



29th October 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 4th November 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/jkbznhrkaeA> 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**

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



Town Clerk

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

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

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

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

- 4 MINUTES (Pages 7-11)
To receive and agree the Minutes from the Planning Committee Meeting held on 21st October 2024.

- 5 TOWN CENTRE AND ST JOHN'S AREA MASTERPLAN DELIVERY TIMETABLES
To receive notice of the following updated timetable for delivery of the Town Centre and St John's Masterplans. The original delivery date of August 2024 has been delayed to January 2025, in order for parking and beat surveys to be undertaken in the St John's area.

Sevenoaks Town Council adopts Blue Sky Priorities – including for commission of a Masterplan for Town Centre and St John's Area	November 2023
Commission of the previous consultants for both the STNP and Northern Masterplan, to produce the Masterplans	February 2024
Baseline analysis and early engagement, including Key Stakeholder 1:1 meetings, and launch of public "Use and Satisfaction" surveys	April 2024
Stakeholder Workshops 1 – Vision and Placecheck exercise led by consultants with engagement from key stakeholders	April 2024
Prepare concept masterplan and design options	May 2024
Approval of funds for and commission of a parking and beat survey for St John's area	22 nd July 2024
Parking and beat surveys completed by traffic consultants	September 2024

Stakeholder Workshop 2 – Presentation of Masterplan consultants’ Design Ideas/Options	4th November 2024 (Town Centre) 14th November 2024 (St John’s)
Prepare Draft Masterplans	November / December 2024
Public Consultation	January 2025
Prepare Final Masterplans	February 2025

6 KENT MINERALS AND WASTE LOCAL PLAN – PUBLIC CONSULTATION ON PROPOSED MAIN MODIFICATIONS (Pages 13-17)

a) To receive notice that Kent County Council is consulting on a number of Main Modifications identified by the Independent Examiner as being required in order to make its Minerals and Waste Local Plan sound and legally compliant.

b) To note that all documents relevant to the consultation including supporting documents and full list of modifications is available via the following website:
<https://letstalk.kent.gov.uk/kmwlp24-39-mod>

c) To receive copy of the consultation questionnaire and to agree whether the Town Council submit a formal response by the deadline of 28th November 2024.

7 HIGHWAYS AND TRANSPORTATION IN-PERSON PARISH SEMINAR

a) To receive notice that Sevenoaks Town Council has been invited to attend the following seminar, with a maximum of two representatives per local authority permitted, due to limited capacity.

- **Highways and Transportation in-person Parish Seminar: Wednesday 20th November 2024, 9:30am-2pm in Maidstone**

b) To discuss and agree whether the Town Council register one to two representatives – subject to the remaining availability of spaces. A Teams recording of the virtual seminar, as well as presentation slides will be available at request after the event.

8 REQUEST FOR CONVEX MIRRORS TO BE ADDED TO SEVENOAKS TOWN COUNCIL’S HIGHWAY IMPROVEMENT PLAN (Pages 19-20)

a) To receive copy of a request received by Kent County Councillor Richard Streatfeild, for a convex mirror at the entrance of Parkfield as well as Concealed Entrance sign on its approach. This as forwarded by Cllr Streatfeild with proposal that it be added to the Town Council’s Highway Improvement Plan.

b) To consider whether the Town Council add the request to its Highway Improvement Plan.

9 SEVENOAKS EAST TO WEST WALKING, WHEELING AND CYCLING ROUTE (Pages 21-23)

a) To receive notice that delivery of the East to West walking, wheeling and cycling route as proposed jointly by Sevenoaks District Council and Kent County Council has commenced as of 28th October 2024, with completion projected by spring of 2025.

b) To receive and note copy of the Start of Works Notice from Kent County Council, which includes the proposed works programme.

10 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 25-35)

a) To receive notice that the below application is due to be discussed by the Development Management Committee on 7th November 2024. This was previously allocated to Cllr Shea and subsequently to Cllr Dr Canet.

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

INFORMATIVE:

On 10th May 2021, and subsequently on amended versions of the plan on 26th July 2021, 6th September 2021, 20th March 2023 and finally 7th October 2024, Sevenoaks Town Council recommended refusal on several grounds and with an added informative and accompanying appendix. (Full recommendation attached)

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

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

c) To nominate a Northern Ward Councillor to attend the meeting, if deemed appropriate.

11 TREE PRESERVATION ORDER REQUEST

To consider Cllr Varley's request that Sevenoaks Town Council investigate whether a Tree Protection Order could be registered for a wooded area located near Brittain's Lane.

12 TEMPORARY ROAD CLOSURES (Page 37)

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

13 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Page 39)

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 28th October 2024.

14 PLANNING APPLICATIONS (Pages 40-43)

- a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

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

- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 28th October 2024.

15 PRESS RELEASES

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

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Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 21st October 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/BWmSVNXiikc>

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum – Mayor	Present	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Apologies
Cllr Dr Canet	Present	Cllr O’Hara	Apologies
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	Present	Cllr Willis	Present
Cllr Gustard	Present	Cllr Wightman – Leader	Apologies

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

376 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

377 DECLARATIONS OF INTEREST

a) Cllr Varley declared that he had a non-pecuniary interest in the following application, due to it being his dentist. He remained open-minded to its contents.

- **[Plan no. 7] 24/02613/FUL – Buckhurst House Dental Surgery, 44 Buckhurst Avenue**

b) Cllr Willis declared that he had a disclosable pecuniary interest in the following application, due to it being adjacent to his place of work. He remained open-minded to its contents.

- **[Plan no. 3] 24/02417/FUL – Land South of Jesters, Oak Lane**

378 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 7th October 2024.

It was RESOLVED that the minutes be approved.

379 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PROPOSED NEW BUSINESS PARK

The Committee received and noted copy of Sevenoaks Town Council's response to the District Council's proposed new business park, as agreed at Planning & Environment Committee on 23rd September 2024 and submitted on 3rd October 2024.

380 KENT COUNTY COUNCIL ROAD SAFETY & ACTIVE TRAVEL NEWSLETTER

The Committee received and noted the second road safety and active travel newsletter from Kent County Council.

381 ASSETS OF COMMUNITY VALUE

a) The Committee received notice that the Town Council's nomination for the horse field on Bradbourne Vale Road had been successful, with the field now having been listed as an Asset of Community Value.

b) Councillors noted a report, summarising assets which have been registered by the Town Council, as well as explaining what a nomination can and cannot achieve.

c) The Planning Committee Clerk clarified that Assets which had not been colour-coded in the summary report were still awaiting nomination by the Town Council.

d) Cllr Shea queried the average timeframe from submission of a nomination and decision from the District Council, and it was agreed that the Planning Committee Clerk investigate this and report back to the Committee. *[This has since confirmed by the Planning Committee Clerk as just under 8 weeks. The horse field on Bradbourne Vale Road had taken just under 12 weeks, due to additional supporting evidence being required and provided by Bradbourne Riding for the Disabled Group.]*

382 TEMPORARY ROAD CLOSURES

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

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

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee, received during the two weeks ending 14th October 2024.

384 PLANNING APPLICATIONS

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

b) The Committee considered planning applications received during the two weeks ending 14th October 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

385 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued announcing the successful registration of the horses field on Bradbourne Vale Road, which is leased by one of the Mayor's charities – being the Bradbourne Riding for the Disabled Group.

There being no further business the Chair closed the meeting at 7:26pm.

Signed
Chair

Dated

DRAFT

Planning Applications Considered

Applications considered on 21-10-24

1	<i>Plan Number</i> 23/03618/FUL	<i>Planning officer</i> Christopher Park 25/10/2024	<i>Town Councillor</i> Cllr Willis	<i>Agent</i> TBO Design Solutions
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs C Upsher		Allan Upsher Upholsterers Ltd	Rear of 26 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/10/24
23/03618/FUL - REVALIDATED plan				
Change of use from workshop/showroom to a 1 bedroom dwelling.				
A summary of the main changes are set out below:				
Inconsistencies between proposed floor plans and elevations.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i> 24/02395/HOUSE	<i>Planning officer</i> Abbey Aslett 31/10/2024	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Smiley Jim Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Feasey		Annexe at White Friars Lodge	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/10/24
Extension to existing annexe and alterations to fenestration. Associated changes to landscaping.				

Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no loss of amenity to the neighbours,
- Replacement of any trees to be removed as per Sevenoaks Town Neighbourhood Plan Policy L4
- The annexe being inured to the main residential dwelling

3	<i>Plan Number</i> 24/02417/FUL	<i>Planning officer</i> Samantha Yates 28/10/2024	<i>Town Councillor</i> Cllr Varley	<i>Agent</i> Paper Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Dhariwal		Land South of Jesters	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/10/24
Proposed new build house on garden site.				

Comment

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

- The landscaping plans and protection of TPO'd trees, and
- The traffic / access plans, to address the concerns of Kent County Council

Planning Applications Considered

Applications considered on 21-10-24

4	Plan Number	Planning officer	Town Councillor	Agent
	24/02472/LDCEX	Christopher Park 01/11/2024	Cllr Varley	N/A
Applicant		House Name	Road	Locality
Mr B Parker		Ashdown	17 Kippington Road	Kippington
Town		County	Post Code	Application date
				11/10/24
Existing air source heat pump unit.				

Comment

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

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02532/HOUSE	Summer Aucoin 01/11/2024	Cllr Granville	Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr & Mrs James			31 St Botolphs Road	Town
Town		County	Post Code	Application date
				11/10/24
New porch, alterations to landscaping, new stairs.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with compliance with Policy EN23 and with the materials - which are not specified in the plans - and is satisfied that there is no loss of amenity to the neighbours at number 29.

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02577/LBCALT	Abbey Aslett 22/10/2024	Cllr Willis	SAACT Ltd
Applicant		House Name	Road	Locality
G Morris		The Hardware Centre	36-42 London Road	Town
Town		County	Post Code	Application date
				01/10/24
Replacing five windows on the front elevation, replacing the front dormers, and undertaking roof repairs.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer and Conservation Officer being satisfied with the materials and designs for this key listed building.

7	Plan Number	Planning officer	Town Councillor	Agent
	24/02613/FUL	Christopher Park 01/11/2024	Cllr Granville	KLW Ltd
Applicant		House Name	Road	Locality
P & K Bezuidenhout		Buckhurst House Dental Surger	42-44 Buckhurst Avenue	Town
Town		County	Post Code	Application date
				11/10/24
Proposed conversion of the existing building to two dwellings, alterations to fenestration and associated works.				

Comment

Sevenoaks Town Council recommended approval.

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Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



Representation Form

We welcome your comments on the Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39.

The Kent Minerals and Waste Local Plan 2024-39 was submitted to the Secretary of State for independent examination on 17 May 2024. The appointed Planning Inspector has now considered all representations made regarding the documents and discussed all relevant matters and issues during hearings in September 2024, and, in light of this, a number of Main Modifications have been identified that are required to ensure the Local Plan is sound and legally compliant.

Before the Inspector can make final recommendations on the proposed Main Modifications, they must be subject to public consultation.

An appraisal of the impacts of the Main Modifications on social, economic and environmental objectives has been undertaken and included in a Sustainability Appraisal (SA) which has also been published.

Please use this form to tell us your views on the soundness and legal compliance of the proposed Main Modifications and the accompanying Sustainability Appraisal. Your representations will be collated and passed on to the Planning Inspector who will then consider what further changes may need to be made to the draft Kent Minerals and Waste Local Plan 2024-39 before it can be adopted.

Once completed you can upload this form online at www.kent.gov.uk/mineralsandwaste

If you are unable to upload the form, please complete this Word/paper form and return it to:

Email: mwlp@kent.gov.uk

Address: Minerals and Waste Planning Policy Team, Planning Applications Group, Invicta House, Maidstone, Kent, ME14 1XX

Please ensure your response reaches us by midnight on 28 November 2024. Please note that responses received after this deadline will not be considered.

What information do you need before completing the questionnaire?

Before commenting on the proposed Main Modifications (MM) of the Kent Minerals and Waste Local Plan 2024-39, we would strongly recommend that you read [the Guidance Note](#).

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



This consultation specifically invites representations on the proposed Main Modifications and no other aspect of the Plan. The Guidance Note explains the soundness tests and statutory plan making requirements relevant to this consultation.

Please note: There will not be any other opportunities to make further representations or provide evidence relating to the Main Modifications following this process. Please include all the information, evidence and supporting information necessary to support or justify your representation and any suggested change(s) to the Plan. After this stage, further submissions will only be invited at the request of the Planning Inspector.

Full representations will be submitted to the Planning Inspector. They will be made publicly available on our website with all personal data removed. Please read our privacy statement below for further details.

You may also find it helpful to read our [Frequently Asked Questions](#).

Privacy: Kent County Council (KCC) collects and processes personal information in order to provide a range of public services. KCC respects the privacy of individuals and endeavours to ensure personal information is collected fairly, lawfully, and in compliance with the General Data Protection Regulation and Data Protection Act 2018. Read the full Privacy Notice at the end of this document.

Alternative formats: If you require any of the consultation material in an alternative format or language, please email: alternativeformats@kent.gov.uk or call: 03000 42 15 53 (text relay service number: 18001 03000 42 15 53). This number goes to an answering machine, which is monitored during office hours.

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



[Section A - Personal Information](#)

[Section B - Representation](#)

You will need to complete questions 2, 3 and 4 for each Main Modification (MM) that you wish to comment on. Please duplicate these questions as many times as required to cover each Main Modification that you wish to comment on. If you would rather not provide feedback on a specific part, please state 'no comment' and move on to the next question.

Q2. Which proposed Main Modification does this representation relate to? Please be specific in terms of MM number, paragraph and policy number (as applicable).

	MM number
	Paragraph
	Policy number

Q2a. Do you consider the Main Modification makes the Local Plan legally compliant? Please select one option.

☐	Yes
☐	No
☐	Don't know

Q2b. Do you consider the Main Modification makes the Local Plan sound? Please select one option.

☐	Yes
☐	No
☐	Don't know

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39
 Consultation: 17 October to 28 November 2024



The Inspector must be satisfied that the Local Plan meets four soundness requirements:

- is ‘positively prepared’,
- is ‘justified’,
- ‘effective’,
- ‘consistent with national policy’.

In [the Guidance Note](#) you will find explanations on each of these four requirements and how they need to be met.

Q2c. If you consider the Main Modification to be unsound, please select the reason for this: Please select all that apply.

☐	Not positively prepared
☐	Not justified
☐	Not effective
☐	Not consistent with national policy

Q2d. If you consider this Main Modification to be unsound and/or not legally compliant, please explain why in the box below. Please be precise and give as much detail as possible.

Q3. In light of the above, please explain in the box below what change(s) you consider necessary to make the Kent Minerals and Waste Local Plan 2024-39 legally compliant and/or sound.

Please be precise as possible and explain why this change(s) would make the Local Plan legally compliant and sound. Please also include in your response any suggested revised wording you feel is necessary.

Q4. If you support the Main Modification and wish to make any comments to that affect, please use the box below.

Q5. If you wish to make any further comments on the Main Modifications, please use the box below.

Q6. Do you have any comments on the Sustainability Appraisal October 2024? Please tell us in the box below.

Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39

Consultation: 17 October to 28 November 2024



Q7. Do you have any other comments?

Thank you for taking the time to complete this form.

Full responses will be submitted to the Planning Inspector appointed by the Secretary of State for Independent Examination. They will be made publicly available on our website with all personal data removed. Please read our privacy statement below for further details.

Closing date for responses: midnight on 28 November 2024

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Highways Dept
Kent County Council

26 October 2024

Dear Sir or Madam,

Junction at Blackhall Lane, opposite Parkfield

I am extremely concerned about the road safety at the junction of the track leading to Knole Park and Blackhall Lane. I have spoken to one of your staff who gave me the above enquiry number. So, I thought I should send a letter explaining my concerns.

The sight line for cars turning out of the track is very poor and I fear a serious accident could happen. Between 8.00 and 9.00am each weekday, there is an increased volume of traffic travelling westwards on Blackhall Lane because drivers take a short cut to avoid congestion on the A25. There is often a queue of 200 yards at the junction with Seal Hollow Road. Many drive at excessive speed and there is not enough distance for them to stop safely when cars turn out of the track. I have measured the distance from an exiting car to the point when a west-bound car comes into view, and it is just 25 metres. That is equivalent to the stopping distance at 30mph. Many cars drive faster than that, so an accident is inevitable. At least one of our neighbours has had such an accident in the past. There are 11 households that use the track, plus service vehicles, taxis etc.

I would like to suggest three solutions.

1. A convex mirror situated on the north side of Blackhall Lane, at the entrance to Parkfield would help enormously. There is already one outside Little Blackhall, serving the drivers coming from Parkfield. This can be seen in the photo, next to the post box.
2. A warning sign might help, showing "Concealed Entrance", although I doubt it would be very effective in reducing drivers' speeds.
3. The hedge bordering Blackhall Lane and the verge on the corner of the track is the responsibility of Knole Estate. The tenant farmer retired this year and ever since, the estate has failed to manage the hedge and verge. Can the estate be made to fulfil their obligations with the interests of safety?

I hope you will take my concerns seriously and will look forward to receiving your response.

Yours faithfully

[Redacted Signature]

[Redacted Address Line 1]

[Redacted Address Line 2]

[Redacted Address Line 3]

[Redacted Address Line 4]

[Redacted Address Line 5]

c.c. Cllr Richard Streatfeild MBE, Sevenoaks Town



What we plan to do – Active Travel Scheme

Kent County Council are planning to provide a new walking, wheeling and cycling route between A25 Worships Hill and B2019 Seal Hollow Road, Sevenoaks.

The scheme will include: -

- A new shared (pedestrian and cycle) crossing at A25 Worships Hill, London Road and St Johns Hill
- An upgrade from footway to bridleway of the existing public right of way (PROW) SR734
- New raised table facilities at Lambarde Road, Hillingdon Avenue and The Crescent
- New segregated cycle lane along the A25 Bradbourne Vale Road (between Oakdene Road and St Johns Road)
- Six new parking spaces - A25 Bradbourne Vale Road and
- New route signage

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

The work will be phased and take around **28 weeks** to complete, commencing on **28th October 2024**, between the hours of **08:00** and **16:00** using temporary lights. Nighttime closure works will be required to complete resurfacing works between the hours of **20:00** and **04:00**.

A breakdown of the works is available in the table 1 below.

Table 1: Works Programme

Phases	Section	Traffic Management		Works Dates
1	London Road junction with Morewood Close	3-way temp lights Ped lights	Nighttime road closure	28 th October – 25 th November 2024
2	Brittains Lane	2-way temp lights Ped lights	Nighttime road closure	TBC
3	Robyns Way and Lambarde Road	3-way temp lights	Nighttime road closure	TBC
4	Hillingdon Avenue and The Crescent	3-way temp lights	Nighttime road closure	TBC
5	A25 Bradbourne Vale Road to St Johns Road	2-way temp lights		TBC (2025)
6	St Johns Hill jw Wickenden Road	4-way temp lights	Nighttime road closure	TBC (2025)
7	A25 Worships Hill j/w Witches Lane	4-way temp lights	Nighttime road closure	TBC (2025)
8	Riverhead Parkland	Pedestrian barriers		TBC (2025)
9	Outstanding items			

This type of work can be affected by bad weather, so if it is not possible for us to carry it out at this time, we will arrange a new date and let you know via a letter drop to your home. We will also install signs along the road, before we start, showing the date we plan to start work.

How will we carry out the works and how it will affect you

The works will be undertaken using **temporary traffic signals** and **a road closure** to give our contractor a safe area within which to carry out construction. A diversion route will be signed for any closure planned as part of the works.

Why are we doing this work?

Sevenoaks District Council and Kent County Council (KCC) are working together to deliver a safe and attractive walking, wheeling and cycling route that connects the east and west of Sevenoaks town, encouraging residents to walk, wheel and cycle safely as an alternative to using their cars for short journeys.

The route connects many of the town's schools with the communities they serve, from Riverhead and Amherst schools in the west of the town with Trinity, Weald of Kent and Tunbridge Wells Grammar School for Boys annexes in the east, also picking up Sevenoaks Primary, Walthamstow Hall Junior School, Russell House and Knole Academy along the way. The route will also provide easy access to Sevenoaks railway station. By improving these connections, it is hoped that the route will be popular with children, commuters and the wider community.

The funding to deliver the route has already been secure via Active Travel England, and in Summer 2023 we undertook a consultation on the design of the route.

Further information on this scheme and other Kent County Council's Active Travel schemes can be found on the links below: -

[Road projects - Kent County Council](#)

How you can help us

We need your help to make sure the work is done as quickly as possible and to the best possible quality. We want to complete the works as quickly as we can and without causing you too much inconvenience. If your vehicle is usually parked on the carriageway, please make sure you park it somewhere else away from the site whilst the works are carried out.

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

Feedback from our workers shows that too many drivers go too fast through roadworks. Everyone is entitled to a safe workplace and our staff work next to moving traffic and risk injury every day to maintain and improve the highway for everyone.

How to contact us?

For further information or to find out more about what we do please visit our website www.kent.gov.uk/highways where you can also report a fault on any of our roads across Kent. You can find us on Twitter @KentHighways. You can also view our diversion/permit details at www.one.network. Alternatively, you can call us on **03000 41 81 81**.

We often ask residents to fill in a short feedback survey online at www.kent.gov.uk/roadworkssurvey.

WARNING – Beware Bogus Callers

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



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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Sean Mitchell
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 21/01254/FUL
Your Ref:
Date: 29 October 2024

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Sevenoaks Gasholder Station Cramptons Road Sevenoaks KENT
TN14 5ES

Development: 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.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **7 November 2024** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

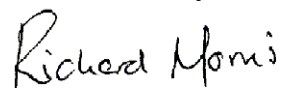
If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a "visual aid".

Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known when registering to speak whether you will be participating remotely or attending in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large 'R' and 'M'.

Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services

Planning Applications Considered

Applications considered on 7-10-24

1	Plan Number	Planning officer	Town Councillor	Agent
	21/01254/FUL	Sean Mitchell 09/10/2024	Cllr Dr Canet	Barton Wilmore
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.

Comment

Sevenoaks Town Council recommended refusal on the following grounds:

1. Layout and density of the development are not consistent with the Allocations and Development Management Plan of 2015 (including but not limited to policies SP1 and SP7), or the Local Plan for the site, being very significantly taller and more dense.

In addition, it is not consistent with the Sevenoaks Town Neighbourhood Plan (STNP) Policy D1, which states that any development at the Sevenoaks Gasholder Station should be designed at "a scale and massing that responds to the context (i.e. two storey buildings on Cramptons Road but with potential for four storeys on Otford Road)." The STNP was adopted or "made" by the Local Planning Authority in May 2023 and now forms part of the legally binding planning policy framework. At Examination stage, the Independent Examiner described the policy information as "of significant value to the decision maker (as well as to, for example, local residents and businesses)." For this reason the Town Council believes that the guidance as set out in Policy D1 should be given substantial weight as a publicly endorsed and legally binding planning policy document, and used by developers as a set list of minimum requirements and maximum site constraints.

2. The ten-storey rotunda tower is overdeveloped, overbearing, out of character and of a height incongruous with the residential character of the area. There are no buildings above four storeys in that locality and the loss of the former industrial gasometers which it mimics is welcomed by residents of the area;

3. The design and materials are out of keeping with the District Council's Residential Character Area Assessment for the areas local to it;

4. The rotunda tower would be intrusive to the green belt and SSSI which it would be immediately adjacent to;

5. The rotunda tower would be solid, impermeable to light and views, and internally lit at night, unlike the predecessor (and now non-existent) gasometer, impacting visual amenity for a considerable distance;

6. The townhouses on Cramptons Road are not in keeping with the Residential Character Area Assessment. The mismatch in heights of windows to neighbouring homes create significant issues of overlooking and loss of privacy;

7. Parking is insufficient with a risk of overspill into the on-street parking in an area with already high demand. Works would significantly reduce existing on-street parking. Sevenoaks Town Council recommends that the Kent County Council policy of one space per unit be adhered to;

Planning Applications Considered

Applications considered on 7-10-24

8. Lack of social housing - The proposal includes a very small number of homes at a discounted market price on the initial sale only. Sevenoaks Town Council recommends that 40% of the units be made available as affordable social rented housing, as per Sevenoaks District Council and STNP policy, in perpetuity.

9. South East Water has raised significant concerns with regards to groundwater pollution and abstraction which the Town Council strongly supports. The piling on contaminated land, which is necessary for the tower block, would interfere with and potentially damage or even compromise the watercourses and supply of water to a significant portion of Sevenoaks Town residents. Furthermore, the Sevenoaks Town Neighbourhood Plan requires via Policy L2 that developments demonstrate they will not overbear the existing network or cause difficulties to the local water supply, sewerage and sewage treatment or waste disposal.

Finally, Sevenoaks Town Council reiterated the detailed informative report which was previously submitted with previous responses to this planning application. The report has been updated and attached for reference, in addition to a copy of South East Water's letter dated 9th February 2024 and uploaded to the Planning Portal on 12th February 2024 which is supplied as evidence and reiterated by the Town Council.

Appendix Informative report to accompany Sevenoaks Town Council's response to 21/01254/FUL

INFORMATIVE for Sevenoaks District Council

Sevenoaks Town Council report on its views on Planning Application 21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road

Comments:

This scheme is to regenerate the former gasholder site which lies between Cramptons Road and Otford Road. The proposal is for the creation of 136 new homes on the site which is just under a hectare in area, and the use of this brownfield site for housing in this important site is consistent with planning at District and Town level.

Primary **access** to and from the site is to be from the Otford Road opposite Bakers Yard, with a secondary, one-way, inwards only route from Cramptons Road.

On the Cramptons Road frontage, 8 **townhouses** are proposed. These have three storeys and flat, green roofs. The front façade is 'crenellated' giving the homes an appearance of a Spanish mountain village, albeit in red brick with bronze coloured window frames, doors, balustrades and trims. Externally, the houses have two parking spaces and bin/ bike stores at the front but no other garden. They each have a roof terrace accessed from the second floor bedrooms, which look across the street at the existing houses, and full height windows to first floor bedrooms with one having a small balcony. All but one window is full height on the Cramptons Road façade of each house. These homes are earmarked as "Discounted Market Sale". The level of discount is 20%, and this is the only "**affordable**" **housing** in the scheme, there being no social rented accommodation included. These homes make up 5% of the total number of units. The external finishes to the buildings are red/ brown/ mixed brick with bronze coloured window frames, panels and balustrades to the balcony available to every flat.

In the development behind are two further townhouses, back to back with those on Cramptons Road, and on either side, South and North, are two four-storey blocks of apartments. The **North Block** stands on a podium which houses parking spaces, bike spaces and plant. Flats are a mix of two and three bedrooms and one studio flat. Lifts are included and there is one wheelchair-accessible designed townhouse (although since this will be in private ownership, not RSL, it's appeal will be limited).

To the West, and closest to the Otford Road, stands a **rotunda**. This is designed to reflect the gas towers which previously occupied the site. It stands 10 storeys high and at almost exactly the same height as the tallest of the two gasometers which stood here. The façade treatment picks out the structure of the fretwork of the gas towers, with vertical spines picked out in white tiles on the outer face and highlighted with glazed green and yellow tiles on the inward faces, horizontal features every few storeys as per the old towers and set against warm grey brickwork (or possibly red, depending on which document you look at) with bronze window frames, insert panels and balconies. Internally, each floor includes a mix of seven one-, two- and three-bedroom flats. It is stepped away from the boundary with Otford Road by the car parking spaces around it.

A **garden** in the centre of the development is landscaped extensively on varying levels and using excavated material to create grassy mounds in the central area with paths running between, and 'natural play' spaces incorporated. There are indications that this space will be open to the public, a most welcome development in a neighbourhood with no public green spaces. There is a comprehensive planting strategy of trees, shrubs and biosolar roofs. The **PROW** which runs through the site currently will be opened up and fully integrated as an access route across the site.

Car parking is arranged in a number of locations: in the podium of the rotunda and the North block, in front of the Cramptons Road Townhouses, around the western side of the rotunda and south and west of the South Block. There are 97 spaces in this scheme of 136 homes, 16 of them dedicated to the 8 townhouses, being on their driveways. The remaining spaces divided by the remaining units gives a rate of 0.63 spaces per unit. 184 covered cycle spaces are designed into the scheme in a variety of locations.

In addition to low parking provision, there will be a loss of **informal on-street parking** on Cramptons Road. The Town Council's estimate is in the region of 15 spaces along the stretch which the townhouses will occupy. Many existing Cramptons Road residents are reliant on on-street parking, and increasingly live in multicar households as young family members cannot afford to move into homes of their own and continue to live with parents. On street parking is also used extensively by visitors and workers at the nearby industrial units and other commuters. The loss of spaces will have a considerable impact upon the neighbours.

The low parking provision is justified by the developer on the basis of the sustainable location of the scheme and the provision of a **travel plan**, with a Travel Plan Coordinator post for five years. Car sharing schemes will be promoted (although the Town Council is not aware of any existing ones in Sevenoaks, the scheme given as an example does not extend this far out of London at present) and the viability of a Car Club is being explored. Walking, cycling and public transport are to be promoted, although the document correctly notes the infrequency and limited operating hours of buses and trains in this location.

It would be fair to say that **residents** around this site are upset by the proposal. They received a consultation during the winter of 2021 which many reported having had a three-day turnaround on to meet the deadline, and they are upset by the scale of project being vastly different from that which has been widely consulted on through the STNP and Northern Masterplan development of recent years. All that Sevenoaks Town Council's Councillors have spoken to or been in contact with are concerned about the precedent for density on other sites such as the waterworks and quarry, although most are keen for the brownfield site to be developed for housing to meet local needs. None miss the gas towers, and almost all are surprised by the design inspiration they have offered. Councillors have detected no love for the industrial heritage of the site. In talking to them, Councillors have been hard pressed to find anyone who could remember the last time the gas towers were fully raised and occupying the void of the frame, although the answer to that seems to be sometime in the mid 1990's, perhaps earlier. Many then consider the solid 10-storey design to be overbearing and dominating on their neighbourhood. They have serious concerns about parking in particular – both the loss of parking spaces on street which are already in keen demand and overflow parking from residents of the scheme which has significantly fewer than the KCC policy 1 space per unit.

The analysis of the local facilities recognises the close access to supermarkets and small retailers at St John's, but misunderstands the rhythm of Sevenoaks – in listing leisure facilities, it describes two local private gyms but doesn't make clear the distance to the civic leisure centre and pool; in describing healthcare, it mentions the hospital and the private medical centre, but makes no study of GP's or their capacity for 136 new households; describing schools, it includes Dorton House which was highly specialised and is now closed, makes no distinction between state and private schools and suggests access to primary schools already operating on very tight catchment areas. The application sets out where social infrastructure lies but offers no analysis of their capacity for a large, unplanned-for development. Having been asked in pre-application to include pedestrian and cycle routes, there is no analysis of this at all.

With all that said, the design is interesting, unusual and sustainably built, and the Town Council especially welcomes the inclusion of public green space and play facilities in this neighbourhood which has none, as well as the significant improvements to the PROW which traverses the site, and which is open and secure through the proposed development. It effectively remediates this brownfield site and opens up the space.

Additional information relating to STC's decision advice:

Sevenoaks Town Council recommended **refusal** on the following grounds:

Layout and Density of Building

- ADMP – the Allocation and Development Management Plan adopted by SDC in 2015 identifies this site as having the potential for 39 new homes at a density of 40 homes per hectare;
- STNP – the Sevenoaks Town Neighbourhood Plan, which was adopted as part of the local planning framework in May 2023 states in Policy D1 that any development should be designed at a "scale and massing that responds to the context (i.e. two storey buildings on Cramptons Road but with **potential** for four storeys on Otford Road)"
- Local Plan – SDC's previous draft local plan mooted the possibility of increasing density on this site in order to achieve housing targets. It suggested a maximum of 98 homes on the site, although of course this isn't adopted policy currently.

It is clear that this proposal is considerably more dense than foreseen by either local council in any of its' planning documents, adopted or otherwise. The planning document in force is the ADMP at 39 homes.

The height of the rotunda is a factor of the proposed density. At ten storeys, it would become a landmark site on this gateway into Sevenoaks where no landmark has been envisaged thus far. It will be visible and distinct from a considerable distance, and is considerably higher than anything else in the area by some six storeys.

Design, Appearance and Materials

The SDC Residential Area Character Assessments for the surrounding areas identifies it as an area characterised and identified by two-storey terraced housing with some flats of three-storeys, and proposes developments are in keeping with that style. For Cramptons Road it notes the detracting view of the gas holders, still standing at the time of the assessment. The assessment for Berwick Way notes that the residential character is harmed by views of the gas holders.

The rotunda is very far removed from that character, and its height is incongruous with the residential character in the immediate neighbourhood and the town as a whole. It will dominate the existing neighbourhood of two-storey terraced homes.

The nearest 'tall' building is perhaps the Conway offices at 4/5 storeys, and that is very visible from the surrounding countryside including the SSSI Nature Reserve. The Town Council does not believe that a building of this height and dominance is appropriate or desirable in this location.

The industrial heritage of the gas towers drawn upon by the architect is not one which defines Sevenoaks or which is missed by its residents. The gas towers were last full over 25 years ago, only their fretwork has been visible in the time since, and their dismantling was broadly welcomed. Unlike the unused gas holders, this building will be impermeable to light and internally lit at night impacting the **visual amenity** for a considerable distance. There is no precedent for individual tall buildings in Sevenoaks which is characterised by two storey houses and low blocks of flats.

The townhouses on Cramptons Road are not in keeping with the residential Character Area Assessment, being three-storey, flat roofed with variable façade and full-height windows roof terraces to the upper floors at the front. They have an uncomfortable relationship with the neighbours opposite, with roof terraces at a level similar to upstairs bedroom windows, creating issues of **overlooking and loss of privacy**.

Adequacy of Parking

The scheme envisages parking levels of 0.7 spaces per unit. This is not compliant with KCC design guidance which requires 1 space per unit for homes in a suburban location. It is noted that the 0.7 figure includes the 8 townhouses which each have two spaces allocated, and therefore the ratio for the remaining properties with shared parking access is close to 0.6 spaces per unit.

Whilst the Town Council supports the intention to reduce reliance on cars, it does not seem probable that the infrastructure of frequent buses, fast rail connections and safe cycle lanes can be in place in time to persuade residents that personal vehicles are not needed. The Town Council therefore recommends that a 1:1 ratio should be adhered to, as per KCC policy.

The scheme will cause the loss of some 15 on-street parking spaces in Cramptons Road. Residents frequently report that parking is at a premium in this location and is used not only by residents of increasingly multigenerational homes but also visitors to the several industrial facilities in the area.

Lack of Social Housing

It is vital that a scheme in this location of this mix makes 40% of homes available as Affordable Housing in accordance with national and district policy. Discounted sale values to the initial buyers of just 5% of the stock is not acceptable, and will not serve the 800 families on the local housing list who do not have the capital to purchase property.

Informative:

The application includes a comprehensive **travel plan**, which includes frequent reviews of resident journeys and a car club as mitigation for lower parking levels and assumptions of residents not needing personal transport in this location. With the further delay to fast

services from Bat and Ball Rail Station and with existing bus routes being tailored to a neighbourhood of car owners, any Travel Plan must be binding and enforceable.

The application also considers that the scheme makes a positive contribution to the green spaces of the area, and indeed there are very few **green public spaces** or play facilities in the Cramptons Road/ Moor Road/ Swanzy Road area. Public access to maintained public space and play facilities must be permanently ensured.

The applicant states that the infrastructure for **vehicle charging points** can be provided. Any development should be conditional upon comprehensive provision of charging points for electric cars and bikes given their rapid increase in popularity and availability.

The scheme as submitted is substantially larger than envisaged in the ADMP or STNP. It is vital that **infrastructure** is able to cope with 136 new families in the area and at present healthcare and education (particularly primary education) are at capacity. The applicant's Design and Access Statement draws attention to schools which are operating at very tight catchments, plus one which doesn't exist any longer. It covers medical centres without reference to a single GP practice, which the Town Council knows to be under great pressure. Public transport infrastructure in this location is not designed for dense, low-car owning developments with few bus services serving the area at infrequent intervals and, whilst the site is undeniably close to a rail station, the services from Bat and Ball station do not compete for most London-bound commuters with those at Sevenoaks station. Bat and Ball junction is highly congested with unsignalled and hard-to-use pedestrian crossings and zero cycle infrastructure. Significant investment will be needed in local infrastructure to meet the expectations of this development and should be reflected in the **Section 106/ CIL heads of terms**.

Appendix Copy of South East Water's response dated 9th February 2024, with support from Sevenoaks Town Council

Planning Comments

From: Sean Mitchell
Sent: 12 February 2024 13:01
To: Planning Comments
Subject: FW: Sevenoaks Gasholders - Updated Reports 21/01254/FUL - further consultation request - further information for SEW

Please Idox this consultation response from South East Water for the above-mentioned application - PUBLIC

Many thanks,

Sean

From: Murrell, Iain J <Iain.Murrell@southeastwater.co.uk>
Sent: Friday, February 9, 2024 7:58 PM
To: Sean Mitchell <Sean.Mitchell@sevenoaks.gov.uk>
Subject: RE: Sevenoaks Gasholders - Updated Reports 21/01254/FUL - further consultation request - further information for SEW

EXTERNAL EMAIL: Exercise caution unless you recognize the sender and know the content is safe.

Sean,

Apologies for the delay in responding.

Our consultants, whom we support, ultimately haven't reached the same conclusions as those set out in Stantec's letter of the 18th of December 2023 (Ref 31392). A sufficient level of uncertainty persists, and I do not believe the current process of each party challenging the technical opinion of their counterpart is bringing us any closer to resolution. We are no nearer to gaining the necessary level of assurance to allow us to accept the proposed re-development of the former Sevenoaks Gasholder site, in its current form.

Given the significance of Cramptons Road WTW to maintaining supply to thousands of our customers we have no alternative but to continue with this stance, and hence cannot remove our objection. The historic levels of contamination will persist for an undefined if not indefinite period of time, and the piling works in their current form will introduce an unacceptable level of risk to the local water resources.

Sevenoaks District Council's new Local Plan, Plan2040 through Policy W3, Water Management, Stress and Efficiency identifies the need to undertake an appropriate site investigation and risk assessment when considering proposals in a Source Protection Zone. That process has now for all intents and purposes concluded, and the evidence provided hasn't been sufficient to change our opinion. We have no alternative but to take a precautionary position as in the event that the Cramptons source was compromised, however unlikely, there is no obvious means to recover.

For the record, the following remain key points of concern;

- Source –the potential for DNAPL to be present, which the development could impact, has not been fully considered in the presented assessments. It does not appear that investigative works have extended to the depth of the proposed works, and therefore the risk assessments presented have not fully considered all associated risks.
- Receptors –we do not agree that the abstraction points are not receptors to the development. Groundwater flow appears to be flowing towards Cramptons Road Water Treatment Works

in December 2022 and January 2023. The cause and implications of this have not been sufficiently considered in the assessment.

- Data –We believe that the groundwater level data collected and presented have been fully considered. Statement that the abstraction wells are up hydraulic gradient appear factually incorrect, based on data presented in the report.

Regards

Iain

Iain Murrell

Supply Demand Manager

Water Resources

DDI +44 (0)1634 873143 Mob [REDACTED]

Iain.Murrell@southeastwater.co.uk / www.southeastwater.co.uk



South East Water, Rocfort Road, Snodland, Kent, ME6 5AH

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Summary report of upcoming Temporary Road Closures:

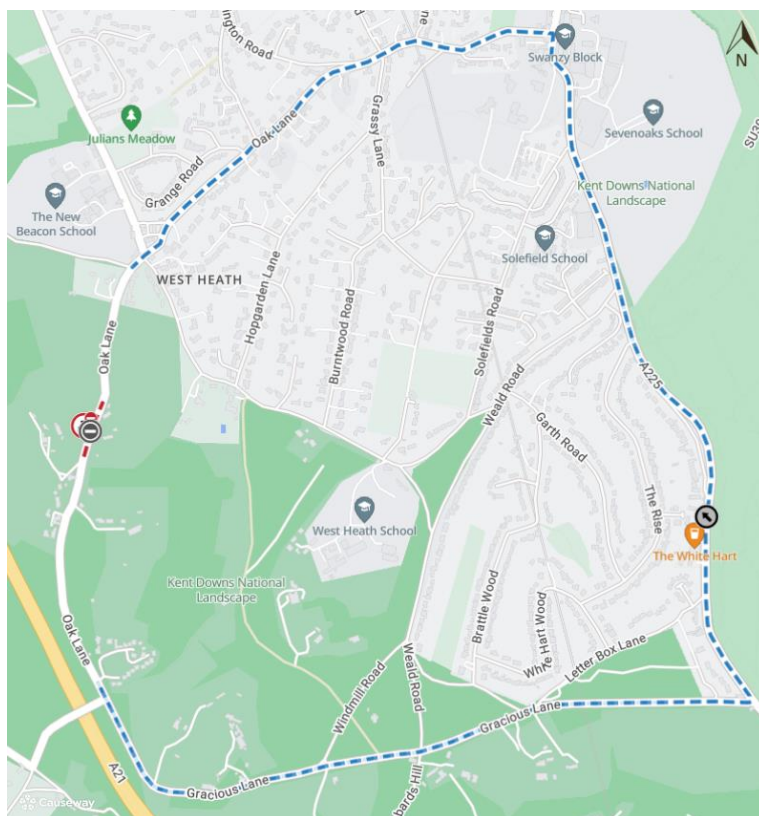
OAK LANE – 18TH NOVEMBER 2024 FOR 3 DAYS

a) The above road will be closed outside Fig Street Farm.

b) The alternative route for any through traffic is via Oak Lane, A225 Tonbridge Road, Gracious Lane and vice versa. Pedestrian access will be maintained during the works.

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

<https://one.network/?tm=139990452>



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Decision Notices published by Sevenoaks District Council OR Kent County Council from **14th October 2024 to 28th October 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

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)
24/00343/FUL	Beechmont Farm, Hubbards Hill – Adjoining Kippington	Cllr Gustard	18th March 2024: STC did not comment, as the proposals are outside the parish.	16 th October 2024: SDC Granted, 15 conditions.
24/02127/HOUSE	33 Prospect Road – Eastern	Cllr Clayton	9th September 2024: STC recommended approval, 2 conditions.	18 th October 2024: SDC Granted, 3 conditions.
24/02149/CONVAR	Garnetts, Grassy Lane – Kippington	Cllr Varley	9th September 2024: STC recommended approval, 3 conditions.	25 th October 2024: SDC Granted, 12 conditions.
24/02165/HOUSE	7 Oakdene Road – Northern	Cllr Dr Canet	9th September 2024: STC recommended approval.	16 th October 2024: SDC Granted, 3 conditions.
24/02173/HOUSE	5 Vine Court Road	Cllr Layne	2nd September 2024: STC recommended approval, 2 conditions.	23 rd October 2024: SDC Granted, 3 conditions.
24/02178/CONVAR 24/02178/MMA	35 Wickenden Road – Eastern	Cllr Clayton	9th September 2024 (CONVAR version): STC recommended approval, 2 conditions. 23rd September 2024 (MMA version): STC recommended approval, 2 conditions.	22 nd October 2024: SDC Granted, 4 conditions.
24/02517/DEMNOT	Grove House, 15 Clarendon Road – Town	Cllr Michaelides	7th October 2024: STC recommended approval.	21 st October 2024: SDC Approved, 2 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 04 November 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01462/HOUSE	Abbey Aslett 06/11/2024	Cllr Camp	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Green			2 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/24
24/01462/HOUSE - Amended plan				
Removal and replacement of existing boundary fence with a new featheredge fence that is 1800m from ground level.				
A summary of the main changes are set out below:				
Changes to the fence height (near the access) on the front elevation.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEII9FBKGQW00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01543/MMA	Abbey Aslett 05/11/2024	Cllr O'Hara	Yabsley Stevens Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bennett			63 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/24
24/01543/MMA - Amended plan				
Amendment to 23/03542/HOUSE to amend fenestration.				
A summary of the main changes are set out below:				
Change in the south east elevation first floor window to non-obscure glaze.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEXBBBBKGWK00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02069/HOUSE	Abbey Aslett 15/11/2024	Cllr Gustard	MKA Architects LTD
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E McIlrath		Squirrels	24 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/24
24/02069/HOUSE - Amended plan				
Two storey rear extension, single storey rear extension, alterations to roof, dormer windows, solar panels, rooflights, demolition of existing garage, creation of basement parking.				
A summary of the main changes are set out below:				
Locally listed asset now shown on the plans and access altered.				

Planning Applications to be Considered

Planning Applications received to be considered on 04 November 2024

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHT0QKBKI2V00
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4	Plan Number	Planning officer	Town Councillor	Agent
	24/02141/HOUSE	Stephanie Payne 18/11/2024	Cllr Varley	CCA LTD
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Hoffman		7 Clenches Farm	Clenches Farm Road	Kippington
Town		County	Post Code	Application date
				28/10/24
New front entrance, single-storey rear extension with chimney, and internal works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SI7TTSBKI8S00			

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02417/FUL	Samantha Yates 12/11/2024	Cllr Varley	Paper Architecture
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Dhariwal		Land South of Jestes	Oak Lane	Kippington
Town		County	Post Code	Application date
				22/10/24
24/02417/FUL - Amended plan				
Proposed new build house on garden site.				
A summary of the main changes are set out below:				
a) Design and Access Statement				
b) Tree report and drawings				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJPJFUBKIW000			

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02665/HOUSE	Christopher Park 11/11/2024	Cllr Skinner	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr R Cacciatore		Bealings End	41A St Georges Road	St Johns
Town		County	Post Code	Application date
				21/10/24
Two-storey rear extension with roof lights and single storey side extension with sedum roof. Alterations to landscaping. New vehicle access and hard standing to front.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKZUD1BKJHX00			

7	Plan Number	Planning officer	Town Councillor	Agent
	24/02675/MMA	Abbey Aslett 05/11/2024	Cllr Dr Canet	Richardson Achritectural Design

Planning Applications to be Considered

Planning Applications received to be considered on 04 November 2024

Case Officer			
Applicant	House Name	Road	Locality
Ms V Carr		31 Lambarde Drive	Northern
Town	County	Post Code	Application date
			15/10/24
Minor Material Amendment to 16/01735/HOUSE - Alterations to approved extension roof, fenestration.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL10Q5BKJIM00		

8	Plan Number	Planning officer	Town Councillor	Agent
	24/02693/HOUSE	Samantha Yates 05/11/2024	Cllr Shea	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr J Savage			16 Lake View Road	Northern
Town		County	Post Code	Application date
				15/10/24
Rear first-floor hipped roof extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL3JFLBKJK800			

9	Plan Number	Planning officer	Town Councillor	Agent
	24/02698/HOUSE	Stephanie Payne 06/11/2024	Cllr Daniell	G D Architects Limited
Case Officer				
Applicant		House Name	Road	Locality
Mr N & Mrs S Browner			91 Weald Road	Kippington
Town		County	Post Code	Application date
				16/10/24
Single storey front extension. Single storey rear extension with roof lantern and new steel chimney. Removal of existing brick chimney, Changes to fenestration and addition of stone cladding to ground floor.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL5DY7BKJKX00			

10	Plan Number	Planning officer	Town Councillor	Agent
	24/02723/HOUSE	Stephanie Payne 15/11/2024	Cllr Gustard	Paben Construction
Case Officer				
Applicant		House Name	Road	Locality
Mr R Black			53 The Rise	Kippington
Town		County	Post Code	Application date
				25/10/24
Demolition of storage sheds and replacement with a studio/store outbuilding.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLCSP4BKJNQ00			

11	Plan Number	Planning officer	Town Councillor	Agent
	24/02766/MMA	Abbey Aslett 15/11/2024	Cllr Daniell	Fuller Long

Planning Applications to be Considered

Planning Applications received to be considered on 04 November 2024

Case Officer			
Applicant	House Name	Road	Locality
Simon Jones Property Management Ltd	Birchwood House	Amherst Hill	Riverhead (adj Kippington)
Town	County	Post Code	Application date
			25/10/24
Minor Material Amendment to 22/02228/FUL - Change internal garage to reception room, alterations to fenestration.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLK865BKJRH00		

12	Plan Number	Planning officer	Town Councillor	Agent
	24/02776/FUL	Abbey Aslett 18/11/2024	Cllr Dr Dixon	Halton Planning Services
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Ball		Maywood	49 Bradbourne Road	St Johns
Town		County	Post Code	Application date
				28/10/24
Erection of replacement dwellinghouse.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLPRDYBKJS600			

13	Plan Number	Planning officer	Town Councillor	Agent
	24/02783/HOUSE	Summer Aucoin 18/11/2024	Cllr O'Hara	Equilibria Architectural Services Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mrs K Grady			94 Cramptons Road	Northern
Town		County	Post Code	Application date
				28/10/24
Removal of existing fully glazed conservatory roof and rear wall. Raising of flanking conservatory walls to provide parapets, installation of new single pitched roof with two openable roof lights, installation of new rear wall including bi-fold doors.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLPRK0BKJSM00			

14	Plan Number	Planning officer	Town Councillor	Agent
	24/02791/ADV	Anna Horn 14/11/2024	Cllr Granville	Bell Associates Architects Ltd
Case Officer				
Applicant		House Name	Road	Locality
Hidden Hearing Ltd			13 London Road	Town
Town		County	Post Code	Application date
				24/10/24
External signage and window graphics.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLRLZYBKJTJ00			