



17th September 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 7th October 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/MWLMcsYVeV4> 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 Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell – Deputy Leader
Cllr Dr Dixon
Cllr Granville
Cllr Gustard

Cllr Layne
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 5-19)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 23rd September 2024. (Pages 5-15)

b) To receive and note the Minutes from the Movement & Net Zero Working Group held on 23rd September 2024. (Pages 16-19)

5 DEVELOPMENT MANAGEMENT COMMITTEE

To receive notice that the below application was Granted by the Development Management Committee on 26th September 2024. This was attended by Cllr Clayton who spoke on behalf of the Town Council:

- **24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road**

6 CONSULTATION ON PROPOSED REVISIONS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING SYSTEM (Pages 21-35)

To receive and note copy of Sevenoaks Town Council's response to the Ministry of Housing, Communities and Local Government's consultation on proposed changes to the National Planning Policy Framework as well as wider changes to the planning system. This as agreed by the Planning & Environment Committee on 23rd September 2024.

7 KENT COUNTY COUNCIL LOCAL TRANSPORT PLAN PUBLIC CONSULTATION (Pages 37-58)

a) To receive reminder 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 receive a draft response as recommended by the Movement & Net Zero Working Group for approval on 23rd September 2024.

c) To agree final response for submission to Kent County Council.

8 KENT COUNTY COUNCIL – AMENDMENT 5: WAITING RESTRICTIONS AT LETTER BOX LANE AND TONBRIDGE ROAD (Pages 59-64)

a) To receive notice that Kent County Council has made the following Order – originally advertised as Amendment 55 – to amend existing waiting restrictions on the following length of roads:

- **Letter Box Lane – on both sides from its junction with Tonbridge Road (A225) for a distance of 10 metres in a south westerly direction.**
- **Tonbridge Road – On west side of junction with Letter Box Lane between points 10 metres north and 10 metres south.**

INFORMATIVE:

On 18th March 2024, the Town Council's Planning Committee responded to the original consultation, requesting that the yellow lines be extended further into Letter Box Lane on both sides, up to and extending into the entrance of Parkland Close.

Kent County Council Officers advised that this would require a further Traffic Regulation Order at the expense of £4000 to Sevenoaks Town Council.

On 1st July 2024, the Planning & Environment Committee resolved to agree the yellow lines to be implemented as per the original TRO, and to review whether they require extension once delivered.

9 KENT COUNTY COUNCIL PROPOSED AMENDMENT 4: WAITING RESTRICTIONS AT PENDENNIS ROAD (Pages 65-69)

a) To receive notice that Kent County Council is consulting on its proposal to amend existing waiting restrictions on the following length of road:

- **Pendennis Road – On the east side remove a section of shared parking bays from a point 21 metres from its junction with Mount Harry Road for a distance of 8.5 metres in a southerly direction and replace with double yellow lines.**

b) To note that representations supporting or objecting to the proposed Order can be made via Kent County Council's website via the below link until 14th October 2024, and to decide whether the Town Council respond:

<http://www.kent.gov.uk/highwaysconsultations>

10 ASSETS OF COMMUNITY VALUE

To receive notice that the Town Council's nomination for the Adult Education Centre as well as the 3rd Scouts Huts at Bradbourne Vale Road have been successful, with both now being listed as Assets of Community Value.

11 STREET NAMING AND NUMBERING (Pages 71-78)

a) To receive notice of the creation of the following new addresses relating to various developments, with details and plans attached:

- First Floor, 107 High Street newly addressed as 107A High Street (Pages 71-73)
- Lindow Cottage, Ashgrove Road newly addressed as Amaryllis View, Ashgrove Road (Page 74)
- 360 Software Solutions Ltd Offices, 1 and 2 52 Holly Bush Lane, newly addressed as 52A Holly Bush Lane (Page 75)
- Stable West of Ashgrove Cottage, Gracious Lane newly addressed as Wildflowers Stable, Gracious Lane (Pages 76-78)

12 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 79-80)

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 30th September 2024.

13 PLANNING APPLICATIONS (Pages 81-85)

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 30th September 2024.

14 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 23rd September 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/yfHcJJoLp8U>

Present:

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

Also in attendance:

Town Clerk
 Responsible Finance Officer / Deputy Town Clerk
 Planning Committee Clerk (Virtual, via Zoom)

PUBLIC QUESTION TIME

None.

320 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

321 DECLARATIONS OF INTEREST

a) Representation was received and forwarded to all Cllrs, objecting to the following planning application:

- **[Plan no. 11] 24/02299/HOUSE – Summerhill, Seal Hollow Road**

b) All Councillors declared that they had been lobbied on the following application.

- **[Plan no. 11] 24/02299/HOUSE – Summerhill, Seal Hollow Road**

322 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 9th September 2024.

It was RESOLVED that the minutes be approved.

323 DEVELOPMENT MANAGEMENT COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Management Committee on 26th September 2024:

- **21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road**

b) The Committee noted that the application had previously been allocated to Cllr Shea, with the Town Council having recommended refusal on several grounds and with an added informative statement.

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRWTKFBK0LO00>

d) Cllr Shea reported that this application had since been withdrawn from the Development Management Committee's Agenda, and it was expected to come back at a later date. It was **RESOLVED** that Sevenoaks Town Council nevertheless reiterate its previous comments to the Planning Officer, as well as to support South East Water's three key concerns as listed in their published correspondence dated 12th February 2024.

324 DEVELOPMENT MANAGEMENT COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Management Committee on 26th September 2024:

- **24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road**

b) The Committee noted that the application had previously been allocated to Cllr Clayton, with the Town Council having recommended refusal unless, with three conditions.

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

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRWTKFBK0LO00>

d) It was **RESOLVED** that Cllr Clayton. be registered to speak on the application on behalf of Sevenoaks Town Council.

325 CONSULTATION ON PROPOSED REVISIONS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING SYSTEM

a) The Committee received and noted a completed draft response to the Ministry of Housing, Communities and Local Government's consultation on proposed changes to the

National Planning Policy Framework. This as prepared by a Working Group comprising Cllr Shea, Cllr Wightman, Cllr Camp and Cllr Clayton.

b) It was **RESOLVED** that the Town Council's response be approved with the below minor modifications, with full copy of final response to be published in the Planning & Environment Committee Agenda for 7th October 2024:

- Modification of "vast unmet need" to read instead, "an unmet need" in the response to Question 93
- Correction of "Sevenoaks Town Council does not consider this isn't necessary" to "Sevenoaks Town Council considers that this isn't necessary".

326 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PROPOSED NEW BUSINESS PARK

a) The Committee received notice that Sevenoaks District Council is consulting on its early ideas for a small business park on Otford Road to replace its waste bin storage site. This to include four small industrial units and a drive through café.

d) It was noted that further information and opportunity to comment is available via the following link, and that the comment deadline is 6th October 2024:

<https://www.sevenoaks.gov.uk/businesspark>

c) Councillors expressed the following key concerns, and it was **RESOLVED** that these be collated by Officers and sent to Sevenoaks District Council for its consideration:

- STC's Sevenoaks Town Neighbourhood Plan recommends via design guidance for the neighbouring site of Carpetwright/Wickes, that light industrial units be relocated further north towards the Vestry Industrial Estate where they are more appropriate. This in order to remove the conflict between big box retail uses and existing homes and strengthen the residential character of the area.
- The site is reportedly unsuitable for housing due to contamination, which causes concern for whether a café would be any more suitable.
- To make sure the environmental importance of the site is considered.
- Question the suitability of the site for retail as homelessness is a current issue for Sevenoaks District Council with the numbers on the housing register increasing.
- Note the remaining residents on the site will become vulnerable and will need environmental protections.

327 ASSETS OF COMMUNITY VALUE

a) The Committee received notice that the Town Council's nomination for the Allotment Gardens, Hawthorn Lane had been successful, with the allotments now having been listed as an Asset of Community Value.

b) It was noted that decision was still awaited for the scout huts above Heathfield Road, the horse fields on Bradbourne Vale Road, and the Adult Education Centre. It was further noted that nomination was pending for the Post Office, Sevenoaks Hospital, both the Mill Lane and Oakhill Road scout huts, and the Bus Station Office.

c) Councillors considered information from Sevenoaks District Council and discussed proposal from Cllr Shea that Spring House be nominated as an Asset of Community Value, and it was **RESOLVED** that a nomination not be pursued at this time, due to the unlikelihood that it could be purchased separately to the Hospital and the use be retained.

328 APPEALS

The Committee received notice that the following Appeal had been DISMISSED and planning permission Refused by the Planning Inspector:

- **APP/G2245/D/24/3345556: 23/03677/HOUSE – 16 Knole Road**

329 HIGHWAY IMPROVEMENT PLAN

a) The Committee received a report detailing Sevenoaks Town Council's recent meeting with Kent County Council Officers regarding its Highway Improvement Plan, as well as initial comments from County Council Officers.

b) It was noted that the majority of priority items were still being investigated and awaiting update, with follow-up meeting to be scheduled with Kent County Council Officers once this has been completed.

c) Councillors received and agreed with the following recommendation from the Movement & Net Zero Working Group as agreed at its meeting on 23rd September 2024, and it was **RESOLVED** that Sevenoaks Town Council await further update from Kent County Council so as to allow Councillors to prioritise actions that it could potentially afford to deliver. It was also noted that the outcome of the Masterplan exercises could have an impact on the prioritisation.

330 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 four weeks ending.

331 PLANNING APPLICATIONS

a) Minute Item 331b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after Declarations of Interest. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

b) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement:

- [Plan no. 11] 24/02299/HOUSE – Summerhill, Seal Hollow Road (AGAINST)

c) The Committee considered planning applications received during the two weeks ending 16th September 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

332 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:18pm.

Signed
Chair

Dated

Draft

Planning Applications Considered

Applications considered on 23-9-24

1	Plan Number	Planning officer	Town Councillor	Agent
	24/01519/HOUSE	Summer Aucoin 30/09/2024	Cllr Varley	Neutral Projects
Applicant	House Name	Road	Locality	
Mrs P Field		81 Solefields Road	Kippington	
Town	County	Post Code	Application date	
			09/09/24	

24/01519/HOUSE - Revalidated plan

Full width rear extension at ground floor, associated rear landscaping, alterations to fenestration, loft conversion with rear landscaping, with rear dormer, widening of driveway at front and associated landscaping.

A summary of the main changes are set out below:

Certificate B received on 09.09.2024.

Comment

Sevenoaks Town Council recommended approval subject to:

- The Planning Officer being satisfied that there is no loss of amenity to neighbours.
- The Tree officer is satisfied with the landscaping works, especially the removal of the tree; and
- Any trees removed to be replaced, as required by Sevenoaks Town Neighbourhood Plan Policy L4.

2	Plan Number	Planning officer	Town Councillor	Agent
	24/01617/MMA	Christopher Park 30/09/2024	Cllr Gustard	Planning & Design Group
Applicant	House Name	Road	Locality	
Mr K Cummins		79 Weald Road	Kippington	
Town	County	Post Code	Application date	
			09/09/24	

24/01617/MMA - Amended plan

Amendment to 21/02691/FUL.

A summary of the main changes are set out below:

The applicant has amended the plans to show changes to the hard landscaping. Additionally, the plans alter the design of the roof lantern.

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied there is no loss of amenity to neighbours
- An environmental health survey is 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.

Planning Applications Considered

Applications considered on 23-9-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01851/CONVAR	Anna Horn 01/10/2024	Cllr Dr Dixon	Rapleys LLP
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
C/O Agent		7 Mount Harry Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/09/24	

24/01851/CONVAR - Amended plan

Variation of condition 2 and condition 6 of 23/03114/FUL to Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works, with amendments to create individual access to plot 1 & 2, additional basement level with external stairs, alterations to fenestration, phasing plan and alteration to BNG requirement due to self-build exemption.

A summary of the main changes are set out below:

The applicant wishes to submit a phasing plan and also vary condition 6 (biodiversity net gain) of 23/03114/FUL, due to the scheme being self-build.

Comment

Sevenoaks Town Council recommended approval for the variation of condition 2, however recommended refusal for the removal of condition 6 relating to Biodiversity Net Gain. Sevenoaks Town Council recommended that this condition should remain, as the development does not meet the criteria for exemption as a Small Scale Self-Build or Custom Housebuilding as set out by the Department for Environmental Food & Rural Affairs. This because individuals have only had secondary inputs to some of the final designs and not to the primary ones required.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01875/MMA	Summer Aucoin 27/09/2024	Cllr Varley	Coleman Anderson Archit
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs S Kent	Highcroft	3 Farnaby Drive	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/09/24	

24/01875/MMA - Amended plan

Minor material amendment to 23/03499/HOUSE to Garage conversion, internal alterations, changes to fenestration and external walls.

A summary of the main changes are set out below:

The applicant has amended the plans which now includes a change of brick.

Comment

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

Planning Applications Considered

Applications considered on 23-9-24

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02025/MMA	Sean Mitchell 26/09/2024	Cllr Willis	Coleman Anderson Archit
Applicant		House Name	Road	Locality
MOPDEV Ltd		The Royal Oak Hotel	High Street	Town
Town		County	Post Code	Application date
				05/09/24
Amendment to 23/03410/FUL with new garage, bin and cycle store, alterations to fenestration, bin and cycle store drawings and internal changes.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being happy with materials and design.

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02051/HOUSE	Stephanie Payne 30/09/2024	Cllr Gustard	Housi Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Synesiou		Bramblings	Hopgarden Lane	Kippington
Town		County	Post Code	Application date
				09/09/24
Raise the roof to add a first floor and create rooms in the roof space. Two storey rear extension with rooflights. Three storey front extension. Move north wall of house. Stone window and door surrounds, and banding. Attached, pitch-roofed car port to side. Alterartions to fenestration. Changes to landscaping to also include widening path to front door.				

Comment

Sevenoaks Town Council recommended approval subject to:

- The planning officer being satisfied that there is no loss of amenity to neighbours,
- The Arboricultural Officer being satisfied that no TPO'd trees in the neighbouring properties will be harmed and
- Any trees to be removed being replaced, as required by Sevenoaks Town Neighbourhood Plan Policy L4.

Planning Applications Considered

Applications considered on 23-9-24

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02135/MMA	Anna Horn 03/10/2024	Cllr Camp (as Chair)	Prime Folio
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr R Bromley	Tor Na Coille	1 Ashley Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/09/24	
Amendment to 23/02299/FUL and to increase gross internal area. change the internal layout. reposition location of bike stores. Excavation of rear patio area to allow access to garden from the basement. Windows and dormer now raised at rear to allow for extra windows to be added.				

Comment

Sevenoaks Town Council recommended approval providing the Planning Officer is satisfied:

- That there is no undue overlooking or loss of privacy to neighbours from the additional windows,
- That any windows which would impact the privacy of neighbours be conditioned to be obscure glazed, and
- That there is no increase in the ridge height of the roof, as stated in the Design and Access Statement

Informative:

Sevenoaks Town Council questioned whether a planning application which alters the outside look of the building and potentially increases the height of the roof should be considered as a minor amendment.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02166/HOUSE	Summer Aucoin 02/10/2024	Cllr Camp	Sharpe Architecture
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
R Short		4 Winchester Grove	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			11/09/24	
Demolition of existing conservatory, erection of a rear extension and external terrace, alterations to fenestration and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-9-24

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02178/MMA	Summer Aucoin 25/09/2024	Cllr Clayton	Sevenoaks Plans Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Burns		35 Wickenden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/09/24	

24/02178/CONVAR - Amended plan

Variation of condition 2 (approved plans) of 23/03047/HOUSE to Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway extension with glass balustrade and ramp. Alteration to fenestration with amendment to demolish wall to add an extra parking area. Alteration to approved fenestration with additions and proposed rooflight and solar panels. Internal alterations.

A summary of main changes are set out below:

The application type has been changed from 24/02178/CONVAR to 24/02178/MMA.

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval, provided at least part of the front wall, and the Rowan tree in the front garden can be conditioned to be retained in order to protect the residential character of the street.

The Town Council also requested that Sevenoaks District Council Planning Officers check the levels of the new parking, to ensure that parked cars do not dominate the street, and that a planning condition be set to ensure that the parking surface is permeable as required in Policy L2 of the Sevenoaks Town Neighbourhood Plan.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02261/MMA	Stephanie Payne 30/09/2024	Cllr Gustard	Atelier De Linde Architect
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs F Iasci		39 Brattle Wood	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/09/24	

Amendment to 21/02147/HOUSE with an increase in roof height, reduction in rear dormer form, conversion of the approved rear rooflight into a dormer and a alteration to the northern lean-to cover above the utility room exterior door (matches existing footprint).

Comment

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

Planning Applications Considered

Applications considered on 23-9-24

11	Plan Number	Planning officer	Town Councillor	Agent
	24/02299/HOUSE	Summer Aucoin 30/09/2024	Cllr Clayton	Howard Sharp And Partne
Applicant		House Name	Road	Locality
Mr & Mrs Adeleye		Summerhill	Seal Hollow Road	Eastern
Town		County	Post Code	Application date
				09/09/24
Erection of single storey, pitched roof garage with associated works.				

Comment

Sevenoaks Town Council recommended refusal on the grounds that:

- Adding yet more built form on this site is not in keeping with the Residential Character Area Assessment, and therefore harmful to neighbours amenity
- Addition of a garage would make it impossible to turn a fire engine (or any similar vehicle) in the forecourt, and would require it to reverse into Seal Hollow Road, in contravention of Building Regulations and Kent fire safety policy

In addition, the Town Council recommended that Sevenoaks District Council should check for itself whether the fire safety and building control requirements are met, and not rely on a certificate provided by anyone with a conflict of interest, as recommended by the Grenfell Enquiry into fire safety.

12	Plan Number	Planning officer	Town Councillor	Agent
	24/02345/HOUSE	Christopher Park 02/10/2024	Cllr Willis	EK Planning Ltd
Applicant		House Name	Road	Locality
Mrs J Battersby			12 Plymouth Park	Town
Town		County	Post Code	Application date
				11/09/24

Proposed loft conversion with dormer to side elevation. External refurbishment works to existing front porch. Raise roof finishes of existing ground floor rear extension. Alteration to fenestration. Internal alterations.

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being happy with the windows and the privacy of the neighbouring properties.

Minutes of Movement & Net Zero Working Group meeting held at the Council Chambers on 23rd September 2024, 6pm.

In attendance:

Cllr Dr Marilyn Canet	Present	Cllr Lionel O'Hara – Vice Chair	Present
Cllr Tony Clayton	Present	Cllr Claire Shea	Present
Cllr Dr Peter Dixon	Present	Cllr David Skinner OBE – Chair	Present
Cllr Libby Ancrum (Mayor)	Present		

Also in attendance:

Cllr Nigel Wightman

Town Clerk

Responsible Finance Officer / Deputy Town Clerk

Planning Committee Clerk (Virtual attendance)

183. Apologies for absence

As above.

184. Minutes

The Minutes of the previous Movement & Net Zero Working Group meeting held on 29th July 2024 were received.

It was RESOLVED that the minutes be approved.

185. Potential initiatives of the Movement & Net Zero Working Group

a) The Working Group received reminder that, on 3rd June 2024, it had been agreed that Councillors would conduct initial research into their respective Green Community Investment Plan subject areas (summarised below) and report back to the Working Group on potential initiatives:

Buildings and Planning	Cllr Dr Dixon
Transport and Movement	Cllr Shea
Making Sevenoaks Greener	Cllr Dr Canet
Consumption	Cllr Clayton
Information and Communications / Campaigning	Cllr O'Hara
Implementation	Cllr Skinner

b) Councillors considered Cllr O'Hara's suggestion under his allocated Theme, that Sevenoaks Town Councillors each supply "one small thing" that they have started doing to reduce their carbon footprint. It was **agreed** that this could be part of a wider marketing campaign and that Cllr O'Hara would further investigate this.

c) Members also noted the following resources, which provide updates on what the Town Council is currently doing to reduce its carbon emissions:

- Climate Change Initiatives
- Powerpoint Presentation on Town Council Initiatives
- Green Community Investment Plan for reducing carbon emissions
- STC Carbon Reduction Plan

d) It was RESOLVED that some initial research be undertaken to establish if possible data relating to properties in the town that have been adapted for renewable energy and/ or passive houses. It was also noted that SCAN had suggested they produce a survey relating to residents actions in relation to climate change.

186. Kent County Council Local Transport Plan Public Consultation

a) Members received notice that Kent County Council (KCC) was consulting on its draft Local Transport Plan, which sets out proposals for improving roads and public transport in Kent. It was noted that this would remain open to comment until 8th October 2024.

b) It was noted that full details were available via the following webpage:

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

c) Copy of the Town Council's previous response to the earlier consultation held in 2023 on the Emerging Draft Local Transport Plan was received and noted.

d) The Working Group received and discussed an initial draft as prepared by Cllr Clayton and Cllr Shea, further overall comments were submitted by Cllr Clayton:

Sevenoaks Town Council does not support the basic priorities in Kent's Local Transport Plan 5, which continues to adopt a 'predict and provide' approach to road building for growing levels of road transport. It takes a much less ambitious approach to non-motorised transport, and to public transport. As a result it fails to give a convincing answer on the key challenge - and legal commitment - facing Kent, to achieve net zero by 2050. The summary presented in Figure 16, page 56, shows that progress on carbon reduction by 2036 / 7 will only be about half that required to decarbonise transport in Kent by the legal target date. This is unacceptable.

The Sevenoaks Town Neighborhood Plan recognises the Net Zero objectives of Central and Local Government, and we expect Kent's Transport Plan to do the same.

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 without a clear plan to encourage 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 Southeast England without such a sustainable link.

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 into 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 Neighborhood 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's capacity to design and implement hard traffic measures to support active travel projects does not match the rate needed to change travel behavior. 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 travelers 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 in a more seamless way, rather than the piecemeal (and error prone) approach of 'Project Oval' which if continued will distort fares across Kent.

KCC should press the Department for Transport to speed replacement of its ageing and unreliable trains, especially Networkers, and to address undelivered promises and exceptionally high fares per mile.

We are particularly concerned by the fragmented and fragile state of the bus network, especially the services for schools. The use of private cars for school drop offs is the main contributor to gridlock in Sevenoaks, and the requirement for many parents to make the school run is a significant drag on productivity. KCC should tackle this issue to reduce carbon emissions, reduce congestion, and to improve Kent's economy.

e) RESOLVED: that the draft response be amended as above and submitted for approval of the Planning & Environment Committee on 7th October 2024.

187. Proposed amendment to the Avenue Verte (or Allée Verte) London to Paris cycling route

Members considered Cllr Clayton's proposal that STC lobby any appropriate bodies to deliver an amended Avenue Verte route, as proposed by John Grimshaw, cited in STC's draft response to KCC's draft Local Transport Plan consultation and detailed in the article below. It was noted that the current route avoids Kent and goes via Gatwick airport, as opposed to the new route which would allow cyclists to travel through Dartford, Darent Valley, Sevenoaks, Tonbridge and Tunbridge Wells.

https://www.theguardian.com/travel/article/2024/jul/31/cycle-from-london-to-paris-avenue-verte?CMP=Share_iOSApp_Other

RESOLVED: that STC is in favour of the amended route. It was further **RESOLVED** that John Grimshaw be invited to present his proposals to a future Movement & Net Zero Working Group.

188. **Highway Improvement Plan**

a) The Working Group received and noted a report on the recent meeting between STC and KCC Officers on the Town Council's updated Highway Improvement Plan (HIP). KCC's initial comments on the priority actions were considered, and it was noted that the majority of priority actions are still under investigation and pending update.

RESOLVED: the Movement & Net Zero Working Group recommend the following to the Planning & Environment Committee due to meet later at 7pm on 23rd September 2024:
To note KCC's comments and to await further update from Kent County Council so as to allow Councillors to prioritise actions that it could potentially afford to deliver. It was also mentioned that the outcome of the Masterplan could have an impact on the prioritisation.

189. **Any other business**

No further business was proposed.

Meeting concluded at 6.50 pm.

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Submitted to Proposed reforms to the National Planning Policy Framework and other changes to the planning system
Submitted on 2024-09-24 13:03:48

Scope of consultation

Respondent details

a What is your name?

Name:

b What is your email address?

Email:

c What is your organisation?

Organisation:
Sevenoaks Town Council

d What type of organisation are you representing?

Local authority

If you answered "other", please provide further details:

Chapter 1 – Introduction

Chapter 2 – Policy objectives

Chapter 3 – Planning for the homes we need

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

No

Please explain your answer:

It is important that Local Planning Authorities are able to look on exceptional circumstances to help them meet housing numbers – especially in authorities which are made up of a high percentage of Green Belt. Neighbourhood Development Plans can be, and in Sevenoaks Town Council's case, have been, particularly successful in helping the Town meet housing demand through the targeted identification of Green Belt sites – with the significant advantage that NDPs are well consulted-upon and publicly endorsed.

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?

No

Please explain your answer:

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

Yes

Please explain your answer:

STC appreciates that there is need for more housing in urban areas. However, STC considers there to also be an important need to accommodate urban uplift in rural areas. Development in rural areas can happen and, should be encouraged in the appropriate circumstances.

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

No

Please explain your answer:

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?

Yes

Please explain your answer:

Yes, Sevenoaks Town Council supports the use of spatial plans and recommends that placemaking be considered at this stage. The Town Council is using its adopted Neighbourhood Development Plan as the basis for two spatial Masterplans for the Town and hopes that other Towns will follow suite. These will provide the basis for future developments to encourage placemaking to be incorporated to their designs at the early stages, and cohesion between individual developments.

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

No

Please explain your answer:

No – Sevenoaks Town Council recommends that shouldn't happen without clear and robust government legislative guidance and, considers that clarification is required as to the components and criteria of what "sustainable development" encompasses. This is currently missing and the definition ambiguous, creating opportunity for developers and landowners to provide alternative interpretations ranging from durability, eco-friendliness, affordability or contribution to housing numbers. Historically, this policy has been used by developers to support planning applications in areas of low housing supply for developments not suitable for the site. If the MHCLG is minded to strengthen the presumption, then there must be clear guidelines as to what "sustainable" means, and there needs to be consideration of the impact on existing the community.

In addition, Sevenoaks Town Council recommends that Neighbourhood Development Plans should be included in the definitions of "relevant development plan policies" when they allocate the proposed site in question or allocate a considerable/significant contribution towards the Town/Parish's housing supply requirements.

Neighbourhood Development Plans should be given a more significant weight in the decision making process, as they locally endorsed policy documents supported at Referendum and was created with direct collaboration from the community groups. They are frequently more up to date than principle Authority documents and should be used as a representation of local residents' priorities.

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?

Yes

Please explain your answer:

Sevenoaks Town Council supports this, as it enables longer term planning and fits better with Neighbourhood Development Plans (NDPs), Masterplans and planning for sustainability. It should also reflect needs expressed in NDPs.

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

Yes

Please explain your answer:

Yes. Sevenoaks Town Council supports this. However STC recommends that this needs to be set against a continuous evaluation of need as well as supply, to prevent over-supply where it isn't needed.

Clarification is also needed on oversupply in regards to whether it relates to completed homes, or simply deliverable sites which have been Granted planning permission but which have not commenced/finished construction.

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?

No

Please explain your answer:

No – Sevenoaks Town Council considers that this isn't necessary.

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

No (It should be a different figure)

Please explain your answer if you believe a different % buffer should be used:

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

Please explain your answer:

No comment

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

Yes

Please explain your answer:

Yes – as Town in a district which is 93% Green Belt and with neighbouring districts similarly constrained, Sevenoaks Town Council supports this amendment, as it considers cooperation to be vital to delivering housing in the South East.

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

Yes

Please explain your answer:

Sevenoaks Town Council considers it important that these tests include community engagement and a joined up approach between the developer and Local Authority responsible for infrastructure. Infrastructure plans need commitments from Highway and railway, water and sewage companies to deliver the required infrastructure, ahead of or alongside any planning application which would require their cooperation or input. These strategic scale proposals also need to be done transparently and with public consultation in order to give residents the confidence that the infrastructure will be delivered with or before development. Currently this doesn't appear to be part of the test of soundness and proposes no confidence that the area will be able to support the additional housing.

Sevenoaks Town Council also considers that the developer needs to be responsible for implementing any required infrastructure, so it is planned into the scheme and the impact on local community pre-emptively mitigated, as opposed to the developer paying for enhancements which will take place after development.

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

Please provide any other suggestions relating to the proposals in this chapter. :

Sevenoaks Town Council considers that government legislation needs to change with a timeframe for delivery upon identification of housing land, and granting of planning permission. Currently there is no obligation for this, and delivery of housing is primarily contingent on private developers and the profitability of their sites.

In addition, the Town Council considers that if Local Planning Authorities are judged by land supply calculations and forward plans for housing delivery, there should also be a system to go alongside which measures actual delivery. There are many sites which have secured planning permission but, have not and do not appear to be planning to deliver in the near future. Government legislation therefore needs to be centrally amended to secure this.

Chapter 4 – A new Standard Method for assessing housing needs

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?

Not Answered

Please explain your answer:

No comment

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?

Not Answered

Please explain your answer:

Sevenoaks Town Council recommends that any method of calculating the baseline needs to recognise that there are some places, including Sevenoaks Town, where part of the local housing market is dominated from salaries from elsewhere – primarily London which has a higher average salary.

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

No

Please explain your answer:

No – Sevenoaks Town Council reiterates its earlier point, being that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

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?

Not Answered

Please explain your answer:

Sevenoaks Town Council reiterates its earlier point, being that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

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

Please provide any additional comments on the proposed method for assessing housing needs.:

Sevenoaks Town Council reiterates its earlier point, being that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

Chapter 5 – Brownfield, grey belt and the Green Belt

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

Yes

Please explain your answer:

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?

Yes

Please explain your answer:

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?

Please provide any further views:

Sevenoaks Town Council recommended that the definition should be left as it is and not expanded.

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

Not Answered

Please explain your answer:

Sevenoaks Town Council Planning & Environment Committee Agenda 07-10-2024
Sevenoaks Town Council Planning & Environment Committee Agenda 07-10-2024 and by proving exceptional circumstances – and that the decision as to where Green Belt Land could be suitably released or redefined as Grey Belt should be made at a local level.

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

Yes

Please explain your answer:

Yes – Sevenoaks Town recommends that a robust methodology for allocating grey belt sites is needed, and that this should be done impartially and not led by developers. The current criteria isn't considered sufficiently tight enough to protect valuable high quality Green Belt land from being put forwards by developers.

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?

Not Answered

Please explain your answer:

Yes – Sevenoaks Town Council advises that this should be done by local authorities, not landowners/developers.

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?

No

Please explain your answer:

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?

Yes

Please explain your answer:

Yes – Sevenoaks Town Council supports the idea of Local Nature Recovery Strategies, and would encourage their use in particular at locations where the Green Belt forms the boundary between distinct communities or parishes/towns and is degraded. They could be used to recover vulnerable parcels of open space which separate communities and whose loss would cause town and parish boundaries to be merged and lost without an adequate recovery strategy.

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?

Yes

Please explain your answer:

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?

Yes

Please explain your answer:

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

Yes

If not, what changes would you recommend?:

Yes, Sevenoaks Town Council agrees with this approach, provided affordable housing and infrastructure is secured, as this system only achieves acceptable benefits when a high proportion of affordable housing is delivered through it. The Town Council also advises that development on the Green Belt must be plan-led.

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?

Not Answered

Sevenoaks Town Council advises that there needs to be a clear and unambiguous stipulations for developers to be required to provide affordable housing and infrastructure.

Commercial activities must demonstrate that they will do no external harm to the Green Belt and are sustainable – for instance that they will not cause any pollution to the surrounding area via watercourses etcetera.

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?

Yes

Please explain your answer:

Yes – Sevenoaks Town Council advises that there is an unmet traveller site need, and recommends that adequate provision should be allocated via local plans – including facilities.

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?

Not Answered

Please explain your answer:

Yes, - provision need for traveller sites should not be excluded from the approach and should be actively provided for.

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

Not Answered

Please explain your answer:

Sevenoaks Town Council advises that clarification is needed as to what proportion would be social rent, what the definition of “major” is, and finally that 50% affordable housing should be a requirement – not a target.

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?

The 50% target should apply to all Green Belt areas (including previously developed land in the Green Belt)

Please explain your answer:

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

Yes

Please explain your answer:

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?

Yes

Please explain your answer:

Sevenoaks Town Council advises that this only works with compulsory purchase and purchases which are moving forwards, as it could lead to landbanking where land owners don't develop their land as they prefer to wait until its value increases. Compulsory purchase orders are therefore needed to support this.

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

Please explain your answer:

Sevenoaks Town Council advises that this must be assessed regionally and with a localised measure of values that will permit the golden rules to be implemented for development of affordable housing.

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?

Please explain your answer:

Yes, Sevenoaks Town Council supports this in principle.

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?

Please explain your views on this approach:

Sevenoaks Town Council agreed that, if 50% affordable housing has been secured through a development and it is policy compliant, additional should be not be sought to the detriment of other provisions such as infrastructure.

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?

No

Please explain your answer, including what support you consider local authorities would require to use late-stage viability reviews effectively:

No, Sevenoaks Town Council advises that trying to unpick these types of negotiations could introduce more uncertainty and delay development.

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?

Yes

Please explain your answer:

Sevenoaks Town Council considers that there should be community benefits for non-residential development including infrastructure and access improvements.

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?

Yes

Please explain your answer:

Sevenoaks Town Council considers that this should apply to draft Local Plans.

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

Not Answered

Please explain your answer:

No comment

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

Yes

Please explain your answer:

Yes – Sevenoaks Town Council advises that the proposed approach should not be a blanket policy, and should require support of a Local or Neighbourhood Plan. It should therefore follow on either from Local Plans having evaluated the Green Belt site for allocation as Grey Belt, or from having been identified in the Neighbourhood Development Plan for potential housing.

In addition, Sevenoaks Town Council considers that this would also be a valuable approach for securing development outside of Green Belt land as well, and would therefore be in favour of expanding its use to sites within urban areas which already have planning permission but which have remained undelivered and the land undeveloped for long periods of time.

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

Not Answered

Please explain your answer:

Sevenoaks Town Council Planning & Environment Committee Agenda 07-10-2024 – in particular GP Surgeries – is poorly coordinated, and the ability to engage NHS services in this process is especially difficult. The Town Council therefore advises that developer contributions towards such infrastructure need to be kept in the area and conditioned to be used appropriately within that area – as opposed to being given to a larger body which may use the contributions as they choose.

Chapter 6 – Delivering affordable, well-designed homes and places

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?

Yes

Please explain your answer:

Yes – Sevenoaks Town Council considers that local planning authorities should explicitly consider those requiring social rent as well as the vast range of different needs within this, with social housing needing to remain a mix to meet the specific needs of that area.

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

Yes

Please explain your answer:

Yes – however Sevenoaks Town Council advises that the affordable element should be retained at 50%. The 10% requirement doesn't allow flexibility to meet the needs of the local community, and the mix of affordable housing should be prescribed at a local level – while meeting the 40/50% affordable housing provision requirement.

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

Yes

Please explain your answer:

Yes – but the affordable element should be retained at 50%. The 25% doesn't allow flexibility to meet the needs of the local community, and the mix of affordable housing should be prescribed at a local level – while meeting the 40/50% affordable housing provision requirement.

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

Not Answered

Please provide any further comments:

No comment

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

Yes

Please explain your answer:

Yes – particularly for larger sites where there is flexibility to meet a larger range of tenures, with the priority being to ensure that the housing needs of different cohort groups are met.

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

Please explain your answer:

Sevenoaks Town Council considers that Government grants and support is needed, given the high land and building costs. This must be taken seriously at government level and budget set for affordability.

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?

Please explain your answer:

Sevenoaks Town Council considers excellence of design to be highly important, with priority of high-quality builds, density, housing mix, landscaping, accessibility, public transport, and interconnectivity with the community that these developments are set in. Public transport must include links to employment and proximity to education.

The Town Council considers maximum size to be less relevant compared to the quality of Master planning and design to ensure that the new community is well connected to its environment.

In addition, and most importantly – housing must be designed to be indistinguishable from non-social rent and integrate the different types of housing

together. A Sevenoaks Town Council Planning & Environment Committee Agenda 07-10-2024 as part of the planning permission in order to ensure that the façade and appearance of the buildings are maintained.

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

Please explain your answer:

There is currently little allowance in current Local Plans for new housing near old villages, which causes them to diminish. District and principal authorities should be required to make provisions for rural as well as major developments in their Local Plans, with explicit requirement to keep urban settlements economically sustainable.

Transport links are imperative, with links to employment and proximity to education needed to keep the community sustainable.

Designs should be consistent with the scale of the rural setting, in order to integrate the development into the existing community.

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

Yes

Please explain your answer:

56 Do you agree with these changes?

Yes

Please explain your answer:

Yes. Sevenoaks Town Council is supportive of this and would recommend that Parish/Town Councils be included in the definition of community-based groups.

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?

Yes

If Yes, what changes would you recommend?:

Yes – Sevenoaks Town Council supports amendments to make it easier for organisations that are not Registered Providers to include community-led developments.

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?

Not Answered

Please explain your answer :

Sevenoaks Town Council considers that the key reason as to why insufficient small sites are being allocated is that Local Plans currently rely on landowners to put forwards their sites, as opposed to the Local Planning Authority or community group being able to identify it themselves. It requires the landowner's permission, as opposed to in Neighbourhood Development Plans which can identify potential development sites without necessarily requiring permission from the landowner. Sevenoaks Town Council therefore recommends that (1) incentives be introduced for landowners to propose their sites for housing, and (2) that the ability for principle and planning authorities, as well as local community groups to suggest sites as in the Neighbourhood Planning process be extended to the Local Plan process.

In addition, the Town Council considers that compulsory purchase orders and external fair valuations should apply to small sites that cannot be unlocked through the private sector, in order to give councils ability to compel the issue on the basis of a fair valuation.

With regards to section 16c (whether a definition distinguishing between small and medium sites would improve clarity): Sevenoaks Town Council agrees that small sites are defined too broadly, and that there should be distinction between small and medium sites.

Finally, Sevenoaks Town Council agrees with the suggestion in section 16d that authority-specific small-site strategies would help implement the 10% small site allocation requirement.

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?

Yes

Please explain your answer:

Yes – Sevenoaks Town Council considers that Local Planning Authorities should be required to have a local design guide and design codes.

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

Yes

Yes, however not in Conservation Areas or where it conflicts with local design guides.

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

Not Answered

Please explain your answer:

No comment.

Chapter 7 – Building infrastructure to grow the economy

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

Yes

Please explain your answer:

Yes. Sevenoaks Town Council urges that delivery of these commercial developments must be carbon neutral.

In addition, coordination with other bodies which could utilise the biproduct of each other's assets should be part of the approval process – for instance; data centres which produce a large amount of heat could coordinate with those that can generate power from heat.

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

Not Answered

Please explain your answer:

Sevenoaks Town Council considers that water and sewerage should also be considered.

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?

Yes

Please explain your answer:

Yes – Sevenoaks Town Council supports this, however with the strong stipulation that this should only be allowed at the direct request of the local principle authority.

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?

Not Answered

If Yes, what would be an appropriate scale? :

Sevenoaks Town Council urges that this must not encroach into the Green Belt or negatively impact existing communities.

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

Not Answered

Please explain your answer:

No comment.

Chapter 8 – Delivering community needs

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

Yes

Please explain your answer:

Yes, Sevenoaks Town Council strongly supports this.

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

Yes

Yes, Sevenoaks Town Council strongly supports this.

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

Yes

Please explain your answer:

Sevenoaks Town Council would strongly agree with this and advises that a key vision to lead change in the transport system is to prioritise planning developments to be well-connected with public transport options, local retail hubs, cycling and walking infrastructure in order to create 15 minute cities. This will need significant initial investment, however improvements to the public transport and highway network would improve productivity and lead to income generation which would eventually offset this.

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

Please explain your answer:

Sevenoaks Town Council recommends that Local Plans should set measurable targets for walking, cycling and other active travel, and make the infrastructure easy to deliver and provide choices which enable people to help achieve these targets.

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

Not Answered

Please explain your answer:

Sevenoaks Town Council recommended that consideration be put into a mandate which would require provision of suitable exercise and recreation spaces from larger developments. These should be accessible to all and could include outdoor play spaces and gyms.

Chapter 9 – Supporting green energy and the environment

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

Yes

Please explain your answer:

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

Yes

Please explain your answer:

Yes. Sevenoaks Town Council agrees with the changes to give greater support to wind energy production. However, considers that solar energy proposals should focus on utilising built or tarmacked land as a first priority – for instance by covering multi-storey car parks and installing solar panels on the roofs.

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?

Yes

Please explain your answer:

Yes – Sevenoaks Town Council recommended that water management and flood prevention also be included.

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?

Yes

Please explain your answer:

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?

Yes

Please explain your answer:

Sevenoaks Town Council Planning & Environment Committee Agenda 07-10-2024
Yes, however, Sevenoaks Town Council Planning & Environment Committee has agreed to provide assistance by covering multi-storey car parks and installing solar panels on the roofs.

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

Please explain your answer:

Sevenoaks Town Council recommended that this should be kept under review as the technology advances.

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

Please explain your answer:

Sevenoaks Town Council considers that BREEAM should be a standard as opposed to a best practice, with all new buildings required to be as energy efficient as possible and high standards set for how sustainable a development has to be.

The Town Council also recommends that retrofitting should be made easier under the planning system, in order to encourage more solar panel installations, better insulation and water recycling.

In addition, there is currently no law to prevent houses directing their surface water run-off to sewers, which must be addressed. This is a particular issue in Sevenoaks, with sewers regularly overflowing during heavy rainfall due to householders having installed new driveways and connecting the surface water run-off to sewer drains. National planning policy should restrict such practice and surface water run-off instead be redirected to SUD systems that feed aquifers.

Sevenoaks Town Council also recommends that the exemptions which absolve particular development types from being required to deliver 10% Biodiversity Net Gain should be revoked or limited – particularly for self-build and householder applications.

Finally, the Town Council recommends that new developments should be required to be linked with public transport networks to encourage transport modes outside of private car use to be utilised.

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?

Please explain your answer:

No comment

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

Not Answered

Please explain your answer:

Sevenoaks Town Council advises that rain water management needs to be significantly rethought, as there is currently no law to prevent houses directing their surface water run-off to sewers, which the Town Council has witnessed the detrimental effects of.

There is urgent need to ensure that no additional load is placed on the existing rainwater and sewer systems. Sevenoaks Town Council recommends that applicants should be required to prove that development won't overload the existing sewer system, with enforcement for those that connect rainwater run-off to the sewer system.

The Town Council also recommends that there should be better infrastructure of SUDs and water retention measures, with all major schemes being required to show how they will retain water and ensure that run-off is dealt with other than via the sewer system.

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

Not Answered

Please explain your answer:

No comment.

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

No

Please explain your answer:

Sevenoaks Town Council considers that this text is needed to keep agricultural land viable, as the green benefit of locally produced food is important.

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

Not Answered

It is Sevenoaks Town Council's view that development and solar generation should in the first instance be developed on existing brownfields and developed land, and agricultural land should be safeguarded via policy. Allotments should also be protected as part of the planning process.

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?

Yes

Please explain your answer:

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?

Not Answered

Please explain your answer:

Sevenoaks Town Council agrees that water should be thought of as a strategic planning project, and recommends that it be localised to make it a more prominent issue so that communities are encouraged and supported in managing water resources better. Sevenoaks Town Council recommends that rainwater collection for re-use by households should be encouraged and that this, as well as prioritisation of grey water recycling systems should be a default for large scale developments in order to reduce consumption. Finally, Sevenoaks Town Council recommends that rainwater should be redirected to aquifers, not sewers. Rainwater is easily cleaned and doing this via sewers is a waste of resources and causes the system to be overloaded and causes flooding.

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

Not Answered

Please explain your answer:

Sevenoaks Town Council recommends that there should be a greater degree of localism to encourage local involvement, and that design should prioritise rainwater retention and grey water recycling. There needs to be more thought of how a particular development relates to the network.

Chapter 10 – Changes to local plan intervention criteria

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

Yes

Please explain your answer:

Yes, Sevenoaks Town Council agrees that this is appropriate where authorities have not attempted to deliver a plan. However, in instances where the draft Local Plan has been created but failed to pass examination, Local Planning Authorities should be supported in completing it. The Local Plan process is significantly time consuming, with Plans that have failed to pass examination having then been completely discarded and the process set back to the beginning. Sevenoaks Town Council recommends that Local Planning Authorities should instead be able to negotiate and amend the Plan, as opposed to having to start afresh, and that the process furthermore needs to be shortened and simplified in order to keep the local community effectively engaged with the contents.

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

No

Please explain your answer:

Chapter 11 – Changes to planning application fees and cost recovery for local authorities related to Nationally Significant Infrastructure Projects

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

Yes

Please explain your answer:

Yes – however, Sevenoaks Town Council considers that householder application fees should be varied and differential according to area, as well as complexity, size of the proposals and amount of Officer time to consider the plans. Rather than a flat fee, there should be a maximum charge that can be applied, with Local Planning Authorities granted authority to agree their own tariff, with the expectation that any fees should meet the full costs and be self-financing and the caveat that they should not generate a profit.

90 If you are asked to increase the fee for 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.

Not Answered

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

Sevenoaks Town Council recommends that Local Planning Authorities should be able to agree their own tariffs with the expectation that any fees should meet full costs and be self-financing and not profiting. There should, however, be a maximum cap, with costs differentiated according to type of application to account for smaller applications that will take less Officer time to evaluate.

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?

Not Answered

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

Sevenoaks Town Council recommends that Local Planning Authorities should be able to agree their own tariffs with the expectation that any fees should meet full costs and be self-financing and not profiting. There should, however, be a maximum cap, with costs differentiated according to type of application to account for smaller applications that will take less Officer time to evaluate.

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.

Not Answered

Please explain your answer:

Sevenoaks Town Council recommends that Local Planning Authorities should be able to agree own tariff with the expectation that any fees should meet full costs and be self-financing and not profiting. There should, however, be a maximum cap, with costs differentiated according to type of application to account for smaller applications that will take less Officer time to evaluate.

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.

Not Answered

Please explain your reasons and provide evidence on what you consider the correct fee should be:

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

Yes

Please explain your answer:

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.

Please give your reasons in the text box below:

Full localisation – subject to maximum caps.

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

No

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? :

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

Please explain your answer:

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?

No

99 If Yes, please explain how you think the 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.

Please explain your answer:

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

Please explain your answer:

Sevenoaks Town Council recommends that there should be caps to this.

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.

Please explain your answer :

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

No

Please explain your answer.:

Chapter 12 – The future of planning policy and plan making

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

Yes

Please explain your answer:

Yes, however Sevenoaks Town Council recommends that, where the local authority is over 200 units short or not yet at Regulation 19 stage, additional weight should be given to made Neighbourhood Development Plans in order to mitigate the tilted balance from the presumption in favour of sustainable development.

The Town Council has a current Neighbourhood Plan which identifies 13 large sites for potential housing. However, continues to be subject to the presumption which has caused a number of inappropriate developments to be Granted at Appeal.

The Town Council considers that Towns and Parishes that have put significant time, work and funding into the production of these documents should not be subject to the presumption which can undermine the Policies and design guidance within them.

104 Do you agree with the proposed transitional arrangements?

Not Answered

Please explain your answer:

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

No

Please explain your answer:

Chapter 13 – Public Sector Equality Duty

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?

Please explain your answer:

No comment

Chapter 14 – Table of questions

Chapter 15 – About this consultation

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Section 2 – Overall support for the new draft Local Transport Plan

Q4. Do you support our new draft Local Transport Plan?

Select **one** option.

☐	Yes
☒	Partly
☐	No
☐	Don't know

Q4a. Please tell us the reason for your answer in the box below:

Sevenoaks Town Council does not support the basic priorities in Kent's Local Transport Plan 5, which continues to adopt a 'predict and provide' approach to road building for growing levels of road transport. It takes a much less ambitious approach to non-motorised transport, and to public transport. As a result it fails to give a convincing answer on the key challenge - and legal commitment - facing Kent, to achieve net zero by 2050. The summary presented in Figure 16, page 56, shows that progress on carbon reduction by 2036 / 7 will only be about half that required to decarbonise transport in Kent by the legal target date. This is unacceptable.

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.

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 without a clear plan to encourage modal shift for freight

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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.

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

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planters and 'soft' traffic calming which are a fraction of the cost and much more flexible. Experience shows that KCC's capacity to design and implement hard traffic measures to support active travel projects does not match 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 in a more seamless way, rather than the piecemeal (and error prone) approach of 'Project Oval' which if continued will distort fares across Kent.

KCC should press DfT to speed replacement of its ageing and unreliable trains, especially Networkers, and to address undelivered promises and exceptionally high fares per mile.

We are particularly concerned by the fragmented and fragile state of the bus network, especially the services for schools. The use of private cars for school drop offs is the main contributor to gridlock in Sevenoaks, and the requirement for many parents to make the school run is a significant drag on productivity. KCC should tackle this issue to reduce carbon emissions, reduce congestion, and to improve Kent's economy.

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- Q5. In 2023 we consulted on our draft Emerging Local Transport Plan and received feedback on the Plan's ambition, outcomes and objectives. If you wish to make any comment on these aspects, please tell us in the box below.**

Please do not include any information that could identify you or anyone else in your response.

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Section 3 – Strategic network-wide proposals

In this section you have the opportunity to tell us your views on our Strategic network-wide proposals (from page 22 of the draft LTP5). These have been grouped under four themes:

- Strategic Road Network
- Local Road Network
- Public and Shared Transport Network
- Walking, cycling and other forms of non-motorised travel.

You can answer all or as many of the questions on each of these as you like. If you would rather not provide feedback on a question, just move on to the next one.

Q6. Do you agree with the proposals identified for the Strategic Road Network?

Select **one** response option per proposal/row.

Strategic Road Network proposals	Yes	Partly	No	Don't know
Lower Thames Crossing		X		
M2 Junction 1 capacity enhancement				
A282 (M25) Junction 1A capacity enhancement	X			
M2 Junction 4 capacity and local development connections				
M2 road capacity enhancement				
M2 Junction 7 capacity enhancement				
South Canterbury A2 junction access enhancements				
A2 Dover Access / Duke of York and Whitfield interim improvements				
International haulage traffic management		X		
M25-M26-A21 East-facing slips		X		

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A21 Kipping's Cross enhancements				
Trunking: A229 and A249, both between M2 and M20				

Q6a. If you would like to make any comments on the Strategic Road Network proposals or would like to suggest any new proposals for consideration in our Local Transport Plan, please tell us in the box below.

If your comment relates to a specific proposal, please make this clear in your answer.

Lower Thames Crossing:

This would be very helpful in shortening journeys and moving traffic heading to midlands from Sevenoaks and London. Sevenoaks Town Council would welcome a public transport facility for this.

The A282 capacity enhancement:

Sevenoaks Town experiences significant congestion when the approach to the Dartford crossing is at a standstill and the Town Council would therefore welcome improvements to alleviate that.

International haulage traffic management:

Sevenoaks Town Council recommended that Kent County Council should also liaise with central government to reduce the impact of border controls on residents of Kent.

East facing slips:

In the absence of current plans to implement east facing slip roads, Sevenoaks Town Council considers it imperative that Kent County Council in the meantime supports the Town Council's ambition of removing Sevenoaks Town and as much of the A25 from use of HGVs for through-use. The Town Council's Highway Improvement Plan requests such improved signage as well as additional signage to divert HGVs from

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the historic centre of the town, which the Town Council would welcome support via the Local Transport Plan with.

Sevenoaks District Council's Local Plan proposes that the population of Sevenoaks Town will grow by some 20% in coming years via several significant developments. The Town continues to suffer from haulage and other traffic diverting along the A25 with the congestion and pollution that this brings. Improvements to the slip roads would significantly improve quality of life to Sevenoaks Town residents and ease of access to the highway network for all. The Town Council would welcome this being an immediate ambition, with the shorter term being to make significant improvement to signage to prevent HGVs from travelling through the town.

Q7. Do you agree with the proposals identified for the Local Road Network?

Select **one** response box per proposal/row.

Local Road Network proposals	Yes	Partly	No	Don't know
Maintaining the road network	X			
Road Safety Vision Zero	X			
A229 Blue Bell Hill improvements				
North Thanet Link				
Alkham Valley Spitfire Way junction improvements				
Sandwich bypass improvements				
A2 Gravesend local junction improvements				
A228-A264 corridor improvements – West Malling to Tunbridge Wells				
Development Management	X			
Supporting the shift to electric vehicles through new charging points		X		

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Q7a. If you would like to make any comments on the Local Road Network proposals or would like to suggest any new proposals for consideration in our Local Transport Plan, please tell us in the box below.

If your comment relates to a specific proposal, please make this clear in your answer.

Maintaining the road network

Sevenoaks Town Council recommends that improvements to surfacing should take every opportunity to create options for active travel and reduce the use of personal transport – which would in turn reduce unnecessary wear and tear on the road network, lowering car use and frequency in which these roads may need maintaining.

In addition, the Town Council believes that roads need to be designed to accommodate the increasing weight of vehicles.

Finally, it would be beneficial for local road network proposals to adopt a road and traffic management approach which recognises that the roads through many historic towns and settlements are no longer suitable for A road designation.

Road Safety Vision Zero:

Vision Zero talks about speed reduction – not just 30mph to 20mph but also 60mph to 50mph. Sevenoaks Town Council supports this and as a Town has particular ambitions for speed limit reductions on both major and urban roads.

Sevenoaks Town Council considers that Kent needs to update its priorities in line with those of other areas of the country and actively move towards implementing or facilitating 20mph speed limits in more urban locations, as well as procuring Speed Indicator Devices that are sensitive enough to be used on 20mph roads which would help with compliance and awareness.

In addition, Vision Zero is about designing the network to reduce accidents. The Town and District Councils within Kent have ambitions to deliver significant cycle infrastructure, and Sevenoaks Town Council's Highway Improvement Plan details

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the need for multiple new pedestrian crossings which the Town Council would welcome support in implementing.

Supporting the shift to electric vehicles through new charging points

Sevenoaks Town Council would like on street electric vehicle charging reprioritised for delivery in the short, if not medium term, as opposed to the proposal that it be a long term aim. This needs to be delivered quickly and effectively, especially in dense urban areas such as Sevenoaks and particularly in neighbourhoods where there is limited off street parking.

At present, lack of access to on street electric charging is discouraging those who would otherwise wish to purchase an electric vehicle, making the current arrangement discriminatory to those who do not have a drive-way.

Sevenoaks Town Council therefore urges Kent County Council to follow the example set by other authorities such as Bromley and work on enabling householders to charge directly from house to kerbside without endangering the public e.g. via gulleys.

Development Management:

Sevenoaks Town Council agrees that the infrastructure-first approach is essential, especially with large scale developments which will require a significant volume of construction traffic – of which Sevenoaks Town alone expects to see a number of in the near future.

In addition, the Town Council would urge Kent County Council to add Active Travel options as a key component in designing any new highway assets – in particular new junctions such as that proposed at the Bat & Ball junction as part of the Sevenoaks Quarry development. Such designs should prioritise pedestrian and cyclist access and safety.

Finally, new developments must be delivered in a way which makes it easy for residents to choose public transport or active travel.

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Q8. Do you agree with the proposals identified for Public and Shared Transport Network?

Select **one** response option per proposal/row.

Public and Shared Transport Network proposals	Yes	Partly	No	Don't know
Rail freight gauge enhancement for international traffic	X			
Maidstone mainline rail journey time improvements				
Gatwick access improvements	X			
Dover / Folkestone High Speed rail journey time improvements	X			
International rail passenger services for Kent	X			
Sturry and Canterbury West rail corridor improvements	X			
Local rail services	X			
Bus Service Improvement Plan (county-wide)	X			
Thameside Fastrack network growth				
Dover Fastrack network growth				
Mobility as a Service	X			
Cycle Hire trials	X			
Shared transport hubs (also known as Mobility Hubs)	X			
Elizabeth line extension to Ebbsfleet	X			
Opposition to Gatwick expansion	X			

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Q8a. If you would like to make any comments on the Public and Shared Transport Network proposals or would like to suggest any new proposals for consideration in our Local Transport Plan, please tell us in the box below.

If your comment relates to a specific proposal, please make this clear in your answer.

Maidstone mainline rail journey time improvements:

Sevenoaks Town Council would like new Maidstone services into London to go through the Thameslink core and link with the Elizabeth line to integrate Kent into the London underground transport system. This would give better access to the London transport system for users of the Darent Valley line including the 3000 new residents expected from the Sevenoaks Quarry site. The Town Council would ask for reinstatement of the original planned services for this link which would see 2 paths per hour through the Thameslink core allocated for Kent services to Maidstone via Swanley and Otford.

Gatwick access improvements:

Sevenoaks Town Council supports this and recommends that a direct connection from Kent to Gatwick be investigated so that visitors are not diverted via London.

International rail passenger services for Kent:

Sevenoaks Town Council supports this because it makes international services more accessible to Sevenoaks and Kent residents.

Local rail services:

Sevenoaks Town Council supports integration of metro services starting from Sevenoaks to London into the TFL network because this would enable Sevenoaks to get manned stations and zonal fares which would make contactless payments much

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easier to operate. The Town Council further advises that there needs to be recognition that residents of Sevenoaks, Tonbridge and Tonbridge Wells form part of the labour network in London, by way of integrating them into the TFL network.

In addition, Kent County Council are recommended to continue to support current and emerging Community Rail Partnerships, which encourage local residents to use sustainable public transport.

Bus Service Improvement Plan:

In light of the announcement made by central government on 9th September 2024 which indicated that principle authorities will be given authority to coordinate bus services to improve service reliability, coordination and connectivity, Sevenoaks Town Council urges Kent County Council to collaborate with its other local authorities and seize this opportunity to do so.

Furthermore, Sevenoaks Town Council has a proposal to deliver a zero emission bus service in Sevenoaks for the Number 8 circular route and would welcome support for this and similar schemes recognised in the Transport Plan.

Thameside Fastrack network growth:

Sevenoaks Town Council requests a fasttrack service to also be investigated between Greatness, Sevenoaks Town Centre and the two railway stations (Bat & Ball and Sevenoaks). Linking this to the upcoming residential extension of Greatness in the Sevenoaks Quarry site would also benefit the new residents and integrate the area into the rest of Sevenoaks Town.

Mobility as a service:

Sevenoaks Town Council supports this in principle, however, in order to work there must be a network which allows users to make multiple mode journeys (for instance buses to train) – this infrastructure does not currently exist. The Town Council would welcome support to develop “last mile solutions”.

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Cycle Hire trials:

Sevenoaks Town Council would be eager to host a cycle hire pilot scheme and is already actively working on such a project, with a local provider and sponsor having been identified that would be willing to back an e-bike hire scheme. The Town Council would therefore welcome opportunity to work with Kent County Council on delivery on this – in conjunction with delivery of the cycle network designed by Sustrans in Sevenoaks District Council's LCWIP. It is the Town Council's view that delivering safe routes first is the precondition to the success of cycling projects.

Shared transport hubs (also known as Mobility Hubs):

Sevenoaks Town Council has recently started a hybrid car club which it hopes to expand and make fully electric in future and welcomes support of such schemes.

Q9. Do you agree with the proposals identified for walking, cycling and other forms of non-motorised travel?

Select **one** response option per proposal/row.

Walking, cycling and other forms of non-motorised travel proposals	Yes	Partly	No	Don't know
Our 15 initial proposed walking zones we will focus on from our Kent Cycling and Walking Infrastructure Plan	X			
Our 15 initial proposed cycling route corridors we will focus on from our Kent Cycling and Walking infrastructure plan	X			
Public Rights of Way improvements	X			

Q9a. If you would like to make any comments on the walking, cycling and other forms on non-motorised travel proposals or would like to suggest any new proposals for consideration in our Local Transport Plan, please tell us in the box below.

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Public consultation 17 July to 8 October 2024

If your comment relates to a specific proposal, please make this clear in your answer.

Kent Cycling and Walking Infrastructure Plan:

In addition to these routes, Sevenoaks Town Council urges Kent County Council to examine and integrate into its plans John Grimshaw's proposed new London to Paris cycle route passing through Dartford, Darent Valley, Sevenoaks, Tonbridge and Tunbridge Wells to complete the Avenue Verte (or Allée Verte). This is a much more pleasant and scenic route to the existing one, which avoids Kent altogether and goes via Gatwick airport. Necessary to this would be resurfacing and reclassification of public rights of way to allow cycling, as well as five new bridges over the River Darent, with the benefits of a cycling route which links six train station to Sevenoaks and increasing cycling provision for residents and tourists alike. For more information please see below article:

https://www.theguardian.com/travel/article/2024/jul/31/cycle-from-london-to-paris-avenue-verte?CMP=Share_iOSApp_Other

The Town Council also supports the Public Rights of Way strategic aims, but would ask Kent County Council to recognise in these aims, the opportunities for redesignating suitable footpaths into bridleways to support integrating cycling infrastructure into Public Rights of Ways.

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

Section 4 – District proposals

In this section you have the opportunity to tell us your views on our district specific proposals (from page 58 of the draft LTP5). These have been grouped into each of Kent's 12 districts:

- Ashford, Canterbury, Dartford, Dover, Folkestone and Hythe, Gravesham, Maidstone, [Sevenoaks](#), Swale, Thanet, Tonbridge and Malling, Tunbridge Wells

You can answer all or as many of the questions on each of the districts as you like. If you would rather not provide feedback for a question/district, just move on to the next one.

STC Officer note: Questions not relating to Sevenoaks have been omitted for conciseness, however STC may still respond to them if Cllrs wish.

Q17. Do you agree with the proposals identified for the district of Sevenoaks?

Select **one** response box per proposal/row.

Sevenoaks proposals	Yes	Partly	No	Don't know
M25-M26-A21 – slips for journeys eastwards on M26 to avoid Sevenoaks town centre	X			
Opposition to Gatwick expansion due to noise disturbance from flight paths	X			
Bat and Ball junction improvements	X			
Improved rail stations in Edenbridge				
Bus Service Improvement Plan	X			
Improvements to walking in Swanley as set out in our Kent Cycling and Walking Infrastructure Plan (KCWIP)				
Improvements to cycling corridors in Sevenoaks.	X			

Q17a. If you would like to make any comments on the proposals for Sevenoaks or would like to suggest any new proposals for consideration in our Local

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

Transport Plan, please tell us in the box below. *If your comment relates to a specific proposal, please make this clear in your answer.*

Accessibility:

Sevenoaks Town Council recommends that priority be given to accessibility considerations, due to the aging population and their growing need for public transport and safe footpaths.

Bat & Ball Junction:

Sevenoaks Town Council looks forward to improvements at Bat & Ball junction and is in regular communication with Tarmac about the proposal. Through its Highway Improvement Plan, the Town Council has requested round table talks with Kent County Council, Tarmac, Sevenoaks Town Council and Sevenoaks District Council to consider ways of improving the design to favour pedestrian and cyclist movement, and any support to set this up would be greatly appreciated.

Also related to the Bat & Ball junction improvements in terms of the Sevenoaks Quarry development through which they are proposed, is the need for improvements to be made to the footbridge between Moor Road and Watercress Drive. This will be essential to integrate the ~3000 residents of the new development at Sevenoaks Quarry with the retail and employment sites to the west of the railway line.

Bus service improvement plan:

Sevenoaks Town Council hopes that it can continue to work with Kent County Council on improving bus services within Sevenoaks, building upon the success of the No 8 circular bus route. An important element of this will be live service information at bus stops to inform local users, and the Town Council would also appreciate support in its proposals for the No 8 bus to become electric.

Improvements to cycling corridors in Sevenoaks:

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

Sevenoaks Town Council requests acceleration of the Sevenoaks Local Cycling and Walking Infrastructure Plan delivery as a network, as opposed to one route at a time.

The Town Council would also welcome support to deliver this Plan in a cohesive and comprehensive way, as the current proposals for Route 1 stop short of the A25 and there is no current funding to connect it to existing cycle routes.

In addition, the Town Council is currently working to identify ways to deliver Route 8 of the Sevenoaks Local Cycling and Walking Infrastructure Plan (Sevenoaks to Dunton Green), which would link Dunton Green Station and Sevenoaks stations, and would welcome Kent County Council's support to do so.

Highway Improvement Plans:

Related to the above, Sevenoaks Town Council would recommend increased support for road reconfiguration and improvements to walking & cycling via Town and Parish Councils' Highway Improvement Plans. This could help to deliver walking and cycling routes outside of the Local or Kent Walking and Cycling Improvement Plans. For instance, the Town Council's Highway Improvement Plan proposes a number advisory cycling lanes which do not feature in the Local Cycling and Walking Infrastructure Plan and which we would seek Kent County Council's support to deliver.

The Highway Improvement Plan process does not currently include active travel and neither does it currently cater for towns/parishes looking to make significant changes.

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

Section 5 – Any other comments on the draft Local Transport Plan

Q22. If you have any remaining comments on any other aspect of the draft Local Transport Plan, please provide these in the box below.

If your comment relates to a specific section, please make this clear in your answer.

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

Section 6 – Supporting evidence base and assessments

Q23. If you have any comments on our Supporting Evidence Base for the draft Local Transport Plan, please provide these in the box below.

If your comment relates to a specific section, please make this clear in your answer.

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

To help ensure that we are meeting our obligations under the Equality Act 2010 we have prepared an Equality Impact Assessment (EqIA) of our Local Transport Plan.

An EqIA is a tool to assess the potential impact any proposals could have on the protected characteristics: age, disability, gender identity, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. At KCC we also include carer's responsibilities. The EqIA is available online at www.kent.gov.uk/ltp5 or in hard copy on request.

Q24. We welcome your views on our equality analysis. If you think there is anything we should consider relating to equality and diversity, please add your comments below.

Please do not include any personal information that could identify you within your response.

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

We are required to develop a Health Impact Assessment (HIA) to support the full final plan. We have prepared a HIA of our draft Local Transport Plan.

The HIA is used to identify the health and wellbeing impacts of the proposed plan to help us with our planning. The HIA is available online at www.kent.gov.uk/ltp5 or in hard copy on request.

Q25. We welcome your views on our Health Impact Assessment. If you think there is anything we should consider relating to health and wellbeing, please add your comments below.

Please do not include any personal information that could identify you within your response.

We are required to develop a Strategic Environmental Assessment (SEA) to support the full final plan. We have prepared a SEA of our draft Local Transport Plan.

The SEA is used to identify the potential impacts of the proposed plan on environmental factors to help us with our planning. The SEA is available online at www.kent.gov.uk/ltp5 or in hard copy on request.

Q26. We welcome your views on our Strategic Environmental Assessment. If you think there is anything we should consider relating to the environment, please add your comments below.

Local Transport Plan 5

Public consultation 17 July to 8 October 2024

We are required to develop a Habitats Regulation Assessment (HRA) to support the full final plan. We have prepared a HRA of our draft Local Transport Plan.

The HRA is used to identify the potential impacts of the proposed plan on areas of Kent with particular environmental protections (Specifically Special Areas of Conservation, Special Protection Areas, Ramsar sites and areas secured as sites compensating for damage to a European site) to help us with our planning. The HRA is available online at www.kent.gov.uk/ltp5 or in hard copy on request.

Q27. We welcome your views on our Habitats Regulation Assessment. If you think there is anything we should consider relating to the findings of our assessment, please add your comments below.

Please do not include any personal information that could identify you within your response.



DOCUMENTS on DEPOSIT

**These documents should
remain available for
public inspection until
4 November 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.5) 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.5) 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, 3, 4, 5, 19, 32, 35, 36, 45, 46, 49, 51, 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 20th day of September 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.5) 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 Tile:

DE28 issue 0

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.5) ORDER 2024**

STATEMENT OF REASONS

The Kent County Council as traffic authority hereby make the Order referred to above to 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.5) 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, 3, 4, 5, 19, 32, 35, 36, 45, 46, 49, 51, 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 install or amend existing waiting restrictions on the following length of roads in Sevenoaks:-

Roads in Sevenoaks in the District of Sevenoaks

LETTER BOX LANE - DYL – On both sides from its junction with Tonbridge Road (A225) for a distance of 10 metres in a south westerly direction. **TONBRIDGE ROAD – DYL** – On west side of its junction with Letter Box Lane between points 10 metres north and 10 metres south.

This order was originally advertised as Amendment 55 but due to the recent consolidation order it has been renamed as above.

The Order was made on 19 September 2024 and its provisions will come into effect on 20 September 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 20 September 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

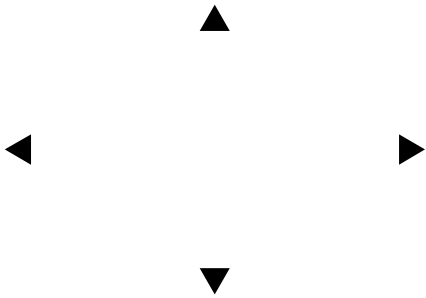
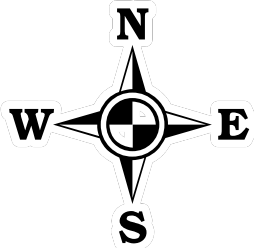
THE KENT COUNTY COUNCIL ON-STREET WAITING RESTRICTIONS AND STREET PARKING PLACES MAP SCHEDULES



SCALE - 1 : 1250 at A3 size

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Licence No: 100019238 2024

NOTE: SEE STATIC MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED



Status: CONFIRMED
Tile Reference: Tile Ref: DE28
Sheet Revision Number: 0
Sheet Active From: 20/09/2024



DOCUMENTS on DEPOSIT

**These documents should
remain available for
public inspection until
14 October 2024**

In the District of Sevenoaks

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DISTRICT OF SEVENOAKS)
(WAITING RESTRICTIONS AND STREET PARKING
PLACES) (CONSOLIDATION)
(AMENDMENT No.4) 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)
(AMENDMENT No.4) 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, 3, 4, 5, 19, 32, 35, 36, 45, 46, 49, 51, 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 proposes to make the following order:-

1. This Order shall come into operation on day of 2024 and may be cited as “The Kent County Council (Various Roads, District of Sevenoaks) (Waiting Restrictions and Street Parking Places) (Consolidation) (Amendment No.4) 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 Tile:

CS26 revision 0 replaced by CS26 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)
(AMENDMENT No.4) ORDER 2024**

STATEMENT OF REASONS

The Kent County Council as traffic authority intends to make the Order referred to above due to a access point 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)
(AMENDMENT No.4) ORDER 2024

NOTICE is hereby given that the Kent County Council proposes to make an Order under Sections 1, 2, 3, 4, 5, 19, 32, 35, 36, 45, 46, 49, 51, 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.

The effect of the Order is to remove a section of shared residents parking with limited bays due to a new access on the following length of roads in Sevenoaks:-

PENDENNIS ROAD – On the east side remove a section of shared parking bays from a point 21 metres from its junction with Mount Harry Road for a distance of 8.5 metres in a southerly direction and replace with double yellow lines.

A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed 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 20 September 2024 at www.kent.gov.uk/highwaysconsultations

Representations supporting or objecting to the proposed Order (your objection must explain the impact on traffic in the locality to be valid) can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Kroner House, Traffic Management Team, Highways & Transportation, Eurogate Business Park, Ashford, Kent TN24 8XU by 12 noon Monday 14 October 2024.

Simon Jones

Corporate Director Growth, Environment & Transport

[illegible]

Sevenoaks Town Council Planning & Environment Committee Agenda 07-10-2024

proposed development of...

7 MOUNT HARRY ROAD,
SEVENOAKS,
KENT,
TN13

date.....aug. 2024
scale....1:250 @ A3

PARKING BAY IN PENDENNIS ROAD....

proposed site access , to
include new crossover

'Permadrive' surface to
drive and parking area

'Permadrive' surface to
drive and parking area

existing 2.00m high Close
board timber fencing

existing 2.00m high Cl
board timber fencing

line of existing
parking area.

hatched area indicates
section of Parking area
to be removed.

6.00m

8.800m

Plot 3....

Plot 2....

ridge height = 122.10

0.1m
0 1.00m 5.00m 10.00m 15.00m 20.00m
1:200

5. Pendennis Road

pendennis road

28.200m

line of existing
parking area.

[illegible]

Sevenoaks Town Council Planning & Environment Committee Agenda 07-10-2024

proposed development of...
7 MOUNT HARRY ROAD,
SEVENOAKS,
KENT,
TN13

date.....aug. 2024
scale....1:250 @ A3

PARKING BAY IN PENDENNIS ROAD....

Plot 3....

Plot 2....

ridge height = 122.10

5. Pendennis Road

pendennis road

line of existing parking area.

hatched area indicates section of Parking area to be removed.

6.00m

8.900m

28.200m

TTC

proposed site access , to include new crossover

'Permadrive' surface to drive and parking area

'Permadrive' surface to drive and parking area

existing 2.00m high Close board timber fencing

Close Board ht=2m

existing 2.00m high Cl board timber fencing

Close Board ht=2m

0.1m
0 1.00m 5.00m 10.00m 15.00m 20.00m
1:200

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Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00103/NEWDEV

Date: 16th September 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: First Floor 107 High Street Sevenoaks Kent TN13 1UP

A flat above 107 High Street has never been through the SNN process and is being officially addressed as 107A. Property has its own front door and letterbox on to the High Street.

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

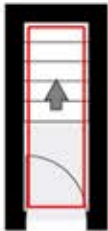
Street Naming & Numbering Officer

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

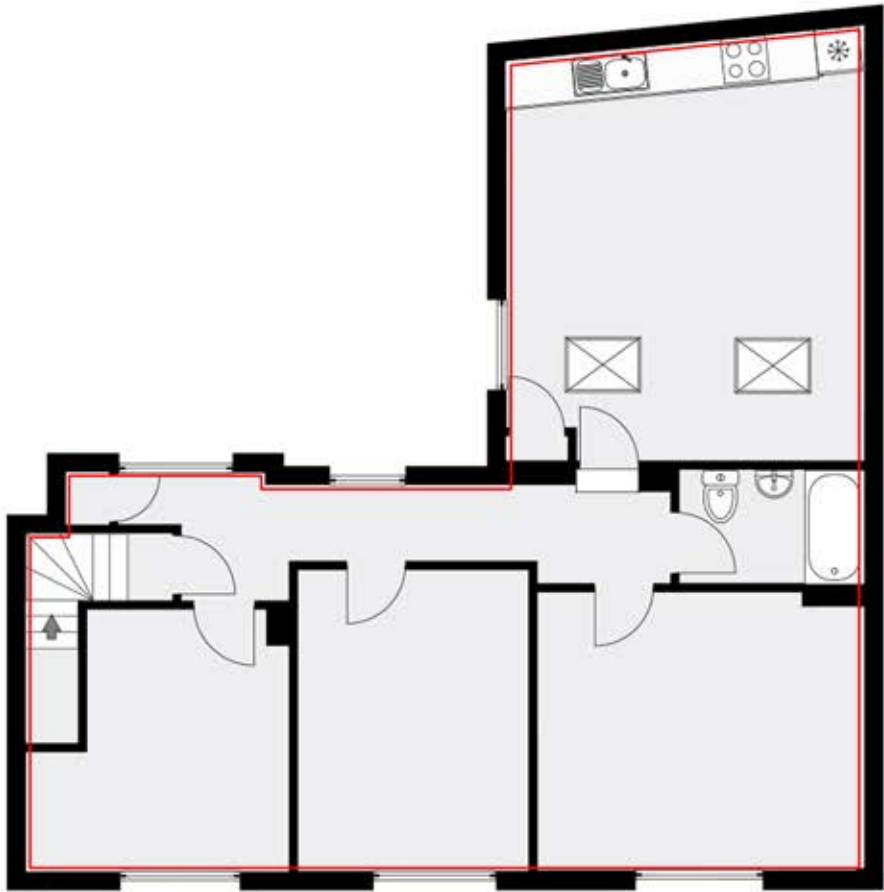
INVESTORS IN PEOPLE®
We invest in people Platinum

Site: First Floor 107 High Street Sevenoaks Kent TN13 1UP

Plot	New Address
First Floor, 107 High Street, Sevenoaks	107A High Street Sevenoaks Kent TN13 1UP



GROUND FLOOR



FIRST FLOOR

DRAWING TITLE:

**107a HIGH STREET
SEVENOAKS
KENT
TN13 1UP**

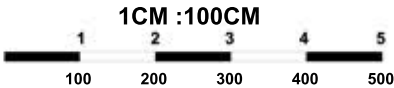
DATE:

18/07/2024

REVISION:

1 OF 1

SCALE: 1:100 AT A4



SCALE: For the plan to be scale, the above scale bar must measure correct when printed.

**RED OUTLINE -
DEMISED TO PROPERTY**



SITE PLAN SCALE: 1:1250





Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00107/CHGADD

Date: 23rd September 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Lindow Cottage Ashgrove Road Sevenoaks Kent TN13 1SX

We can confirm the address has been changed to:

**Amaryllis View
Ashgrove Road
Sevenoaks
Kent
TN13 1SX**

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

Street Naming & Numbering Officer

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

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Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00110/CHGADD

Date: 26th September 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

**Site: 360 Software Solutions Ltd Offices 1 And 2 52 Holly Bush Lane Sevenoaks
Kent TN13 3TL**

**A first and second floor office unit above 52 Holly Bush Lane is being converted in to a
single residence numbered 52A.**

We can confirm the address has been changed to:

**52A Holly Bush Lane
Sevenoaks
Kent
TN13 3TL**

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



Sevenoaks Town Council

Tel No:

Ask for: Street Naming & Numbering

Email: street.naming@sevenoaks.gov.uk

My Ref: 24/00108/NEWDEV

Date: 30th September 2024

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Stable West Of Ashgrove Cottage Gracious Lane Sevenoaks Kent TN13 1TJ

A stable has been converted to residential and will be accessed directly from Gracious Lane.

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

If you have any queries then please contact us.

Yours faithfully

Fraser McGregor

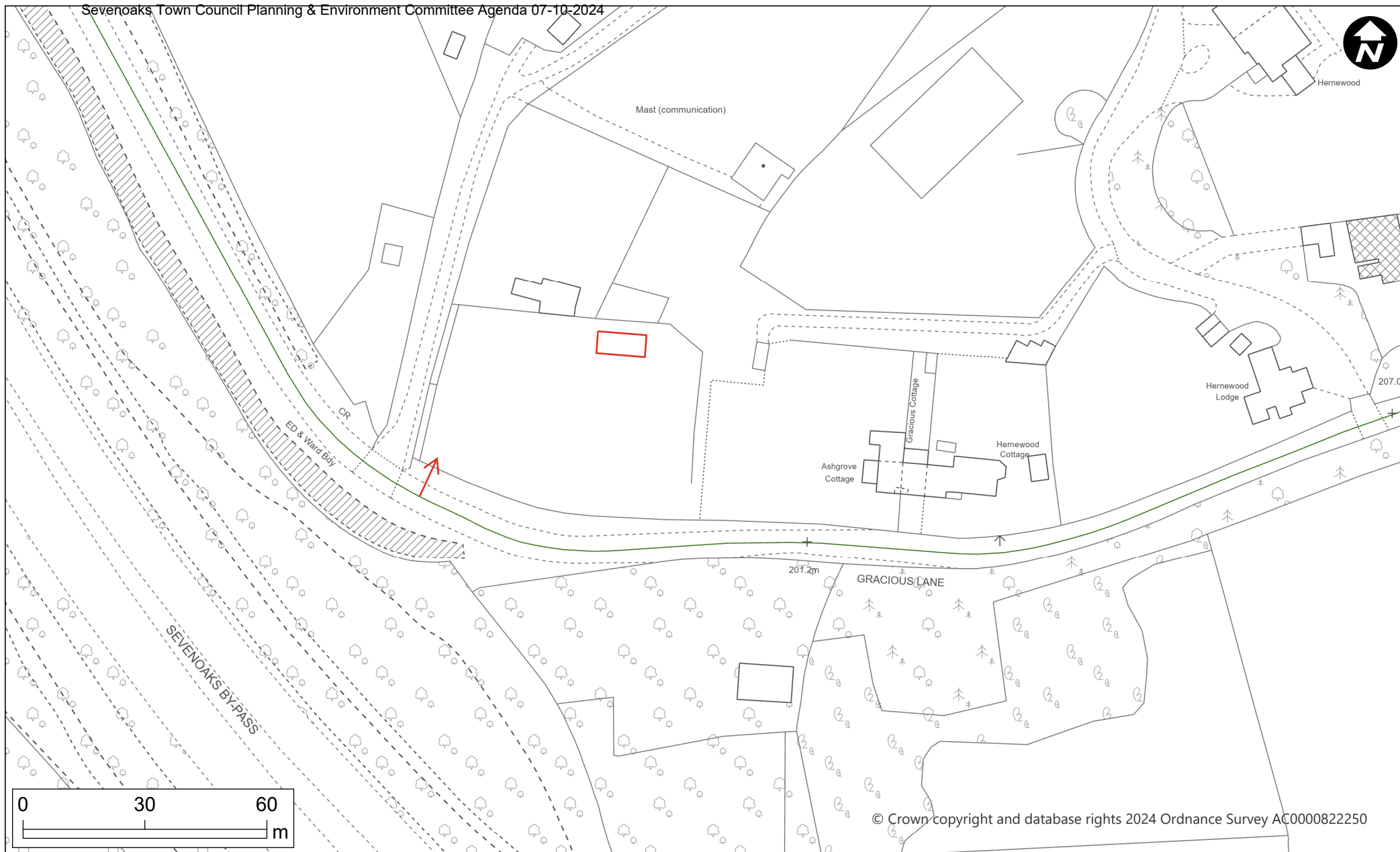
Street Naming & Numbering Officer

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

INVESTORS IN PEOPLE®
We invest in people Platinum

Site: Stable West Of Ashgrove Cottage Gracious Lane Sevenoaks Kent TN13 1TJ

Plot	New Address
Stable West Of Ashgrove Cottage, Gracious Lane	Wildflowers Stable Gracious Lane Sevenoaks Kent TN13 1TJ



Decision Notices published by Sevenoaks District Council OR Kent County Council from **17th September 2024 to 30th September 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)
24/01305/FUL	5 Mount Harry Road – St Johns	Cllr Camp Cllr Dr Dixon	29th July 2024: STC recommended approval, 3 conditions. 9th September 2024: STC recommended approval, 1 condition.	17 th September 2024: SDC Granted 11 conditions.
24/01359/CONVAR	Pine Ridge, 97 Hitchen Hatch Lane – St Johns	Cllr Skinner / Cllr Wightman Cllr Dr Dixon	15th July 2024: STC recommended refusal , 1 ground, 4 conditions should SDC be minded to approve. 27th August 2024: STC recommended approval, 4 conditions.	25 th September 2024: SDC Granted, 6 conditions.
24/01605/HOUSE	79 Hillingdon Avenue – Eastern	Cllr Ancrum	12th August 2024: STC recommended approval, 2 conditions.	18 th September 2024: SDC Granted, 4 conditions.
24/01714/HOUSE	Pounsley Studio, Pounsley Road – Dunton Green (Adjoining Northern)	Cllr Shea	27th August 2024: STC did not comment as the application is outside its boundary.	24 th September 2024: SDC Refused, 2 Grounds.
24/00737/LBCALT	3 Park Lane – Eastern	Cllr Layne	1st July 2024: STC recommended approval, 4 conditions. 29th July 2024: STC recommended approval, 5 conditions. 9th September 2024: STC recommended approval, 2 conditions.	30 th September 2024: SDC Granted, 10 conditions.
24/01793/HOUSE	8 Seal Road – Northern	Cllr Dr Canet	27th August 2024: STC recommended approval.	23 rd September 2024: SDC Granted, 3 conditions.

24/01800/HOUSE	27 Wickenden Road – Eastern	Cllr Camp on behalf of Cllr Layne	12th August 2024: STC recommended approval, 2 conditions.	19 th September 2024: SDC Granted, 4 conditions.
24/01811/LBCALT	2 High Street – Town	Cllr Granville	27th August 2024: STC recommended approval, 1 condition. 9th September 2024: STC recommended approval, 1 condition.	26 th September 2024: SDC Granted, 3 conditions.
24/01845/MMA	28 The Rise – Kippington	Cllr Varley	12th August 2024: STC recommended approval, 2 conditions.	24 th September 2024: SDC Granted , 10 conditions.
24/00859/FUL	Hollybush Tennis Centre, Holmesdale Road – Eastern	Cllr Clayton	20th May 2024: STC recommended refusal unless, 3 conditions. 17th June 2024: STC recommended refusal unless, 3 conditions. 15th July 2024: STC recommended refusal unless, 3 conditions. 29th July 2024: STC recommended refusal unless, 3 conditions.	30 th September 2024: SDC Granted, 7 conditions.
24/01863/HOUSE	72 Brattle Wood – Kippington	Cllr Daniell	12th August 2024: STC recommended approval.	23 rd September 2024: SDC Granted, 6 conditions.
24/01926/HOUSE	17 Knole Road – Eastern	Cllr Layne	12th August 2024: STC recommended approval.	26 th September 2024: SDC Granted, 1 condition.
24/01939/HOUSE	2 Waterworks Villa, Oak Lane – Town	Cllr Michaelides	12th August 2024: STC recommended approval, 1 condition.	18 th September 2024: SDC Granted, 3 conditions.
24/01954/MMA	Whiteacre, 87 Oakhill Road – Kippington	Cllr Daniell	12th August 2024: STC recommended approval.	19 th September 2024: SDC Granted, 3 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2024

1	Plan Number	Planning officer	Town Councillor	Agent
	21/01254/FUL	Sean Mitchell 09/10/2024	Cllr Dr Canet	Barton Wilmore
Case Officer				
Applicant		House Name	Road	Locality
c/o Agent		Sevenoaks Gasholder Station	Cramptons Road	Northern
Town		County	Post Code	Application date
				19/09/24
21/01254/FUL - Amended plan				
Construction of a residential development of 136no. dwellings, new vehicular accesses from Otford Road and Crampton's Road, associated parking, landscaping, drainage, boundary treatments and earthworks.				
A summary of the main changes are set out below:				
Amended orientation of 2 car parking spaces, further information relating to noise (agent of change) and details and comments relating to highways and proposed car club.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRWTKFBK0LO00			

2	Plan Number	Planning officer	Town Councillor	Agent
	24/01654/HOUSE	Christopher Park 21/10/2024	Cllr O'Hara	N/A
Case Officer				
Applicant		House Name	Road	Locality
S V Ying			4 Bosville Drive	Northern
Town		County	Post Code	Application date
				30/09/24
Rear and side extension, hip-to-gable loft conversion with rear dormer, rooflights, removal of chimney, provision of vehicle crossover and driveway, EV charging point, alterations to fenestration and internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFN8OVVBKH5N00			

3	Plan Number	Planning officer	Town Councillor	Agent
	24/01988/FUL	Anna Horn 16/10/2024	Cllr Michaelides	National Trust
Case Officer				
Applicant		House Name	Road	Locality
M Wherry		Knole House	Knole Lane	Town
Town		County	Post Code	Application date
				25/09/24
24/01988/FUL - Amended plan				
Reinstatement & repair works to the Icehouse entryway with new proposed entry gates and internal viewing platform.				
A summary of the main changes are set out below:				
The applicant has provided an updated Arboricultural Report and an Ancient Woodland Assessment.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHE7BABKH WX00			

Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2024

4	Plan Number	Planning officer	Town Councillor	Agent
	24/02040/HOUSE	Samantha Yates 11/10/2024	Cllr Wightman	Carmen Austin Architecture Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Carmen		Inishmaan	Woodland Rise	Wilderness
Town		County	Post Code	Application date
				20/09/24
Demolish rear conservatory and replace with single storey flat roofed extension with roof lanterns and solar panels. Construct single storey garage extension. Demolish portico range to front; replace with pitch roof, single storey infill extension, and two storey extension with balcony, stone columns and entablature. Changes to fenestration. Add stone corner quoins, door and window surrounds. Remove 1 chimney, replace concrete roof tiles with slates, internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHLM5PBKI0U00			

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02245/HOUSE	Stephanie Payne 18/10/2024	Cllr Willis	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr J Horgan			7 Granville Road	Town
Town		County	Post Code	Application date
				27/09/24
Installation of a greenhouse. Resurfacing front paths and tiling by the front door.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIVH0NBK0LO00			

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02246/LBCALT	Stephanie Payne 18/10/2024	Cllr Willis	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr J Horgan			7 Granville Road	Town
Town		County	Post Code	Application date
				27/09/24
Installation of greenhouse, shed, resurfacing front paths and tiling by the front door.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIVHD8BK0LO00			

7	Plan Number	Planning officer	Town Councillor	Agent
	24/02340/HOUSE	Summer Aucoin 11/10/2024	Cllr Gustard	Mr Eren Munir
Case Officer				
Applicant		House Name	Road	Locality
Ms J Locke			79A Weald Road	Kippington
Town		County	Post Code	Application date
				20/09/24
3m rear extension with new steps.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJAPXRBKIPA00			

Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2024

8	Plan Number	Planning officer	Town Councillor	Agent
	24/02413/HOUSE	Abbey Aslett 11/10/2024	Cllr Shea	Blackburn Architects Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr I Osburn		Pounsley House	Pounsley Road	Adjoining Northern
Town		County	Post Code	Application date
				24/09/24
Adjoining Parish Consultation:				
Extend roof, insert new dormers, roof lights, and juliet balcony. Demolish side extension, to be replaced with new single storey, flat roofed, extension with roof lanterns. New rear conservatory to replace existing. Infill extension to rear. Changes to fenestration. Demolish existing garage and laundry building and construct ancillary annexe building. Demolish two outbuildings. Erect two new free-standing car ports.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJPJD7BKIVP00				

9	Plan Number	Planning officer	Town Councillor	Agent
	24/02420/HOUSE	Summer Aucoin 15/10/2024	Cllr Skinner	Kent Building Control Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Dasgupta			97 Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				24/09/24
New flat roof dormer with rooflights, and extension to existing dormer. Alterations to fenestration.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJPJGKBKIW600				

10	Plan Number	Planning officer	Town Councillor	Agent
	24/02456/HOUSE	Abbey Aslett 14/10/2024	Cllr Ancrum	Studio Charrette
Case Officer				
Applicant		House Name	Road	Locality
C Whitehead			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				23/09/24
Detached outbuilding for ancillary use in rear garden area as a detached annexe to the main house.				
Web link				
https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJYSL1BKIZ000				

11	Plan Number	Planning officer	Town Councillor	Agent
	24/02476/MMA	Summer Aucoin 17/10/2024	Cllr Ancrum	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Garcia-Almendros & Fortmann-Shalhour			5 Holly Bush Lane	Eastern

Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2024

Town	County	Post Code	Application date
			24/09/24
Amendment to 24/00943/HOUSE to extend single storey extension, alteration to fenestration. Alterations to interior layout.Mr & Mrs Garcia-Almendros & Fortmann-Shalhour, 5 Holly Bush Lane, Eastern, ,			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK0NHUBKJ0H00		

12	Plan Number	Planning officer	Town Councillor	Agent
	24/02488/HOUSE	Summer Aucoin 15/10/2024	Cllr Layne	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr L Axelsson			2 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				24/09/24
Erect an above door porch canopy on the east elevation, with enlarged step and landing area.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK0NPVBKJ1500			

13	Plan Number	Planning officer	Town Councillor	Agent
	24/02504/HOUSE	Summer Aucoin 16/10/2024	Cllr O'Hara	Mr Glen Butterfield
Case Officer				
Applicant		House Name	Road	Locality
Mr R Moore			2 Meadow Close	Northern
Town		County	Post Code	Application date
				25/09/24
Glass conservatory to rear elevation in PVCu with aluminium bi-folding doors to ground level.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK4CJMBKJ3L00			

14	Plan Number	Planning officer	Town Councillor	Agent
	24/02517/DEMNOT	Abbey Aslett 14/10/2024	Cllr Michaelides	N/A
Case Officer				
Applicant		House Name	Road	Locality
E & M Allen		Grove House	15 Clarendon Road	Town
Town		County	Post Code	Application date
				23/09/24
Demolition of garage.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK9CBEBK0LO00			

15	Plan Number 24/02542/FUL	Planning officer Stephanie Payne 18/10/2024	Town Councillor Cllr Camp	Agent Offset Architects
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Planning Applications to be Considered

Planning Applications received to be considered on 07 October 2024

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Cloke	Burlanes Interiors	41 Dartford Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			27/09/24
Change of use of part of the ground floor and the entire first floor from an interior design showroom (Class E) to a flat (Class C3 Dwellinghouses) Addition of rooflight. Alteration to fenestration. Proposed cycle store.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=contacts&keyVal=SJYSJTBKIYS00		