 conditions.	11 th July 2024: SDC Granted, 3 conditions.
24/01254/HOUSE	Southernwood, 85 Kippington Road – Kippington	Cllr Varley	17th June 2024: STC recommended approval, 1 condition.	17 th July 2024: SDC Granted, 4 conditions.
24/01275/ADV	Boots, 120 High Street – Town	Cllr Michaelides	3rd June 2024: STC did not comment, being the applicant.	15 th July 2024: SDC Granted, 6 conditions.
24/01351/HOUSE	122 Bradbourne Road – St Johns	Cllr Dr Dixon	17th June 2024: STC recommended approval, 2 conditions.	18 th July 2024: SDC Granted, 3 conditions.

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Planning Applications to be Considered

Planning Applications received to be considered on 29 July 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00736/HOUSE	Abbey Aslett 05/08/2024	Cllr Layne	Fuller Long Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Herron			3 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/24
24/00736/HOUSE - Amended plan				
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.				
A summary of the main changes are set out below:				
Updated plans and information following the comments from the Conservation Officer.				
Additional amendment received 19th July 2024: Updated window information.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAPJENBKN0300			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00737/LBCALT	Abbey Aslett 05/08/2024	Cllr Layne	Fuller Long Limited
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Herron			3 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/24
24/00737/LBCALT - Amended plan				
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, reciting 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.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAPJEOBKN0400			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00852/LDCEX	Abbey Aslett 09/08/2024	Cllr Ancrum	

Planning Applications to be Considered

Planning Applications received to be considered on 29 July 2024

Case Officer			
Applicant	House Name	Road	Locality
Mr C Whitehead		44 Quakers Hall Lane	Eastern
Town	County	Post Code	Application date
			19/07/24
24/00852/LDCEX - Amended plan			
The application seeks confirmation that the outbuilding at the application site can be used for any purpose incidental to the enjoyment of the dwelling house.			
A summary of the main changes are set out below:			
Additional information submitted including a section of the outbuilding.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SB4CT0BKFI00		

4	Plan Number	Planning officer	Town Councillor	Agent
	24/00859/FUL	Samantha Yates 02/08/2024	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
				12/07/24
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:				
Light spillage aerial diagram.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SB9TXEBKFJ700			

5	Plan Number	Planning officer	Town Councillor	Agent
	24/00871/FUL	Samantha Yates 01/08/2024	Cllr Varley	Willow Town and Country Planni
Case Officer				
Applicant		House Name	Road	Locality
Portfolio Homes BW Limited			1 Brattle Wood	Kippington
Town		County	Post Code	Application date
				11/07/24
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:				
- Updated ecology metric to demonstrate biodiversity enhancement on-site.				
- Site Plan showing location of biodiversity enhancements				
- Cover email to explain enhancements.				

Planning Applications to be Considered

Planning Applications received to be considered on 29 July 2024

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBBON3BKFK400
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6	Plan Number	Planning officer	Town Councillor	Agent
	24/01238/HOUSE	Summer Aucoin 08/08/2024	Cllr Shea	Studio 264
Case Officer				
Applicant		House Name	Road	Locality
Ms Jenny Streek			31 Pontoise Close	Northern
Town		County	Post Code	Application date
				18/07/24

24/01238/HOUSE - Amended plan

Demolish existing conservatory and garage, erection of two storey side extension and ground floor rear extension with canopy, rooflights.

A summary of the main changes are set out below:

The applicant has provided a geoenvironmental desk study report following comments from the Environment Agency.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD87AYBKG9000
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7	Plan Number	Planning officer	Town Councillor	Agent
	24/01305/FUL	Abbey Aslett 09/08/2024	Cllr Camp	NJA Town Planning Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Mclean			5 Mount Harry Road	St Johns
Town		County	Post Code	Application date
				19/07/24

Demolition of existing garage, subdivision of land and construction of new dwelling with basement. New access and parking, fencing and associated landscaping.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDN235BKGD00
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8	Plan Number	Planning officer	Town Councillor	Agent
	24/01342/HOUSE	Stephanie Payne 30/07/2024	Cllr Ancrum	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr S Tomkins			1 Pinewood Avenue	Eastern
Town		County	Post Code	Application date
				09/07/24

Demolition of existing garage to be replacement with new garage.

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDWAGNBKGG00
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9	Plan Number	Planning officer	Town Councillor	Agent
	24/01640/HOUSE	Summer Aucoin 31/07/2024	Cllr Layne	EK Planning Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 29 July 2024

Case Officer			
Applicant	House Name	Road	Locality
Mr N Jarvis		34 Pinewood Avenue	Eastern
Town	County	Post Code	Application date
			10/07/24
Demolition of existing single storey attached side garage, construction of two storey side extension and single storey rear extension.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFLE9FBKH4V00		

10	Plan Number	Planning officer	Town Councillor	Agent
	24/01674/HOUSE	Christopher Park 02/08/2024	Cllr Michaelides	Tim Ronalds Architects
Case Officer				
Applicant		House Name	Road	Locality
A Persson, Director of Property		Sevenoaks School Orchards	Solefields Road	Town
Town		County	Post Code	Application date
				12/07/24
Proposed two-storey extension to the south side of the house, new chimney, repositioning of solar panels, brick boundary wall and gate, patio, additional parking and all associated landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFP3BZBKH6P00			

11	Plan Number	Planning officer	Town Councillor	Agent
	24/01708/HOUSE	Stephanie Payne	Cllr Wightman	Robinson Escott Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Abson		Site of Little Wood	Woodland Rise	Wilderness
Town		County	Post Code	Application date
				16/07/24
Erection of entrance gates and piers.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFYCKPBKH8S00			

12	Plan Number	Planning officer	Town Councillor	Agent
	24/01711/HOUSE	Abbey Aslett 12/08/2024	Cllr Daniell	Blackburn Architects Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr B Jackson			66 Brattle Wood	Kippington
Town		County	Post Code	Application date
				22/07/24
Demolition of existing garage, conservatory and chimney. Construction of two-storey side and rear extension. Internal alterations. Alteration to fenestration. New front door canopy. Enlargement of existing driveway and reconfiguration of rear garden levels.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFYCO1BKH8Y00			

Planning Applications to be Considered

Planning Applications received to be considered on 29 July 2024

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01744/HOUSE	Summer Aucoin 12/08/2024	Cllr Gustard	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Restall			54 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/07/24
Proposed rear dormer extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG3WOZBKHBS00			