

28th October 2020



You are summoned to attend a virtual meeting of the **PLANNING COMMITTEE** to be held via Zoom on **Monday 2nd November 2020**. 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://youtu.be/Wd7eUOUkfUk> 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 wishing to address the Committee should notify the Town Council by 12noon on the day of the meeting. Zoom joining instructions will then be provided. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

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

Cllr Bonin
Cllr Busvine OBE
Cllr Camp – **Chairman**
Cllr Canet
Cllr Clayton
Cllr Eyre
Cllr Granville-Baxter
Cllr Hogarth

Cllr Michaelides
Cllr Morris Brown
Cllr Mrs Parry
Cllr Parry
Cllr Piper – **Vice Chairman**
Cllr Raikes
Cllr Shea
Cllr Waite

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.

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

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**

To receive and agree the minutes of Planning Committee meeting held on 19th October 2020.

5 **COVID-19: PLANNING COMMITTEE ARRANGEMENTS**

- a) To note that face-to-face Planning Committee meetings at the Town Council Offices will continue to be suspended while Social Distancing measures remain in place.
- b) To note that Planning Committee meetings will be held via Zoom and available to stream on YouTube from October 2020.
- c) To note that all arrangements are subject to review.

6 **WHITE PAPER CONSULTATION: PARKING ON PAVEMENTS**

(a) To discuss a response previously drafted by Cllr Clayton, to the Parking on Pavements consultation.

INFORMATIVE: To allow time for a response to be drafted this item was originally deferred from the previous planning meeting held 19th October 2020 [Minute no. 262(d)]

7 **KCC APPLICATION**

To note that planning permission has been granted for the following planning application:

- KCC/SE/0142/2020: Sevenoaks Grammar Annexe, Seal Hollow Road TN13 3SN

8 LOCAL HERITAGE LIST CAMPAIGN

(a) To receive notice that the Ministry of Housing, Communities & Local Government are inviting expressions of interest from Local Authorities that are keen to apply for funding for locally listed buildings.

(b) To note that more information can be found online at the following link:

<https://www.gov.uk/government/publications/local-heritage-list-campaign-call-for-expressions-of-interest/local-heritage-list-campaign-guidance#selection-process>

(c) To receive and note the expression of interest form.

(d) To note that the Ministry of Housing, Communities & Local Government deadline to respond is 23:59 on Friday 13 November 2020.

9 JUNCTION OF GRACIOUS LANE AND HUBBARDS HILL

To receive and note email correspondence from Weald Parish Council regarding safety concerns for the junction of Gracious Lane and Hubbards Hill.

10 PLANNING APPLICATIONS

(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 Committee must register to do so with the Town Council by 12noon on the date of the meeting, stating that they wish to speak.

(b) The meeting will be reconvened to consider planning applications received during the two weeks ending 27th October 2020.

11 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE meeting held on Monday 19th October 2020 at 7:00 pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Apologies
Cllr Busvine OBE	Present	Cllr Morris Brown	Absent
Cllr Camp - Chairman	Present	Cllr Mrs Parry	Present
Cllr Canet	Present	Cllr Parry	Present
Cllr Clayton	Present	Cllr Piper – Vice Chairman	Present
Cllr Eyre	Present	Cllr Raikes	Present
Cllr Granville-Baxter	Present	Cllr Shea	Present – Joined 7:08pm
Cllr Hogarth	Present	Cllr Waite	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

The presentation from SGN Place regarding the Gasholder Site in Sevenoaks was postponed, with a new date to be confirmed.

257 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

258 **DECLARATIONS OF INTEREST**

Cllr Clayton declared a non-pecuniary interest in the following application:

[Plan no. 5] 20/02736/HOUSE – 83 Bayham Road

259 **DECLARATIONS OF LOBBYING**

None.

260 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 5th October 2020. **It was RESOLVED** that the minutes be approved.

261 **COVID-19: PLANNING COMMITTEE ARRANGEMENTS**

a) It was noted that meetings will commence virtually via Zoom from October 2020

b) It was noted that all arrangements were subject to review.

262 WHITE PAPER CONSULTATION: PARKING ON PAVEMENTS

(a) The committee noted that a Government consultation had been launched about Parking on Pavements.

(b) Councillors received and noted the Consultation questions.

(c) It was noted that the deadline for comment is 22nd November 2020.

(d) It was resolved that Councillor Clayton would draft an initial response to the consultation, to then be discussed by Councillors at an upcoming planning meeting.

263 DEVELOPMENT CONTROL COMMITTEE

The committee received notice that the following application is due to be considered by the Development Control Committee on 22nd October 2020 at 7:00pm.

20/02205/HOUSE – Fern Cottage 7 Pound Lane

The Committee nominated Cllr Michaelides to represent Sevenoaks Town Council at the meeting.

264 PLANNING APPLICATIONS

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

(b) The Committee considered planning applications received during the two weeks ending 13th October 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

265 PRESS RELEASES

The committee suggested a press release be drafted regarding the Government Consultation on pavement parking, to remind members of the public that they can respond to the consultation individually, or view the STC discussion on YouTube.

Finished: 8:00pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 19-10-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02632/HOUSE	Anna Horn 20-10-2020	Cllr Mrs Parry	Telescopic Pool Enclosur
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs Fezter	Lavenham House	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/10/20	
Proposed low pool enclosure.				

Comment

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02662/HOUSE	Emma Gore 23-10-2020	Cllr Shea	Cobden
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Peacock		147 Cramptons Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/10/20	
Replacement single storey rear extension				

Comment

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02667/HOUSE	Anna Horn 28-10-2020	Cllr Eyre	Martin Bush Chartered Ar chitect
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
M Bassa		13 Braeside Close	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/10/20	
Demolition of existing side garage and rear bay window. Erection of a part two-storey and part single-storey side extension with roof lights. Erection of a single-storey rear extension with roof light. Hip to barn-end roof conversion with roof lights to front elevation and dormer to the rear.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02732/HOUSE	Alexis Stanyer 20-10-2020	Cllr Hogarth	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gill		Portman House	35 Hitchen Hatch Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/20
Proposed new electric gate with pillars at side; new iron railings at front; new fence at front.				

Comment

Sevenoaks Town Council recommended refusal of the current proposal due to the damage it would do to the character of the area, as referenced below.

Informative: Although it is hard to argue against the desire to increase security, there are other ways of putting in an electronic gate without removing existing hedging which would be against the Residential Character Area Assessments - Victorian /Edwardian Character Areas (p.41) and Informal Lane Character Areas (p.369). The support from near neighbours for increased security and having no objection in principle to electronic gates was also noted.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02736/HOUSE	S Simmons 28-10-2020	Cllr Waite	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Slater			83 Bayham Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/20

Conversion of garage to habitable space, rear single story extension, ground and first floor addition to front and rear with Juliet balcony, remodelling roof to allow for second floor, alteration to front porch area, alterations to fenestration and landscaping.

Comment

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that there is no overlooking to the properties either side.

Informative: Cllr Clayton declared a non-pecuniary interest in this application and therefore abstained from voting.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02740/FUL	Emma Gore 02-11-20	Cllr Shea	Mr T Spencer
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Parisinou		Pondokkie	1 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/20

Demolition of existing dwelling, then erection of two new, semi-detached dwellings.

Comment

Sevenoaks Town Council recommended refusal for the following reasons:

- overdevelopment of the site
- additional bulk and massing
- inconsistent with local planning guidelines.

Planning Applications Considered

Applications considered on 19-10-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02760/HOUSE	S Simmons 20-10-2020	Cllr Clayton	CCA Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Mills		Sealcot	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/20
New face brick boundary wall with timber fencing, electric gates and associated landscaping.				

Comment

Sevenoaks Town Council recommended approval, provided the planning and highways officers are satisfied there is no risk of obstruction given the poor visibility of the Seal Hollow exit, and the construction of new homes on this private lane.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02768/HOUSE	Alexis Stanyer 20-10-2020	Cllr Parry	Ideaplan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Elliot Larkin Surveyors			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/10/20
Demolition of existing garage and erection of a double storey side and ground floor rear extension alterations to front fenestration to include new roof to porch and rear dormer extension with front roof lights.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02769/HOUSE	Alexis Stanyer 20-10-2020	Cllr Piper	Ideaplan
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/09/20
Double storey side, single rear and first floor side extensions. Loft and garage conversion to habitable spaces. Rear dormer and juliet balcony. Alterations to fenestration. Raised terracing to garden. Removal of chimneys. Raised terracing to garden.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02782/HOUSE	Anna Horn 05/10/2020	Cllr Bonin	M R Garland Limited
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs J Lumley		5 Pound Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/10/20	
Proposed infill rear extension, internal and external alterations to existing building, installation of roof light and alterations to external steps				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the plans and materials.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02783/LBCALT	Anna Horn 23-10-2020	Cllr Bonin	M R Garland Limited
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs J Lumley		5 Pound Lane	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/10/20	
Proposed infill rear extension, internal and external alterations to existing building, installation of roof light and alterations to external steps				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation officer being satisfied with the plans and materials.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02788/HOUSE	S Simmons 29-10-2020	Cllr Michaelides	n/a
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs O Maddison		6 St Botolphs	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/10/20	
Formation of vehicular access with gates and car port with green roof.				

Comment

Sevenoaks Town Council recommended refusal on the grounds of loss of locally listed railings and loss of vegetation.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02791/HOUSE	Anna Horn 28-10-2020	Cllr Hogarth	Miss M Burnham
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr and Mrs Czerkowski	Woodstock	20 Woodside Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/10/20	
Conversion of existing garage to habitable space, double storey extension to the front of the property with a glass link entrance, new garage and roof light, landscaping, new driveway, new fence and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02810/LBCALT	Anna Horn 22/10/2020	Cllr Michaelides	Lifestyle Architectural Ser
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr M Uddin		Fatface	128 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/10/20
Internal fit-out/alterations to create dental practice.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the proposed internal alterations do not have an adverse impact on this listed building.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02823/FUL	Mark Mirams 26-10-2020	Cllr Raikes	SEAM Architects Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Cassini Developments		The Old Barracks	95 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/20
Erection of a pair of semi-detached dwellings with associated parking and gardens and alterations to dropped kerb.				

Comment

Sevenoaks Town Council recommended refusal unless the Conservation Officer provides significant reasons that the additional bulk through the loss of the stepped roofline in such close proximity to the Old Barracks will not detract from the setting of the locally listed building

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02824/HOUSE	Anna Horn 26-10-2020	Cllr Dr Canet	BHD Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs B McCarthy			46 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/10/20
Conversion of existing integral garage to Home Office.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-10-20

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02833/ADV	Anna Horn 27-10-2020	Cllr Michaelides	Zillwoods Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Robert Dyas	Robert Dyas	6 Blighs Walk	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/10/20	
2No. illuminated aluminium fascia signs. 2No illuminated projecting signs.				

Comment

A motion for approval was put forward and LOST at the vote.

**A motion for refusal (full text below) was put forward and PASSED at the vote:
Sevenoaks Town Council recommended refusal due to the internally illuminated sings.**

Informative: Sevenoaks Town Council supports the opportunity for local business to promote themselves this should be with externally illuminated signs as contained within The Blighs Signage Guide and High Street signage precedent. Sevenoaks Town Council policy is not to support applications for internally illuminated signs as they detract from the character of Sevenoaks town and shops.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02864/LBCALT	S Simmons 02-11-2020	Cllr Bonin	Adam Richards Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J & Mrs A Horgan		7 Granville Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			12/10/20	
Demolition of the existing garage, erection of a side extension with en-suite within its roof space and new roof covering to existing courtyard for the creation of a studio.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the plans and materials.

Draft response from Sevenoaks Town Council on Pavement Parking

Appropriate Questions:

Question 3

Do you think vehicles being parked on the pavement is a problem in your area:

It is a major problem in parts of Sevenoaks where:

- a) there is limited off road parking and residents are forced to pavement park overnight in order to leave a car near their home; this happens on both quiet residential roads and on main traffic routes
- b) there is excess commuter parking during the day, and commuters use pavement parking in residential streets as a substitute for paid on or off street parking

Question 4

Pavement parking causes *residents* problems because:

It impedes people walking with mobility or sight impairments, and also reduces road safety, by cutting visibility of and for pedestrians trying to cross the road. It is also associated with parking in places which are inherently unsuitable and unsafe for all road and pavement users - drivers, cyclists and walkers

Question 5

Would residents leave home more often if there was no pavement parking?

For some people this is certainly true. It would also make walking and cycling easier, encouraging more sustainable short journeys.

Question 7

Do you prefer:

Option 1 - Improvements to the TRO system

This would be our third preference, because it would take considerable time and investment to implement the necessary signage and road marking, after determining which pavements in which roads should be protected from pavement parking, to what extent, and at what times. It would also give rise to the presumption that any unsigned pavement could be parked on.

Option 2 - Enforcement by SDC against 'Unnecessary Obstruction of the Pavement' using CPE powers

This is our first preference, because it can be implemented using existing resources, and provided that necessary guidance

Option 3 - National pavement parking prohibition

This is our second preference, if introduced with provision for exceptions to be designated for permitted pavement parking, mainly for residents with no alternative parking possible. We would not see commuter parking as forming part of permitted exceptions.

Question 8

How would you define an 'unnecessary obstruction of the pavement'?

Parking on a pavement which impedes its use by pedestrians, especially those with limited mobility or sight, wheelchair users or parents with buggies. The DfT Mobility Guidance figure of 1.5 metres clearance for wheelchair users should be taken as a reasonable allowance to claim that a pavement is not impeded.

Parking which obstructs the pavement may also be taken to include parking which unreasonably obstructs sight lines at junctions, either for vehicles or for pedestrians, and so endangers road safety.

It should not be a reasonable defence against unnecessary obstruction of the pavement that the alternative for the driver is to obstruct the highway. There are roads in Sevenoaks (eg St Johns Hill) where pavement parking has been taking place on one side for several years, and it has now started on the other. This needs to be dealt with by yellow line restrictions.

Question 9

Do you think a warning notice should be given for first-time offences of causing an unnecessary obstruction by parking on the pavement?

Yes, except in cases where obstruction is creating a clear danger to pedestrian or road safety

Question 10

What do you think are the advantages and disadvantages associated with Option 2?

It can be implemented relatively quickly, through secondary legislation, and brought into effect locally provided guidance is clear. It should not require detailed TRO processes or extensive investment in road marking and signage. In addition, the local capacity for enforcement exists, and can be used with relatively short training of local staff.

Question 11

Option 3 - England-wide pavement parking prohibition

Do you think a national prohibition should apply:

on no roads (since you are against the proposal)? No

on all public roads within the country? Possibly

only on roads with speed limits up to 40mph (this includes roads in villages, towns and cities); This would cover roads in Sevenoaks with a problem

Question 12

Should a national prohibition apply to pavements only or to pavements and verges? Pavements should be the main focus.

Question 13

What are your views on the impact this would have on the built and historic environment?

Options 2 or 3 should create the least impact on history streets, because they require less road marking and signage

Question 14

What do you think are the advantages and disadvantages of Option 3: for rural areas including villages? for suburban areas? for town and city centres? overall?

The advantage of a national system (Option3) is certainty for all - pedestrians, drivers and other highway users. It should also make enforcement more certain and less complex, whatever the setting.

A possible disadvantage is less flexibility in application.

Question 15

Do you believe Option 2 or Option 3 would have an impact on the environment?

Option 2 and Option 3 should make it easier to walk the pavements while feeling safe, and so may persuade more people to make short journeys on foot, reducing congestion pollution and CO2 emissions

Both Options may make it less likely that people will be able to park very close to their destination, which could either lead them to drive round looking for spaces (more congestion etc), or to walk more (less congestion etc)

Question 16

For both options 2 and 3, we propose exceptions for those vehicles listed in Annex B. (The final listed exception applies to option 3 only.)

What, if any, other additional vehicles or services would you like to exempt and why?

None.

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Kent County Council
c/o Resolution Planning
Beckett House
14 Billing Road
Northampton
NN1 5AW

Planning Applications Group
First Floor, Invicta House
County Hall
Maidstone
Kent ME14 1XX
Tel: 03000 411200

Website: www.kent.gov.uk/planning
Email: planning.applications@kent.gov.uk
Direct Dial/Ext: 03000 413353
Text Relay: 18001 03000 417171
Ask For: Mrs Lidia Cook
Your Ref:
Our Ref: SE/20/2151
Date: 21 October 2020

FAO: Resolution Planning

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

Dear Sir/Madam

APPLICATION: SE/20/2151 (KCC/SE/0142/2020)

PROPOSAL: Planning application for proposed design amendments to permission reference SE/14/13 (as subsequently amended under s73 permission reference SE/15/2417) involving additional storey and associated design alterations to Phase 2 of the Grammar Annexe building, and associated landscape works

LOCATION: Sevenoaks Grammar Annexe, Seal Hollow Road, Sevenoaks, Kent TN13 3SN

The above mentioned planning application received for the formal observations of the County Council, as County Planning Authority has now received consideration.

I write to inform you that the County Planning Authority resolved that planning permission be Granted with Conditions as set out in the attached formal notification.

Please note the conditions imposed and any informatives as described.

Yours faithfully

Sharon Thompson
Head of Planning Applications Group



**Reference Code of
Application: SE/20/2151
(KCC/SE/0142/2020)**

KENT COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 (as amended)

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To:
Kent County Council
c/o Resolution Planning
Beckett House
14 Billing Road
Northampton
NN1 5AW

TAKE NOTICE that the KENT COUNTY COUNCIL, the County Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at Sevenoaks Grammar Annexe, Seal Hollow Road, Sevenoaks, Kent TN13 3SN and being Planning application for proposed design amendments to permission reference SE/14/13 (as subsequently amended under s73 permission reference SE/15/2417) involving additional storey and associated design alterations to Phase 2 of the Grammar Annexe building, and associated landscape works, referred to within the application for permission for development dated 8 July 2020, received on 8 July 2020, as amplified and amended by details referred to in the attached Schedule 1, SUBJECT TO THE FOLLOWING CONDITIONS:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of 3 years beginning with the date of this permission;

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

The development to be carried out in accordance with the permitted details

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted details, documents and plans referred to in **Schedule 1 attached** and/or as otherwise approved pursuant to the conditions below;

Reason: For the avoidance of doubt and to maintain planning control over the development

External Materials

3. The development hereby permitted shall be constructed using external materials and colour finishes as detailed within the submitted documents and shown on the submitted drawings, and to match the external materials approved under planning permission SE/14/13 and SE/15/2417, unless otherwise approved in writing by the County Planning Authority;

Reason: In the interest of visual amenity and in order to achieve a high quality sustainable development.

Construction

4. The construction of the development hereby permitted, and associated operations including the deliveries of plant or materials, should take place only between the hours of 0800 and 1800 Monday to Fridays, and 0900 and 1300 on Saturdays, with no works on Sundays or Bank Holidays, unless otherwise approved in writing by the County Planning Authority;

Reason: In order to protect the amenities of the locality.

Measures to prevent dust/mud

5. Adequate measures shall be taken to ensure that the vehicles leaving the site engaged in the construction works do not deposit mud or other materials on the public highway;

Reason: In the interests of highway safety.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Where necessary the planning authority has engaged with the applicant to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

Summary of policies in the Development Plan relevant to the decision to grant planning permission:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy guidance and the relevant Circulars, including the National Planning Policy Framework (NPPF) and associated planning practice guidance, together with the relevant Development Plan policies, including the following:

Allocations and Development Management Plan Policies: **SC1, EN2, EN4, EN5, EN7, T1 & T2.**
Sevenoaks Core Strategy Plan Policies: **LO8 & SP1.**

The summary of reasons for granting permission is as follows:

The County Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the development plan and that there are no material considerations that indicate that the decision should be made otherwise. The County Council also considers that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

In addition, please be advised of the following informative:

1. This planning permission must be read in conjunction with permission reference SE/14/13 (as subsequently amended by SE/15/2417) and the conditions on those consents must be complied with where appropriate.

Dated this Twenty First day of October 2020



(Signed).....
Head of Planning Applications Group

KENT COUNTY COUNCIL
PLANNING APPLICATIONS GROUP
FIRST FLOOR
INVICTA HOUSE
COUNTY HALL
MAIDSTONE
KENT ME14 1XX

LOCAL HERITAGE LIST CAMPAIGN: Expression of interest

County (or other) area to be covered:

Name of lead authority:

Name of lead officer:

Contact details for lead officer

Email:

Tel:

Postal address:

Names of all local authorities involved:

- 1. Brief overview of current extent of local listing in area to be covered and need for funding (No more than 300 words)**
- 2. Broad outline of what proposed scheme will involve (to include details of: 1. any work on local lists which has already taken place, is in progress or is planned; and 2. an explanation of how the local list information will be made publicly accessible including through the Historic Environment Record) (No more than 300 words)**
- 3. Broad outline of proposed community engagement strategy in developing local lists, including identity of any relevant local partners (No more than 300 words)**
- 4. Estimate of level of funding sought and what it is anticipated the funding will be used for (e.g. staff resources, community engagement, technology) (No more than 300 words)**

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Junction of Gracious Lane and Hubbards Hill

Attention: Mrs Larter

Dear Mrs Larter, you are probably aware that there has been a number of car accidents at the above junction over the last few months. Weald Parish Council is lobbying hard for Kent Highways to improve the layout and signage of this junction to prevent further accidents and potentially serious injury to the road users.

Gracious Lane marks the boundary between Sevenoaks Town and Weald Parish and the Parish Council would welcome the support of the Town Council in its efforts to persuade Kent Highways to take the necessary action at this junction in the interest of the safety of all road users.

Best Regards, John

John Caird

Clerk

Weald Parish Council

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Planning Applications to be Considered

Planning Applications received to be considered on 02 November 2020

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02679/FUL	Alexis Stanyer 09-11-2020	Cllr Clayton	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Ms K Mew				
2 The Crescent				
Eastern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
20/10/20				
Erection of new two storey end of terrace dwelling with accommodation in roofspace, parking, private rear garden and associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QH0MWKBKGBK00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02755/HOUSE	Michael Clawson 16/11/2020	Cllr Clayton	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
S Tomkins				
1 Pinewood Avenue				
Eastern				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
27/10/20				
Loft conversion with velux & dormer windows.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QH66ZGBKGOT00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02832/HOUSE	Anna Horn 05-11-2020	Cllr Piper	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mrs E Scott-Davies				
24 Croft Way				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
16/10/20				
Demolition of existing garage and chimney, with new side extension over 2 storey to SW of the property and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QHL09QBKHFW00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02880/HOUSE	S Simmons 04-11-2020	Cllr Eyre	Westleigh Design
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr Q Yao				
Whitebeam Cottage				
98 Oakhill Road				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
15/10/20				
Proposed two storey front extension and alterations to existing conservatory.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QHU9MOBKHXG00			

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Planning Applications received to be considered on 02 November 2020

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02929/HOUSE	Alexis Stanyer 05-11-2020	Cllr Morris Brown	Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Astor			14 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/20
To convert the roof void into habitable accommodation with a rear dormer and two conservation roof lights to the front roof slope.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QI5DM6BKIHQ00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02930/HOUSE	Anna Horn 05-11-2020	Cllr Parry	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lamb			1 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/20
Demolition of existing conservatory and front porch. Construction of new garden room and new entrance hall lobby and porch. Proposed sloped porch roof wrap around house and replacement of roof.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QI5DM9BKIHHS00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02967/CONVAR	Michael Clawson 09-11-2020	Cllr Eyre	Carmen Austin Architecture Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gada			46 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/20
Variation of condition 2 (materials) of 19/02715/HOUSE for 'Demolition of existing porch. New porch with bedroom extension above. Bedroom extension above existing garage. Rear bedroom extension. Rear deck extension. Alterations to fenestration. Erection of a privacy wall' with amendments to elevation drawings.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QI92Z4BKINX00			

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02984/HOUSE	Anna Horn 10-11-2020	Cllr Bonin	Adam Richards Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J & Mrs A Horgan			7 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/20
Demolition of the existing garage, erection of a single storey side extension with en suite in its roof space, roof covering to existing courtyard.				

Planning Applications to be Considered

Planning Applications received to be considered on 02 November 2020

Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIAXPMBKIRK00
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9	Plan Number 20/02995/FUL	Planning officer Alexis Stanyer 10-11-2020	Town Councillor Cllr Michaelides	Agent Harringtons 2006
Case Officer				
Applicant Mr R Durell		House Name	Road 69C London Road	Locality Town
Town		County	Post Code	Application date 20/10/20
Change of use from D1, educational use to C3, residential use, forming 2 new 1 bedroom flats.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIGHL6BKIZM00			

10	Plan Number 20/03016/HOUSE	Planning officer S Simmons 12-11-2020	Town Councillor Cllr Raikes	Agent Harringtons 2006
Case Officer				
Applicant Mrs V Naughton		House Name	Road 25 Hitchen Hatch Lane	Locality St Johns
Town		County	Post Code	Application date 23/10/20
To extend the main roof from a hip to a gable end, raise the chimney and construct a rear dormer window and two roof lights to the front roof slope.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIICB5BKJ3L00			