



6th August 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 12th August 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/xQOzroNxRIA> 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](#).

Responsible Finance Officer / Deputy 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 5-16)

To receive and agree the Minutes from the Planning Committee Meeting held on 29th July 2024.

5 CONSULTATION ON PROPOSED REVISIONS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING SYSTEM (Pages 17-23)

a) To receive notice that the Ministry of Housing, Communities and Local Government is consulting on proposed changes to the National Planning Policy Framework as well as wider changes to the planning system.

b) To note that full details on the consultation, which will remain open until 11:45pm on 24th September 2024 are available via the below link:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

c) To receive copy of the consultation questions, and to consider whether a Working Group be formed to consider the proposals in greater detail and to prepare a draft response for approval of the Planning & Environment Committee.

6 KENT COUNTY COUNCIL HAS MADE DOCUMENTS FOR AMENDMENT 1 – A WAITING RESTRICTIONS ORDER ON BOSVILLE DRIVE (Pages 25-31)

a) To receive notice that Kent County Council have made the following Order to amend existing waiting restrictions on the following length of roads, due to new dropped kerbs:

- **Bosville Drive:**

- (1) On the southwest side remove the time limited bays with shared residents parking from the boundary of 37/39 Bosville Drive for a distance of 6 metres in a south easterly direction.
- (2) On the southeast side remove the time limited bays with shared residents parking from the boundary of 4/6 Bosville Drive for a distance of metres in a south westerly direction.

INFORMATIVE:

The Planning Committee received and noted Kent County Council's intention to amend waiting restrictions for the above sections of road on 23rd October 2023 (1) and 18th March 2024 (2), under their originally advertised references Amendment 53 (1) and Amendment 56 (2).

7 KENT COUNTY COUNCIL LOCAL TRANSPORT PLAN PUBLIC CONSULTATION (Pages 33-35)

a) To receive notice that Kent County Council is consulting on its draft Local Transport Plan, which sets out proposals for improving roads and public transport in Kent. This will remain open to comment until 8th October 2024.

b) To note that full details are available via the following webpage:

<https://letstalk.kent.gov.uk/local-transport-plan-5-2024>

c) To receive and note copy of Sevenoaks Town Council's response to the previous consultation held in 2023 on the Emerging Draft Local Transport Plan.

d) To receive copy of the questionnaire via the link below, and to decide whether Sevenoaks Town Council respond to the consultation. This would be via the Movement & Net Zero Working Group, due to meet on 23rd September 2024, and with enough time for final sign off by the Planning & Environment Committee to occur on either 23rd September 2024 or 7th October 2024.

https://www.sevenoakstown.gov.uk/_UserFiles/Files/_Other/186849-KCC_transport_plan_Questionnaire.pdf

8 COMMUNITY RIGHT TO BID NOMINATIONS

To receive notice that the Town Council's nomination of the District Council's Depot site on Otford Road as an Asset of Community Value has been unsuccessful. This due to the previous community uses of "Park and Panto"/"Park and Ride" venue as well as Covid-19 testing centre being ancillary to the main use of the asset as a depot/storage site – with requirement for an asset's **main** use to benefit the community.

- 9 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PLANNING VALIDATION LIST
a) To receive notice that Sevenoaks District Council is consulting on proposed changes to its planning validation requirements – with clearer requirements and updated references to latest legislation and guidance, additional local requirements, and revised formatting and layout of validation checklist.

b) To note that further details on the consultation can be found via the below link: https://www.sevenoaks.gov.uk/info/20008/planning/796/planning_validation_list_consultation

c) To note that the consultation will remain open until 8th September 2024, and to decide whether Sevenoaks Town Council should submit a response.
- 10 TEMPORARY ROAD CLOSURES (Pages 37)
To receive and note a report summarising upcoming road closures within Sevenoaks Town, including diversion routes and website links for up-to-date information.
- 11 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 39-40)
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 5th August 2024.
- 12 PLANNING APPLICATIONS (Pages 41-44)
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 5th August 2024.
- 13 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 29th 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/6gulRKgHTIA>

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Responsible Finance Officer / Deputy Town Clerk
Planning Committee Clerk

PUBLIC QUESTION TIME

None.

234 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

235 **DECLARATIONS OF INTEREST**

None.

236 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 15th July 2024.

It was RESOLVED that the minutes be approved.

237 **APPEALS**

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

- **APP/G2245/D/24/334556: 23/03677/HOUSE – 16 Knole Road**

b) It was noted that the Appeal is proceeding under the Household Appeals Service, therefore there is no opportunity for STC to submit further comments. Councillors did not consider it necessary to modify or withdraw its previous recommendation for refusal on the grounds of overshadowing and overdevelopment.

c) It was noted that the full documentation may be accessed through the District Council's Appeals Portal, via the below link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=SEK462BK0MR00>

238 UPDATE ON SEVENOAKS TOWN 20MPH

a) The following timetable for delivery of the Sevenoaks Town 20mph speed limits was received and noted:

- **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

b) Councillors welcomed the upcoming works, with report from Cllr Shea that positive agreement had been reached with Kent County Council Officers on gateway treatments. It was noted that there remained a few gaps in the Town Council's preferred 20mph area, for which the Town Council's Highway Improvement Plan proposes a number of ways to proceed.

239 SEVENOAKS TOWN AND ST JOHNS AREA MASTERPLANS UPDATE

a) Councillors noted and expressed excitement for the following updated delivery timetable for the Town Centre and St John's area Masterplans.

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) It was noted that the following date had been scheduled for the second Town Centre Stakeholder event, and that the Town Council was awaiting response from its consultant as to when the St John's area Stakeholder event could be held. The Planning Committee Clerk reported that this was hoped to be within a week of the Town Centre Stakeholder event:

- **Town Centre Stakeholder event: Monday 4th November 2024, 4pm-5:30pm**

240 SEVENOAKS DISTRICT COUNCIL DESCRIPTIONS OF MINOR AMENDMENT APPLICATIONS

Councillors noted with gratitude that Sevenoaks District Council's Development Management team had agreed to amend the descriptions attached to Minor Material Amendments (MMA) applications moving forwards. Councillors agreed that this would be immensely helpful in their evaluations of these applications.

241 ASSETS OF COMMUNITY VALUE

a) The Committee received a report summarising all buildings/land which the Town Council has to date nominated or resolved to nominate as an Asset of Community Value.

b) The following additional sites were considered for nomination by the Town Council, and it was **RESOLVED** that they be submitted to the District Council for its consideration:

- Adult Education Centre
- Oakhill Road scout hut
- Mill Lane scout hut
- Sevenoaks Hospital
- Post Office / Sorting Office
- Bus Station Office

242 FLOODING MATTERS WITHIN SEVENOAKS TOWN – "ROUND TABLE" DISCUSSIONS UPDATE

a) Councillors were reminded of the Planning Committee's previous resolution to request "round-table" talks 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.

b) Cllr Shea, who had been involved in these talks, provided the following update on investigations and work undertaken to alleviate the flooding issues:

- Thames Water had cleaned, inspected and surveyed its network connecting Mill Lane, Watercress Drive and Greatness.
- Sensors which would monitor activity within the foul drains during flooding episodes had been ordered by Thames Water and would be installed in this area. This would allow Thames Water to review how much of foul drain flooding was caused by excess surface water runoff being incorrectly directed to the foul network.
- Initial concerns that foul drain flooding was caused by pipes being installed at 90 degree angles had been eliminated on inspection, despite appearing to be so on plans
- Kent County Council had completed cleaning of its gulleys
- The Environment Agency, which is responsible for watercourses connecting Mill Pond and Watercress had reviewed these and was due to inspect its aquifer in August 2024

- Thames Water were expanding their inspections into Seal Road from Pinehurst to the junction at Mill Pond Close, following additional flooding reports from residents
- Further talks with District Council Planning Officers were being sought by Cllr Shea and Cllr Leaman, in order to ensure that future developments do not overburden the network, and to investigate ways of ensuring that surface water runoff is correctly directed to gulleys and not sewers.

c) Cllr Shea summarised that Thames Water were taking flooding reports seriously, and that the Town Council, District Council and Kent County Council would continue to work with Thames Water to investigate solutions.

243 HIGHWAY IMPROVEMENT PLAN

a) The Committee received and discussed a draft version of the Town Council's Highway Improvement Plan, as amended from its previous iteration in 2023 throughout the year.

b) Cllr O'Hara, as Chair of the Movement & Net Zero Group which is now responsible for authoring the document, provided the following recommendation as agreed at the meeting held prior to the Planning & Environment Committee:

- That priority Items 5 (crossing points outside Sevenoaks Hospital) and 7 (pedestrian crossing at Seal Road/Greatness Park) be swapped
- To amend priority Item 2 (redirecting HGV movements away from the town) to include country roads such as Ashgrove Road
- To approve the Highway Improvement Plan as amended above.

c) In addition, Councillors considered amending Item 1 (speed reductions) to include proposal for speeds on Tonbridge Road to be gradually decreased, starting from 60mph to 50mph at the roundabout, reduced to 30mph at Gracious Lane, and finally 20mph at the southern entrance to Sevenoaks School. This in the hopes of meeting Kent Police's minimum distance required between fluctuating speed limits and allow Sevenoaks School to be included in the 20mph scheme, as well as to address the Town Council's concerns with the high speeds on Tonbridge Road.

d) It was noted that Sevenoaks Town Council would need the agreement and cooperation of Weald Parish Council in order to reduce the Tonbridge Road speed limits as far as the roundabout. It was agreed that the Town Council contact Weald Parish Council about its aspirations and note this as an action point on the Highway Improvement Plan.

e) It was **RESOLVED** that the Highway Improvement Plan be approved with the above agreed amendments. The priority Items and their deliverability would be discussed with Kent County Council Officers on 21st August 2024, and recommendations reported back to the Movement & Net Zero Working Group on 23rd September 2024.

244 KENT COUNTY COUNCIL ROAD SAFETY & ACTIVE TRAVEL NEWSLETTER

Copy of Kent County Council's first Road Safety & Active Travel Group quarterly newsletter for April to June 2024 was received and noted.

245 STREET NAMING AND NUMBERING

Councillors received and noted details on three new addresses that had been created in relation to the following development site:

- **7 Mount Harry Road**

246 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.

247 START OF WORKS NOTIFICATIONS

The Committee received and noted notifications received on upcoming works within Sevenoaks Town.

248 CURRENT AND COMPLETED MATTERS

The Committee received and noted the Current Matters report, summarising live projects of the Planning & Environment Committee.

249 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 22nd July 2024.

250 PLANNING APPLICATIONS

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

(b) The Committee considered planning applications received during the two weeks ending 22nd July 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

251 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:20pm.

Signed
Chair

Dated

DRAFT

Planning Applications Considered

Applications considered on 29-7-24

1	Plan Number	Planning officer	Town Councillor	Agent
	24/00736/HOUSE	Abbey Aslett 05/08/2024	Cllr Layne	Fuller Long Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Herron			3 Park Lane	Eastern
Town		County	Post Code	Application date
				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>Comment</i>				
Sevenoaks Town Council reiterated its previous recommendation and conditions for approval, with addition also that the Planning Officer and Case Officer should be satisfied with the amendments.				

2	Plan Number	Planning officer	Town Councillor	Agent
	24/00737/LBCALT	Abbey Aslett 05/08/2024	Cllr Layne	Fuller Long Limited
Applicant		House Name	Road	Locality
Mr & Mrs Herron			3 Park Lane	Eastern
Town		County	Post Code	Application date
				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>Comment</i>				
Sevenoaks Town Council reiterated its previous recommendation and conditions for approval, with addition also that the Planning Officer and Case Officer should be satisfied with the amendments.				

Planning Applications Considered

Applications considered on 29-7-24

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

Comment

Sevenoaks Town Council recommended approval, subject to the following conditions:

- The Planning Officer confirming that the building is in accordance with permitted development rights,
- That the outbuilding is not to be used as overnight accommodation.

Informative:

The Town Council recommended that Building Control pay particular attention to the quality of construction and the sustainability of drainage.

4	Plan Number	Planning officer	Town Councillor	Agent
	24/00859/FUL	Samantha Yates 02/08/2024	Cllr Clayton	N/A
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.

Comment

Proposed by Cllr Layne with Cllr Clayton's apologies:

Sevenoaks Town Council reiterated its previous recommendation, welcoming investment in Padel courts however recommending refusal 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 29-7-24

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00871/FUL	Samantha Yates 01/08/2024	Cllr Varley	Willow Town and Country Planning Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Portfolio Homes BW Limited		1 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.

Comment

Proposed by Cllr Gustard with Cllr Varley's apologies:

Sevenoaks Town Council recommended refusal unless:

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

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01238/HOUSE	Summer Aucoin 08/08/2024	Cllr Shea	Studio 264
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Ms Jenny Streek		31 Pontoise Close	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval, on the condition that the Planning Officer is satisfied with the designs and materials, and that the geotechnical report adequately responds to the Environment Agency's concerns.

Planning Applications Considered

Applications considered on 29-7-24

7	Plan Number	Planning officer	Town Councillor	Agent
	24/01305/FUL	Abbey Aslett 09/08/2024	Cllr Camp	NJA Town Planning Ltd
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.				

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer and Conservation Officer are satisfied that:

- There will be no adverse impact on the locally listed building or the street-scene,
- There will be no overlooking or loss of amenity to neighbours
- The first floor windows in the flank be obscure glazed to respect the privacy of the neighbours.

8	Plan Number	Planning officer	Town Councillor	Agent
	24/01342/HOUSE	Stephanie Payne 30/07/2024	Cllr Ancrum	N/A
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.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The building being inured to the main dwelling
- That the Planning Officer is satisfied with the material used for the garage and the porous nature of the paving to be installed
- That there is no overlooking or loss of privacy for the neighbouring property at No. 3.

9	Plan Number	Planning officer	Town Councillor	Agent
	24/01640/HOUSE	Summer Aucoin 31/07/2024	Cllr Layne	EK Planning Ltd
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.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that a Party Wall Agreement between No. 34 and 36 has been agreed to, that there will be no detrimental impact to No. 36, and that the flank window be obscure glazed.

Planning Applications Considered

Applications considered on 29-7-24

10	Plan Number 24/01674/HOUSE	Planning officer Christopher Park 02/08/2024	Town Councillor Cllr Michaelides	Agent Tim Ronalds Architects
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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the designs and materials.

11	Plan Number 24/01708/HOUSE	Planning officer Stephanie Payne	Town Councillor Cllr Wightman	Agent Robinson Escott Planning
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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Tree Officer being satisfied that building the new pillars will not damage nearby mature trees.

12	Plan Number 24/01711/HOUSE	Planning officer Abbey Aslett 12/08/2024	Town Councillor Cllr Daniell	Agent Blackburn Architects Limit
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.				

Comment

Proposed by Cllr Gustard with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenities to the neighbouring property.

Planning Applications Considered

Applications considered on 29-7-24

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>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.				

Comment

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

DRAFT

Proposed reforms to the National Planning Policy Framework and other changes to the planning system: Consultation by the Ministry of Housing, Communities and Local Government

Question 1: Do you agree that we should reverse the December 2023 changes made to paragraph 61?

Question 2: Do you agree that we should remove reference to the use of alternative approaches to assessing housing need in paragraph 61 and the glossary of the NPPF?

Question 3: Do you agree that we should reverse the December 2023 changes made on the urban uplift by deleting paragraph 62?

Question 4: Do you agree that we should reverse the December 2023 changes made on character and density and delete paragraph 130?

Question 5: Do you agree that the focus of design codes should move towards supporting spatial visions in local plans and areas that provide the greatest opportunities for change such as greater density, in particular the development of large new communities?

Question 6: Do you agree that the presumption in favour of sustainable development should be amended as proposed?

Question 7: Do you agree that all local planning authorities should be required to continually demonstrate 5 years of specific, deliverable sites for decision making purposes, regardless of plan status?

Question 8: Do you agree with our proposal to remove wording on national planning guidance in paragraph 77 of the current NPPF?

Question 9: Do you agree that all local planning authorities should be required to add a 5% buffer to their 5-year housing land supply calculations?

Question 10: If yes, do you agree that 5% is an appropriate buffer, or should it be a different figure?

Question 11: Do you agree with the removal of policy on Annual Position Statements?

Question 12: Do you agree that the NPPF should be amended to further support effective co-operation on cross boundary and strategic planning matters?

Question 13: Should the tests of soundness be amended to better assess the soundness of strategic scale plans or proposals?

Question 14: Do you have any other suggestions relating to the proposals in this chapter?

Question 15: Do you agree that Planning Practice Guidance should be amended to specify that the appropriate baseline for the standard method is housing stock rather than the latest household projections?

Question 16: Do you agree that using the workplace-based median house price to median earnings ratio, averaged over the most recent 3 year period for which data is available to adjust the standard method's baseline, is appropriate?

Question 17: Do you agree that affordability is given an appropriate weighting within the proposed standard method?

Question 18: Do you consider the standard method should factor in evidence on rental affordability? If so, do you have any suggestions for how this could be incorporated into the model?

Question 19: Do you have any additional comments on the proposed method for assessing housing needs?

Question 20: Do you agree that we should make the proposed change set out in paragraph 124c, as a first step towards brownfield passports?

Question 21: Do you agree with the proposed change to paragraph 154g of the current NPPF to better support the development of PDL in the Green Belt?

Question 22: Do you have any views on expanding the definition of PDL, while ensuring that the development and maintenance of glasshouses for horticultural production is maintained?

Question 23: Do you agree with our proposed definition of grey belt land? If not, what changes would you recommend?

Question 24: Are any additional measures needed to ensure that high performing Green Belt land is not degraded to meet grey belt criteria?

Question 25: Do you agree that additional guidance to assist in identifying land which makes a limited contribution of Green Belt purposes would be helpful? If so, is this best contained in the NPPF itself or in planning practice guidance?

Question 26: Do you have any views on whether our proposed guidance sets out appropriate considerations for determining whether land makes a limited contribution to Green Belt purposes?

Question 27: Do you have any views on the role that Local Nature Recovery Strategies could play in identifying areas of Green Belt which can be enhanced?

Question 28: Do you agree that our proposals support the release of land in the right places, with previously developed and grey belt land identified first, while allowing local planning authorities to prioritise the most sustainable development locations?

Question 29: Do you agree with our proposal to make clear that the release of land should not fundamentally undermine the function of the Green Belt across the area of the plan as a whole?

Question 30: Do you agree with our approach to allowing development on Green Belt land through decision making? If not, what changes would you recommend?

Question 31: Do you have any comments on our proposals to allow the release of grey belt land to meet commercial and other development needs through plan-making and decision-making, including the triggers for release?

Question 32: Do you have views on whether the approach to the release of Green Belt through plan and decision-making should apply to traveller sites, including the sequential test for land release and the definition of PDL?

Question 33: Do you have views on how the assessment of need for traveller sites should be approached, in order to determine whether a local planning authority should undertake a Green Belt review?

Question 34: Do you agree with our proposed approach to the affordable housing tenure mix?

Question 35: Should the 50 per cent target apply to all Green Belt areas (including previously developed land in the Green Belt), or should the Government or local planning authorities be able to set lower targets in low land value areas?

Question 36: Do you agree with the proposed approach to securing benefits for nature and public access to green space where Green Belt release occurs?

Question 37: Do you agree that Government should set indicative benchmark land values for land released from or developed in the Green Belt, to inform local planning authority policy development?

Question 38: How and at what level should Government set benchmark land values?

Question 39: To support the delivery of the golden rules, the Government is exploring a reduction in the scope of viability negotiation by setting out that such negotiation should not occur when land will transact above the benchmark land value. Do you have any views on this approach?

Question 40: It is proposed that where development is policy compliant, additional contributions for affordable housing should not be sought. Do you have any views on this approach?

Question 41: Do you agree that where viability negotiations do occur, and contributions below the level set in policy are agreed, development should be subject to late-stage viability reviews, to assess whether further contributions are required? What support would local planning authorities require to use these effectively?

Question 42: Do you have a view on how golden rules might apply to non-residential development, including commercial development, travellers sites and types of development already considered 'not inappropriate' in the Green Belt?

Question 43: Do you have a view on whether the golden rules should apply only to 'new' Green Belt release, which occurs following these changes to the NPPF? Are there other transitional arrangements we should consider, including, for example, draft plans at the regulation 19 stage?

Question 44: Do you have any comments on the proposed wording for the NPPF (Annex 4)?

Question 45: Do you have any comments on the proposed approach set out in paragraphs 31 and 32?

Question 46: Do you have any other suggestions relating to the proposals in this chapter?

Question 47: Do you agree with setting the expectation that local planning authorities should consider the particular needs of those who require Social Rent when undertaking needs assessments and setting policies on affordable housing requirements?

Question 48: Do you agree with removing the requirement to deliver 10% of housing on major sites as affordable home ownership?

Question 49: Do you agree with removing the minimum 25% First Homes requirement?

Question 50: Do you have any other comments on retaining the option to deliver First Homes, including through exception sites?

Question 51: Do you agree with introducing a policy to promote developments that have a mix of tenures and types?

Question 52: What would be the most appropriate way to promote high percentage Social Rent/affordable housing developments?

Question 53: What safeguards would be required to ensure that there are not unintended consequences? For example, is there a maximum site size where development of this nature is appropriate?

Question 54: What measures should we consider to better support and increase rural affordable housing?

Question 55: Do you agree with the changes proposed to paragraph 63 of the existing NPPF?

Question 56: Do you agree with these changes?

Question 57: Do you have views on whether the definition of 'affordable housing for rent' in the Framework glossary should be amended? If so, what changes would you recommend?

Question 58: Do you have views on why insufficient small sites are being allocated, and on ways in which the small site policy in the NPPF should be strengthened?

Question 59: Do you agree with the proposals to retain references to well-designed buildings and places, but remove references to 'beauty' and 'beautiful' and to amend paragraph 138 of the existing Framework?

Question 60: Do you agree with proposed changes to policy for upwards extensions?

Question 61: Do you have any other suggestions relating to the proposals in this chapter?

Question 62: Do you agree with the changes proposed to paragraphs 86 b) and 87 of the existing NPPF?

Question 63: Are there other sectors you think need particular support via these changes? What are they and why?

Question 64: Would you support the prescription of data centres, gigafactories, and/or laboratories as types of business and commercial development which could be capable (on request) of being directed into the NSIP consenting regime?

Question 65: If the direction power is extended to these developments, should it be limited by scale, and what would be an appropriate scale if so?

Question 66: Do you have any other suggestions relating to the proposals in this chapter?

Question 67: Do you agree with the changes proposed to paragraph 100 of the existing NPPF?

Question 68: Do you agree with the changes proposed to paragraph 99 of the existing NPPF?

Question 69: Do you agree with the changes proposed to paragraphs 114 and 115 of the existing NPPF?

Question 70: How could national planning policy better support local authorities in (a) promoting healthy communities and (b) tackling childhood obesity?

Question 71: Do you have any other suggestions relating to the proposals in this chapter?

Question 72: Do you agree that large onshore wind projects should be reintegrated into the NSIP regime?

Question 73: Do you agree with the proposed changes to the NPPF to give greater support to renewable and low carbon energy?

Question 74: Some habitats, such as those containing peat soils, might be considered unsuitable for renewable energy development due to their role in carbon sequestration. Should there be additional protections for such habitats and/or compensatory mechanisms put in place?

Question 75: Do you agree that the threshold at which onshore wind projects are deemed to be Nationally Significant and therefore consented under the NSIP regime should be changed from 50 megawatts (MW) to 100MW?

Question 76: Do you agree that the threshold at which solar projects are deemed to be Nationally Significant and therefore consented under the NSIP regime should be changed from 50MW to 150MW?

Question 77: If you think that alternative thresholds should apply to onshore wind and/or solar, what would these be?

Question 78: In what specific, deliverable ways could national planning policy do more to address climate change mitigation and adaptation?

Question 79: What is your view of the current state of technological readiness and availability of tools for accurate carbon accounting in plan-making and planning decisions, and what are the challenges to increasing its use?

Question 80: Are any changes needed to policy for managing flood risk to improve its effectiveness?

Question 81: Do you have any other comments on actions that can be taken through planning to address climate change?

Question 82: Do you agree with removal of this text from the footnote?

Question 83: Are there other ways in which we can ensure that development supports and does not compromise food production?

Question 84: Do you agree that we should improve the current water infrastructure provisions in the Planning Act 2008, and do you have specific suggestions for how best to do this?

Question 85: Are there other areas of the water infrastructure provisions that could be improved? If so, can you explain what those are, including your proposed changes?

Question 86: Do you have any other suggestions relating to the proposals in this chapter?

Question 87: Do you agree that we should we replace the existing intervention policy criteria with the revised criteria set out in this consultation?

Question 88: Alternatively, would you support us withdrawing the criteria and relying on the existing legal tests to underpin future use of intervention powers?

Question 89: Do you agree with the proposal to increase householder application fees to meet cost recovery?

Question 90: If no, do you support increasing the fee by a smaller amount (at a level less than full cost recovery) and if so, what should the fee increase be? For example, a 50% increase to the householder fee would increase the application fee from £258 to £387.

If Yes, please explain in the text box what you consider an appropriate fee increase would be.

Question 91: If we proceed to increase householder fees to meet cost recovery, we have estimated that to meet cost-recovery, the householder application fee should be increased to £528. Do you agree with this estimate?

Yes

No – it should be higher than £528

No – it should be lower than £528

no - there should be no fee increase

Don't know

If No, please explain in the text box below and provide evidence to demonstrate what you consider the correct fee should be.

Question 92: Are there any applications for which the current fee is inadequate? Please explain your reasons and provide evidence on what you consider the correct fee should be.

Question 93: Are there any application types for which fees are not currently charged but which should require a fee? Please explain your reasons and provide evidence on what you consider the correct fee should be.

Question 94: Do you consider that each local planning authority should be able to set its own (non-profit making) planning application fee?

Please give your reasons in the text box below.

Question 95: What would be your preferred model for localisation of planning fees?

Full Localisation – Placing a mandatory duty on all local planning authorities to set their own fee.

Local Variation – Maintain a nationally-set default fee and giving local planning authorities the option to set all or some fees locally.

Neither

Don't Know

Please give your reasons in the text box below.

Question 96: Do you consider that planning fees should be increased, beyond cost recovery, for planning applications services, to fund wider planning services?

If yes, please explain what you consider an appropriate increase would be and whether this should apply to all applications or, for example, just applications for major development?

Question 97: What wider planning services, if any, other than planning applications (development management) services, do you consider could be paid for by planning fees?

Question 98: Do you consider that cost recovery for relevant services provided by local authorities in relation to applications for development consent orders under the Planning Act 2008, payable by applicants, should be introduced?

Question 99: If yes, please explain any particular issues that the Government may want to consider, in particular which local planning authorities should be able to recover costs and the relevant services which they should be able to recover costs for, and whether host authorities should be able to waive fees where planning performance agreements are made.

Question 100: What limitations, if any, should be set in regulations or through guidance in relation to local authorities' ability to recover costs?

Question 101: Please provide any further information on the impacts of full or partial cost recovery are likely to be for local planning authorities and applicants. We would particularly welcome evidence of the costs associated with work undertaken by local authorities in relation to applications for development consent.

Question 102: Do you have any other suggestions relating to the proposals in this chapter?

Question 103: Do you agree with the proposed transitional arrangements? Are there any alternatives you think we should consider?

Question 104: Do you agree with the proposed transitional arrangements?

Question 105: Do you have any other suggestions relating to the proposals in this chapter?

Question 106: Do you have any views on the impacts of the above proposals for you, or the group or business you represent and on anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how. Is there anything that could be done to mitigate any impact identified?

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DOCUMENTS on DEPOSIT

**These documents should
remain available for
public inspection until
16 September 2024**

In the District of Sevenoaks

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING
PLACES) (CONSOLIDATION) ORDER
(AMENDMENT No.1) ORDER 2024**

Please return to:

Traffic Management Team
Ashford Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
Kent
TN24 8XU

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING
PLACES) (CONSOLIDATION) ORDER
(AMENDMENT No.1) ORDER 2024**

ROAD TRAFFIC REGULATION ORDER ACT 1984

The KENT COUNTY COUNCIL, acting as the Local Authority and in exercise of its powers under Sections 1, 2, 32, 35, 36, 45, 46, 47, 49, 53, 124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 ('the Act'), the Traffic Management Act 2004, and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby make the following order:-

1. This Order shall come into operation on 2nd day of August 2024 and may be cited as "The Kent County Council (Various Roads, District of Sevenoaks) (Waiting Restrictions and Street Parking Places) (Consolidation) Order (Amendment No.1) Order 2024" ('this Order')
2. The Interpretation Act 1978 shall apply to this Order as it applies for the interpretation of an Act of Parliament.
3. Without prejudice to the validity of anything done or to any liability incurred in respect of any act or omission before the coming into operation of this Order, "The Kent County Council (Various Roads, District of Sevenoaks) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2024" ('the Order of 2024') shall have effect as though:

(a) Schedule 2 to the Order of 2024 is amended by the replacement or issue of the following Map Tiles:

CS25 revision 0 replaced by
CT25 revision 0 replaced by

CS25 revision 1
CT25 revision 1

GIVEN under the Common Seal of The Kent County Council

This day of 2024

**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL
was hereunto affixed
in the presence of: -**

Authorised Signatory



**IN THE DISTRICT OF SEVENOAKS
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER
(AMENDMENT No.1) ORDER 2024**

STATEMENT OF REASONS

The Kent County Council as traffic authority hereby make the Order referred to above to improve the flow of traffic due to two new dropped kerbs as shown on the drawing accompanying this document for the following reasons :-

- For avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising
- For facilitating the passage on the road or any other road of any class of traffic (including pedestrians).
- For preserving or improving the amenities of the area through which the road runs.

Lorna Day
Kent Parking & Enforcement Manager
Highways & Transportation



In the District of Sevenoaks
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS) (WAITING
RESTRICTIONS AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER
(AMENDMENT No.1) ORDER 2024

NOTICE is given that the Kent County Council acting as the Local Traffic Authority and in exercise of its powers under Sections 1, 2, 32, 35, 36, 45, 46, 47, 49, 53, 124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, the Traffic Management Act 2004, and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby make the following Order:-

The effect of the made Order will be to amend existing waiting restrictions on the following length of roads due to new dropped kerbs:-

Roads in Sevenoaks in the District of Sevenoaks

BOSVILLE DRIVE – (1) On the southwest side remove the time limited bays with shared residents parking from the boundary of 37/39 Bosville Drive for a distance of 6 meters in a south easterly direction. (2) On the southeast side remove the time limited bays with shared residents parking from the boundary of 4/6 Bosville Drive for a distance of meters in a south westerly direction.

This order was originally advertised as Amendment 53 and Amendment 56 but due to the recent consolidation order it has been renamed as above.

The Order was made on 1 August 2024 and its provisions will come into effect on 2 August 2024.

A full statement of the Council's reasons for making the Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the made Order may be examined at Kroner House, Eurogate Business Park, Ashford, Kent TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 2 August 2024 at www.kent.gov.uk/highwaysconsultations

Anyone may, by application to the High Court within 6 weeks of the date of publication of this Notice, challenge the validity of the Orders or of any provision contained in them on the grounds that it is not within the powers conferred by the Road Traffic Regulation Act 1984, or any instrument made thereunder, or that there has been a failure to comply with any statutory requirement to the Orders.

Simon Jones

Corporate Director Growth, Environment & Transport



MAP LEGEND

Order Types

-  Disabled Badge Holders Parking
-  Entrance Markings (Mandatory)
-  Limited Waiting
-  Limited Waiting Area
-  Loading Place
-  No Loading
-  No Loading At Any Time
-  No Stopping
-  No Waiting
-  NW1 : No waiting Mon-Sat 8.30am-5.30pm
-  NW2 : No waiting Mon-Sat 8.30am-6.30pm
-  NW3 : No waiting Mon-Sat 8am-6.30pm
-  NW4 : No waiting Mon-Sat 8am-6pm
-  No Waiting At Any Time
-  No Waiting HGVs
-  HGV1 : No Waiting For Goods Vehicles Exceeding 2 Tonnes
Mon-Sat 8am-6.30pm

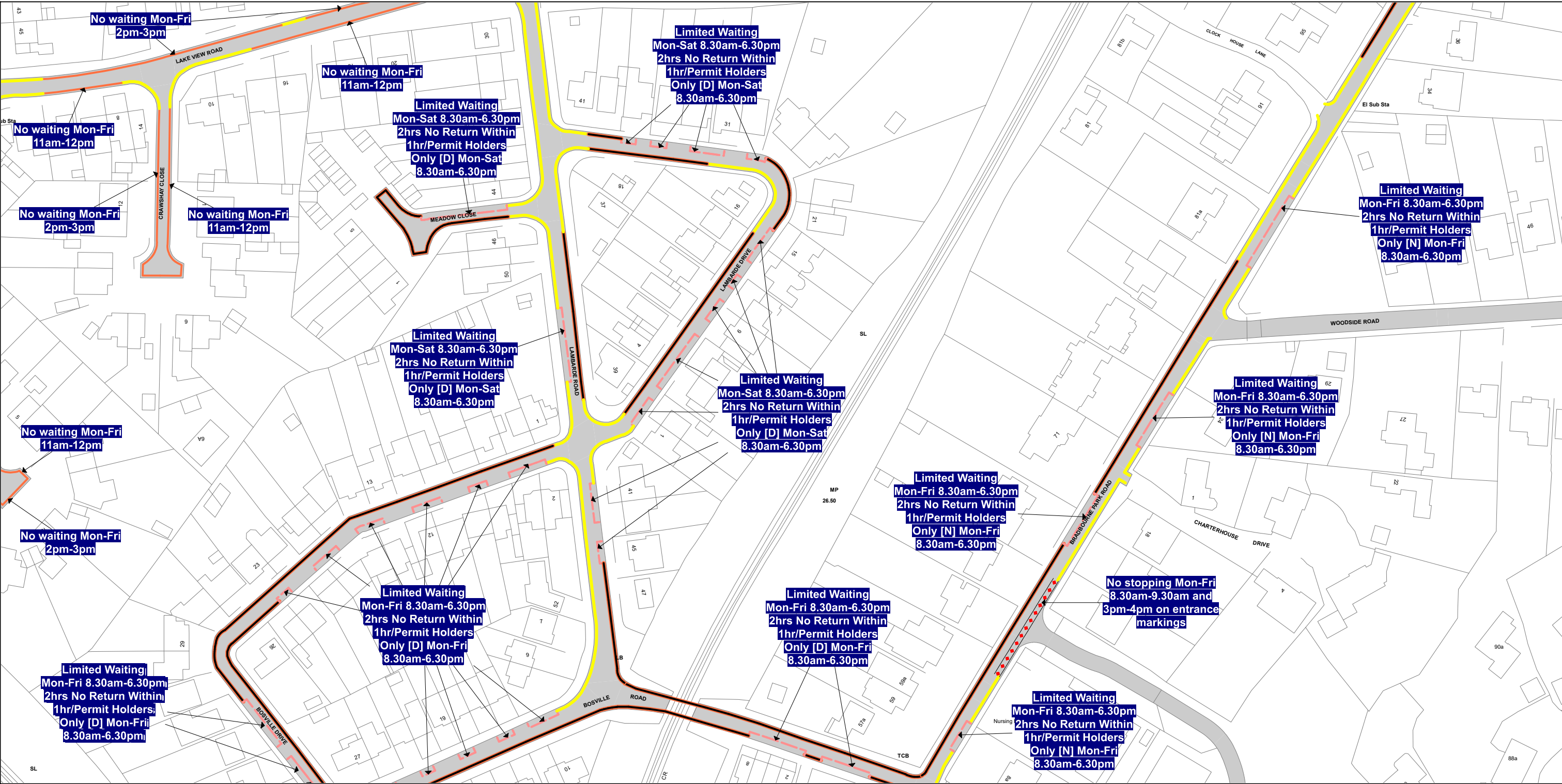
-  Other Bay
-  Payment Parking Place
-  Pedestrian Zone (Static)
-  Permit Parking Area
-  Permit Parking Place
-  X1469 : Permit Holders Only (B1)
-  Prohibition of Verge Parking
-  Restricted Zone
-  Shared Use Parking Place
-  Taxi Rank
-  Voucher Parking

Non-Order Types

-  Access Marking
-  Advisory Bay
-  Advisory Disabled Bay
-  Box Junction
-  Bus Stand

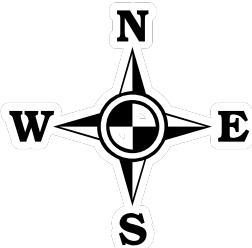
-  Bus Stop
-  Keep Clear Entrance Marking (Advisory)
-  Pedestrian Crossing
-  Unrestricted Bay

THE KENT COUNTY COUNCIL ON-STREET WAITING RESTRICTIONS AND STREET PARKING PLACES MAP SCHEDULES

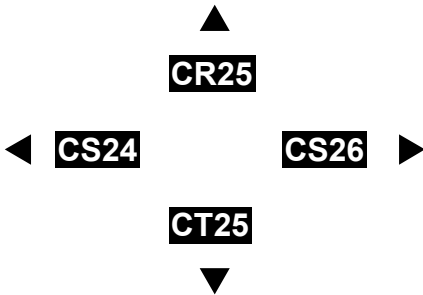


SCALE - 1 : 1250 at A3 size

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NOTE: SEE STATIC MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED



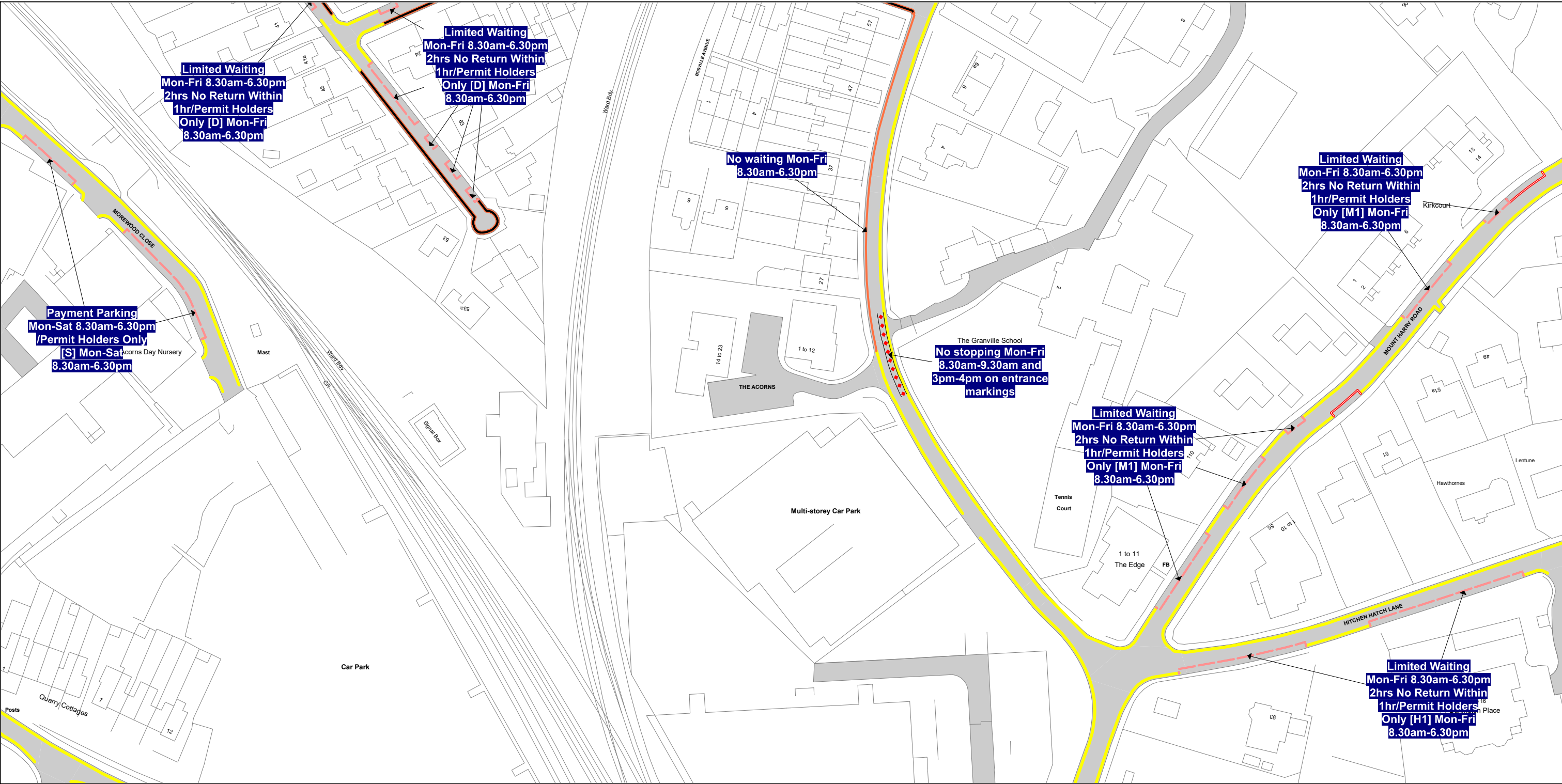
Status: CONFIRMED

Tile Reference: Tile Ref: CS25

Sheet Revision Number: 1

Sheet Active From: 02/08/2024

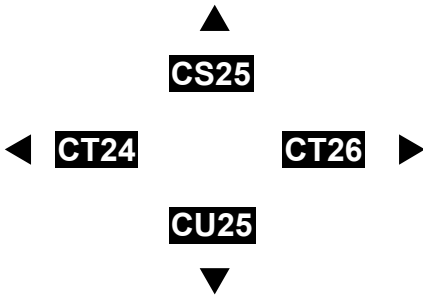
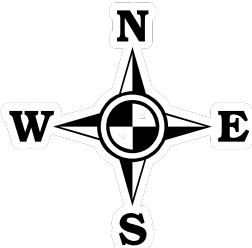
THE KENT COUNTY COUNCIL ON-STREET WAITING RESTRICTIONS AND STREET PARKING PLACES MAP SCHEDULES



SCALE - 1 : 1250 at A3 size

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NOTE: SEE STATIC MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED



Status: CONFIRMED
Tile Reference: Tile Ref: CT25
Sheet Revision Number: 1
Sheet Active From: 02/08/2024

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Sevenoaks Town Council's Response to Kent County Council's Public Consultation on their Emerging Kent Transport Plan 'Turning the Curve to Net Zero'

As approved by the Town Council's Planning Committee on 11th September 2023

The Emerging Kent Transport Plan presents a stark assessment of Kent's capacity to meet the legal commitment to reduce carbon emissions from transport to Net Zero by 2050. The estimates presented (Figures 10 and 12, pages 27-30) show that by 2024 carbon emissions will have returned to 2019 levels, despite very little economic growth, and a significant reduction the number of exporting businesses. Kent's transport economy is becoming more CO2 intensive rather than less.

Looking further forward, the projection for 2037 at the end of the plan horizon shows Kent's transport CO2 emissions at around 75% of 2019 levels, while the level required for a credible pathway to 2050 according to the Climate Change Committee needs to be 20% - recognising that this last 20% will be the hardest to achieve. So expected 2037 emissions will be nearly 4 times what is required. The Emerging Plan presents few policy actions to close this gap. It is absolutely essential that the eventual Plan has a credible path to Net Zero, underpinned by clear actions.

The Sevenoaks Town Neighbourhood Plan recognises the Net Zero objectives of Central and Local Government, and we expect Kent's Transport Plan to do the same. That means Kent can no longer pursue the 'predict and provide' approach of earlier plans. An earlier edition - called 'Growth without Gridlock' has failed to provide for growth while doing little to reduce gridlock in and around Sevenoaks.

We are disappointed that priority is given in the Plan to securing funding for highway maintenance, and for increasing capacity in the strategic road network in preference to encouraging modal shift for freight from road to rail, and for people from road vehicles to rail, bus, and active travel. Positive policies to encourage these changes must be part of a credible path to net zero; they can and should be developed in ways which encourage economic growth rather than hinder it.

We support the policy objectives of:

- bearing down on road casualties on a risk based approach, with the objective of zero deaths; however we urge KCC to include all crash injuries in their assessments, recognising that even minor crash injuries act as a major disincentive to walking and cycling
- pressing for the reopening of international rail services from Ebbsfleet and Ashford, with the connecting rail services needed to make these stations into genuine hubs

- connecting Kent for the first time to at least one international airport by rail; at present we are the only county in South East England without such a sustainable link.

However Policy Outcomes 8 (increased use of public transport - bus and rail) and 9 (increased active travel) need to be given much higher priority, and to be linked in to the Plan's other objectives of CO2 reduction, crash injury reduction and reducing congestion. These links can easily be made through urban speed reduction schemes (20mph), HGV controls, walking zones and routes, better transport interchange facilities and provision for cycle parking and routes. All these are supported by the Sevenoaks Town Neighbourhood Plan, supported by overwhelming majority at referendum, and we expect the Kent Plan to articulate clearly how these and other measures will be encouraged.

We urge KCC to bring its approach for urban road measures to reduce speeds into the 21st century to encourage walking and cycling. The bizarre approach to 20 mph speed indicator devices - used across London and much of Europe but not permitted in Kent - should change as soon as possible. Kent's reliance on expensive hard road engineering (built out kerbs and chicanes) should be superseded where possible by planters and 'soft' traffic calming which are a fraction of the cost and much more flexible. Experience shows that KCC does not have capacity to design and implement hard traffic measures to support active travel projects at the rate needed to change travel behaviour. The authority is encouraged to develop a more devolved model to respond to local needs.

Rail travel is vital for Sevenoaks, and we urge KCC to be more ambitious. Getting travellers back onto trains is essential to contain congestion and CO2 emissions. This should be done by delivering the promises made since 2015 to integrate West Kent into transport networks for London:

- regular fast trains from Maidstone East via Otford and Swanley to join CrossRail at Farringdon and beyond as promised in 2016/7/8; this was the only gain for Kent from the Thameslink project, and not yet delivered
- integrating the metro services which start from Sevenoaks into Transport for London as promised in 2015, giving benefits on station staffing and quality of service management
- integration into the London ticketing system through Oyster (as in Essex, Hertfordshire and elsewhere) as promised repeatedly rather than the DfT's inferior, incomplete and separate contactless system. Travelcards including those to London should also be delivered to avoid discouraging rail travellers.

West Kent needs KCC to press DfT for remedies to its ageing and unreliable trains, a list of undelivered promises and exceptionally high fares per mile.

The Town Council also strongly implores that KCC continue to promote and support Community Rail Partnerships.

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Summary report of upcoming Temporary Road Closures:

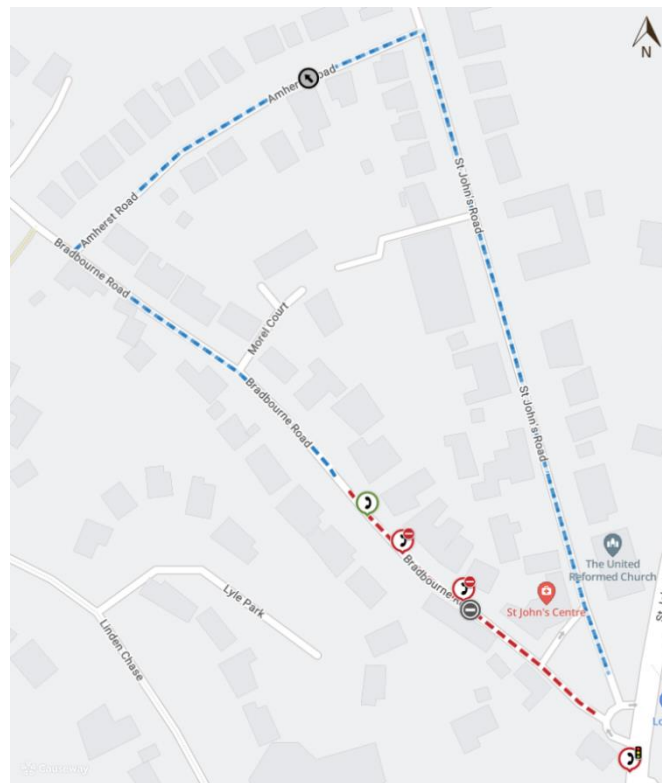
1 BRADBOURNE ROAD – 29TH AUGUST 2024 FOR 2 DAYS BETWEEN 9:30AM AND 3:30PM

a) The above road will be closed between A225 St John's Hill and number 22.

b) The alternative route is via Bradbourne Road, Amherst Road, A225 St John's Road and vice versa. Pedestrian access will be maintained during the works.

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

<https://one.network/?tm=139087656>



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Decision Notices published by Sevenoaks District Council OR Kent County Council from **23rd July 2024 2024 to 5th August 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)
24/00341/HOUSE	Hilbre Cottage, 21 Croft Way – Kippington	Cllr Gustard	4th March 2024: STC recommended approval, 2 conditions. 2nd April 2024: STC recommended approval, 2 conditions. 15th July 2024: STC recommended approval, 2 conditions.	24 th July 2024: SDC Granted, 5 conditions.
24/00843/FUL	The Royal Oak Hotel, High Street – Town	Cllr Willis	7th May 2024: STC recommended approval, 2 conditions, 2 informatives.	31 st July 2024: SDC Granted, 12 conditions.
24/00844/LBCALT	The Royal Oak Hotel, High Street – Town	Cllr Willis	7th May 2024: STC recommended approval, 2 conditions, 2 informatives.	31 st July 2024: SDC Granted, 2 conditions.
24/00922/HOUSE	Brightstone, 6 Quakers Hall Lane – Eastern	Cllr Ancrum	7th May 2024: STC recommended approval, 1 condition. 1st July 2024: STC recommended approval, 1 condition.	24 th July 2024: SDC Granted, 4 conditions.
24/00944/HOUSE	5 Holly Bush Lane – Eastern	Cllr Ancrum	20th May 2024: Recommendation for refusal unless with 3 conditions was made, seconded and lost at the vote. STC recommended refusal, 2 grounds (being contrary to STNP L1 and L4). 15th July 2024: STC recommended refusal , 3 grounds (concerns with removal of trees and vegetation, Conservation Officer's concerns with boundary wall, and need to consult KCC on new access potentially requiring vehicles to need to reverse into the traffic flow).	29 th July 2024: SDC Granted , 6 conditions (being permission expiration date, exact plans, requirement for further details on proposed bricks for the new boundary wall, highway safety, requirement for an Arboricultural method statement, requirement for full soft landscaping details).

24/01309/FUL	9 Yeomans Meadows – Kippington	Cllr Gustard	1st July 2024: STC recommended approval, 2 conditions. 15th July 2024: STC recommended approval, 2 conditions.	2 nd August 2024: SDC Granted, 11 conditions.
24/01330/HOUSE	19 Knole Way – Town	Cllr Granville	17th June 2024: STC recommended approval.	25 th July 2024: SDC Granted, 3 conditions.
24/01376/HOUSE	The Birches, 44 Woodside Road – St Johns	Cllr Camp	1st July 2024: STC recommended approval, 2 conditions.	1 st August 2024: SDC Granted, 6 conditions.
24/01396/HOUSE	The Beeches, Little Julians Hill – Kippington	Cllr Gustard	17th June 2024: STC recommended approval.	23 rd July 2024: SDC Granted, 3 conditions.
24/01428/HOUSE	1 Carrick Drive – St Johns	Cllr Dr Dixon	1st July 2024: STC recommended approval, 1 condition.	25 th July 2024: SDC Granted, 3 conditions.
24/01500/MMA	11 Beacon Rise – Kippington	Cllr Varley	1st July 2024: STC recommended approval, 1 condition.	1 st August 2024: SDC Granted, 5 conditions.
24/01513/HOUSE	13 Hillside Road – Eastern	Cllr Layne – proposed by Cllr Clayton	15th July 2024: STC recommended approval, 2 conditions.	5 th August 2024: SDC Granted, 3 conditions.
24/01527/HOUSE	5 Quarry Hill – Eastern	Cllr Layne	15th July 2024: STC recommended approval, 2 conditions.	5 th August 2024: SDC Granted, 4 conditions.
24/01532/HOUSE	Holmesdale House, Bradbourne Vale Road – Northern	Cllr Dr Canet	15th July 2024: STC recommended approval, 2 conditions.	5 th August 2024: SDC Granted, 4 conditions.
24/01549/HOUSE	28 Burntwood Road – Kippington	Cllr Daniell	1st July 2024: STC recommended approval, 2 conditions.	29 th July 2024: SDC Granted, 7 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 12 August 2024

1	Plan Number	Planning officer	Town Councillor	Agent
	23/03486/FUL	Christopher Park 23/08/2024	Cllr Layne	Designhomeplan Ltd
Case Officer				
Applicant				
Micallef				
House Name				
Road				
50 St Johns Hill				
Locality				
Eastern				
Town				
County				
Post Code				
Application date				
02/08/24				
23/03486/FUL - Amended plan				
Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.				
A summary of the main changes are set out below:				
The previously proposed high level window within the side elevation has been changed to a larger, clear glazed, window.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4Y4XYBKKIR00			

2	Plan Number	Planning officer	Town Councillor	Agent
	24/01543/MMA	Abbey Aslett 14/08/2024	Cllr O'Hara	Yabsley Stevens Architects
Case Officer				
Applicant				
Mr & Mrs Bennett				
House Name				
Road				
63 Bosville Drive				
Locality				
Northern				
Town				
County				
Post Code				
Application date				
24/07/24				
Amendment to 23/03542/HOUSE to amend fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEXBBBBKGWK00			

3	Plan Number	Planning officer	Town Councillor	Agent
	24/01605/HOUSE	Summer Aucoin 14/08/2024	Cllr Ancrum	Arkiplan Architectural Ltd
Case Officer				
Applicant				
H Dalmeida				
House Name				
Road				
79 Hillingdon Avenue				
Locality				
Eastern				
Town				
County				
Post Code				
Application date				
24/07/24				
Demolition of existing rear extension. Construction of part single storey and part two storey rear and side extensions, single storey front extension and conversion of loft. Rooflights, Juliet balconies and alterations to fenestration. Solar panels. Creation of vehicular access.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFC4P6BKH1100			

4	Plan Number	Planning officer	Town Councillor	Agent
	24/01740/CONVAR	Christopher Park 13/08/2024	Cllr Camp	Harringtons 2006

Planning Applications to be Considered

Planning Applications received to be considered on 12 August 2024

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs Pratt		54 Hitchen Hatch Lane	St Johns
Town	County	Post Code	Application date
			23/07/24
Variation of condition 2 & 3 of 23/01491/HOUSE to Two storey front extension with front porch. Alteration to fenestration with amendment to the materials used on the extension.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG3WM4BKHBJ00		

5	Plan Number	Planning officer	Town Councillor	Agent
	24/01800/HOUSE	Abbey Aslett 16/08/2024	Cllr Layne	KmCreations.Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Heath			27 Wickenden Road	Eastern
Town		County	Post Code	Application date
				26/07/24
Demolish side garage, storage, W.C and cupboard. Demolish single storey rear extensions. Proposed double storey side extension and proposed single storey rear extension with a flat roof and flat roof lights. Alterations to fenestration. Alterations to driveway with additional parking. Alterations to patio with new retaining wall. Landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGF0HNBKHHJ00			

6	Plan Number	Planning officer	Town Councillor	Agent
	24/01803/HOUSE	Summer Aucoin 15/08/2024	Cllr O'Hara	Kent Building Control Ltd
Case Officer				
Applicant		House Name	Road	Locality
H Randall			40 Greatness Road	Northern
Town		County	Post Code	Application date
				25/07/24
Single storey rear extension with Skylight. Alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGF0IPBKHHJ00			

7	Plan Number	Planning officer	Town Councillor	Agent
	24/01845/MMA	Anna Horn 21/08/2024	Cllr Varley	Jeremy Page Associates
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs T Van Emmenis			28 The Rise	Kippington
Town		County	Post Code	Application date
				31/07/24
Amendment to 22/01377/FUL. Reduction from a five bedroom to a three bedroom house. Alterations to fenestrations. Slight reduction in height. Increase in the length of the two-storey section of the building. Solar Panels.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGOA8QBKHL00			

Planning Applications to be Considered

Planning Applications received to be considered on 12 August 2024

8	Plan Number	Planning officer	Town Councillor	Agent
	24/01863/HOUSE	Christopher Park 23/08/2024	Cllr Daniell	Cobden Architectural Design Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr K Darfit			72 Brattle Wood	Kippington
Town		County	Post Code	Application date
				02/08/24
Two storey extension, alterations to fenestration. Removal of roof and construction of a new roof with living accommodation, roof to include roof lights and rear facing dormer, alterations to landscaping.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGRFKDBK0LO00		

9	Plan Number	Planning officer	Town Councillor	Agent
	24/01875/MMA	Summer Aucoin 19/08/2024	Cllr Varley	Coleman Anderson Architects
Case Officer				
Applicant		House Name	Road	Locality
Mrs S Kent		Highcroft	3 Farnaby Drive	Kippington
Town		County	Post Code	Application date
				29/07/24
Minor material amendment to 23/03499/HOUSE to extend front gable, new side windows and alterations to the annexe area.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGRZGKBKHNA00		

10	Plan Number	Planning officer	Town Councillor	Agent
	24/01878/HOUSE	Summer Aucoin 19/08/2024	Cllr Granville	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr A Poynter		Full Point	17 Clarendon Road	Town
Town		County	Post Code	Application date
				29/07/24
To convert the garage to living accommodation, ancillary to the use of the host dwelling, with roof lights and access ramp.				
Web link		https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGRZI3BKHNG00		

11	Plan Number	Planning officer	Town Councillor	Agent
	24/01885/HOUSE	Summer Aucoin 23/08/2024	Cllr Wightman	DHA Planning
Case Officer				
Applicant		House Name	Road	Locality
Mrs A Ikhsan		Donyland Cottage	Wilderness Avenue	Wilderness
Town		County	Post Code	Application date
				02/08/24
Landscaping and remodelling of the garden (front and rear) including installation of a swimming pool, erection of a domestic (ancillary) loggia and greenhouse, excavation of a plant room and wine store, amendments to the access and driveway, and associated soft and hard landscaping works.				

Planning Applications to be Considered

Planning Applications received to be considered on 12 August 2024

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGTU4HBKHOW00
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12	Plan Number	Planning officer	Town Councillor	Agent
	24/01887/MMA	Summer Aucoin 20/08/2024	Cllr Camp (as Chair)	Cross Town Planning
Case Officer				
Applicant		House Name	Road	Locality
Mr A Birkett		Lyndhurst Cottage	Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				30/07/24
Minor material amendment to 24/01224/MMA for alterations to fenestration to approved dwelling.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGVOLMBKHPA00			

13	Plan Number	Planning officer	Town Councillor	Agent
	24/01926/HOUSE	Christopher Park 27/08/2024	Cllr Layne	ParkerSmith Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr N Crabtree			17 Knole Road	Eastern
Town		County	Post Code	Application date
				05/08/24
Raised paved terrace with masonry retaining wall and steps.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH4Y2TBKHSO00			

14	Plan Number	Planning officer	Town Councillor	Agent
	24/01939/HOUSE	Summer Aucoin 27/08/2024	Cllr Michaelides	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr T Grinsted		2 Waterworks Villa	Oak Lane	Town
Town		County	Post Code	Application date
				05/08/24
To replace the flat roof with a hipped and pitched tiled roof.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH4YAZBKHTE00			

15	Plan Number	Planning officer	Town Councillor	Agent
	24/01954/MMA	Christopher Park 27/08/2024	Cllr Daniell	Open Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr C Mitchell		Whiteacre	87 Oakhill Road	Kippington
Town		County	Post Code	Application date
				05/08/24
Amendment to 23/01020/HOUSE - reduction in area of ground floor swimspa extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH6SM0BKHTY00			