

25th November 2020



You are summoned to attend a virtual meeting of the **PLANNING COMMITTEE** to be held via Zoom on **Monday 30th 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/rPfAc2FtMvc> 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.

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Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

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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 16th November 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 **SEVENOAKS TOWN NEIGHBOURHOOD DEVELOPMENT PLAN (STNDP)**
To discuss the revised Sevenoaks Town Neighbourhood Plan timetable.
- 7 **KCC APPLICATION**
To receive notice that planning permission has been granted with conditions for the following application:

KCC/SE/0117/2019 – 19/1754: Greatness Quarry, Bat and Ball Road, Sevenoaks.
- 8 **LOCAL HERITAGE LIST CAMPAIGN SDC RESPONSE**
To receive and note Sevenoaks District Council's response.

Informative: Planning Committee previously considered this on 2-11-2020 [minute no. 281.] and noted the following:

Councillors agreed that a letter should be sent to SDC to ask them to confirm that they have taken action regarding the local heritage list campaign, and also to request that a portion of any funding awarded should be used to improve the digitisation of the current Local List.

9 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 24th November 2020.

10 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 16th November 2020 at 7:03pm via Zoom.

Present:

Committee Members

Cllr Bonin	Present	Cllr Michaelides	Present
Cllr Busvine OBE	Present – left at 8:00pm	Cllr Morris Brown	Apologies
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
Cllr Hogarth	Present	Cllr Waite	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

298 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

299 **DECLARATIONS OF INTEREST**

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

[Plan no. 1] – 2 The Crescent

Cllr Hogarth declared a non-pecuniary interest in the two appeals relating to Woodland Rise.

300 **DECLARATIONS OF LOBBYING**

None.

301 **MINUTES**

The Committee received the minutes of the Planning Committee meeting held 2nd November 2020. **It was RESOLVED** that the minutes be approved.

302 **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.

303 SEAL PARISH COUNCIL LETTER RE SPEED LIMITS ALONG THE A25

A motion to sign the joint letter was put forward, seconded and LOST at the vote.

A motion was put forward, seconded and **RESOLVED:** To write and forward a separate letter that would focus on the need for a consistent 30mph speed limit along the A25 connecting Sevenoaks Town Council and Seal Parish Council. To also establish in the letter that, like Seal Parish, the Town Council support the provision of crossing points and cycle lanes

304 DEVELOPMENT CONTROL COMMITTEE

The committee noted that the following adjoining parish application is due to be considered by Development Control Committee on 19th November 2020 at 7:00pm.

- 20/01569/HOUSE – Melsetter, Woodland Rise, Sevenoaks

305 DEVELOPMENT CONTROL COMMITTEE

The committee noted that the following adjoining parish application is due to be considered by Development Control Committee on 19th November 2020 at 7:00pm

- 20/02270/FUL – Little Wood, Woodland Rise, Sevenoaks

It was noted that Cllr Mrs Parry had registered to speak on behalf of Sevenoaks Town Council.

306 DEVELOPMENT CONTROL COMMITTEE

The committee noted that the following adjoining parish application is due to be considered by Development Control Committee on 19th November 2020 at 7:00pm.

- 20/02439/HOUSE – 23 Eardley Road

It was agreed that Cllr Michaelides would register to speak on behalf of Sevenoaks Town Council

307 PLANNING APPEALS

The committee noted that an appeal had been launched against the refusal of the following application:

- G2245/W/20/3259037: 20/01627/FUL – Rear of 49 Wickenden Road

308 PLANNING APPEALS

It was noted that an appeal had been launched against the refusal of the following application:

- G2245/W/20/3259038: 20/01056/FUL – 51 Wickenden Road

309 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 10th November 2020. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

310 PRESS RELEASES

RESOLVED: To issue Press Releases on the following topics:

- (a) The future maintenance works due to take place on Knole Park, to notify residents that they are necessary, and that Sevenoaks Town Council had requested the following during the construction works:
- That all lorries and vans leave the park at weekends
 - Pedestrian access continues to be provided and public rights of way are reinstated at the end of the contract.
 - That appropriate traffic management be put in place including a temporary 20 mph speed limit.
- (b) Sevenoaks Town Council's support for a 30mph consistent speed limit on the A25.

Finished: 8:04pm

Signed
Chairman

Dated

Planning Applications Considered

Applications considered on 16-11-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/02679/FUL	Alexis Stanyer 25-11-2020	Cllr Clayton	Robinson Escott Planning
<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>	
			04/11/20	
Erection of new two storey end of terrace dwelling with accommodation in roofspace, parking, private rear garden and associated landscaping. 20/02679/FUL - Amended plan The proposed elevations are now available online.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
 - reasons given for 2013 refusal, including overdevelopment not in keeping with the RCA, and proximity to Seal Hollow Road
 - highway safety from the creation of an additional residential access point right on the junction opposite Trinity School

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03012/FUL	Mark Mirams 18-11-2020	Cllr Piper	Douglas Moat Practice LL
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Ingram	West Heath School	Ashgrove Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/10/20	
44 car parking spaces to be relocated away from the listed building and off of grassed verges and school playing fields to one rationalised location. Works to the external landscape. Also, an additional bin and cycle store and 2 number charging points.				

Comment

Sevenoaks Town Council recommended refusal as the car park site does not conserve or enhance the Green Belt and AONB as the site is tarmacked rather than grasscreted and is surrounded by a 1.8m fence .

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03070/HOUSE	Anna Horn 19-11-2020	Cllr Parry	Sevenoaks Plans Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs McLean		4 Stafford Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/10/20	
Proposed first floor rear extension with sun tunnel.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-11-20

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03075/FUL	Anna Horn 20-11-2020	Cllr Waite	Jeremy Page Associates
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Winsford Developments Ltd	Land West of 17 Wickenden Road	17 Wickenden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/20	
Erection of a new detached dwelling with associated works on land adjacent to 17 Wickenden Road with creation vehicular access in front of the existing 17 Wickenden Road.				

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03084/FUL	Emma Gore 24-11-2020	Cllr Busvine	Adams Hendry Consulting Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
South East Water Ltd	Land South West of Knole Park	Opposite The Rise	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/11/20	
Temporary construction works vehicular access from the A225 into Knole Park comprising: associated highway works; the installation of temporary heras security gates, heras fencing and deer proof fencing; and works to reinstate the land to its original condition when use of the temporary access ceases.				

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation officer and Highways officer being satisfied that the planned mitigations are adequate.

Informative: Sevenoaks Town Council also ask the following:

- That all lorries and vans leave the park at the weekends.
- Lorries avoid arriving during work and school access rush hours.
- Footpaths be maintained during the works.
- That appropriate traffic management be put in place in the form of a temporary 20mph speed limit.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03098/HOUSE	S Simmons 19-11-2020	Cllr Bonin	Mr K Chapman
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Jones		30 The Drive	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/10/20	
Demolish existing detached garage, erection of a single storey side extension. Loft conversion with dormers.				

Comment

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

Informative: Cllr Granville Baxter abstained from voting.

Planning Applications Considered

Applications considered on 16-11-20

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03106/HOUSE	Anna Horn 20-11-2020	Cllr Morris Brown	Richardson Architectural
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Freeburn			39 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/20
Loft conversion with rear dormer and front velux windows.				

Comment

**A motion for approval (full text below) was proposed, and LOST at the vote:
Sevenoaks Town Council recommended approval, subject to the planning officer being satisfied the loft renovation does not constitute overdevelopment.**

**A motion for refusal (full text below) was proposed, seconded and PASSED at the vote:
Sevenoaks Town Council recommended refusal on the grounds that the dormer occupies the whole width of the roof and that it is at the same height as the ridge height and is therefore against the Conservation area designation.**

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03116/HOUSE	Alexis Stanyer 23-11-2020	Cllr Clayton	Phillips Tracey Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Bond			5 Cedar Terrace Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/20
Demolition of rear extension and construction of replacement two storey extension with single storey side infill and roof lights.				

Comment

Sevenoaks Town Council recommended approval provided the conservation officer is satisfied with design and materials, and that the planning officer is content that there is no impact on neighbours.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03120/HOUSE	Alexis Stanyer 26-11-2020	Cllr Michaelides	n/a
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Newman			148 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/20
Provision of hard standing for two car parking spaces with vehicular access and associated works				

Comment

Sevenoaks Town Council recommended approval.

	NDP Programme 2020 /2021	Date
1	Meeting with SDC to understand current planning position / agree SEA screening	19.11.2020
2	NDP Steering Cttee - consider and agree changes following 2020 public consultation	Tuesday 12.1.2021
3	STC Planning Cttee - consider and agree changes following 2020 public consultation	25.1.2021
4	Prepare submission draft NDP, Basic Condition Statement, Consultation Statement	February 2021
5	NDP Steering Cttee STC Planning Committee official sign off by both.	22.3.2021
6	Submit NDP & supporting documents to SDC	April 2021
7	Referendum	June 2021

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**Reference Code of
Application: SE/19/1754
(KCC/SE/0117/2019)**

**KENT COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: Enovert South Limited & Ibstock Brick Limited
Enovert South Limited
Units 3-5 Greyfriars Business Park
Frank Foley Way
Stafford
ST16 2ST

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 Greatness Quarry, Bat and Ball Road, Sevenoaks, Kent TN14 5BP and being Section 73 application to vary condition 3 (to allow additional time for completion of landfill to enable restoration to approved levels) and 10 (a) (to update the phasing scheme to reflect the amended operational period) of planning permission SE/15/315, referred to within the application for permission for development dated 31 May 2019, received on 31 May 2019, as amplified and amended by details referred to in the attached Schedule 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall commence no later than 07 December 2020.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990.

2. Written notification of the date of commencement of the development shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To enable the County Planning Authority to monitor the operations and to ensure compliance with this permission.

3. Unless otherwise approved in writing by the County Planning Authority, all waste treatment and disposal operations shall cease and the site shall be restored, in accordance with details approved pursuant to conditions (10) and (11) of this permission and drawing GQL6-1c titled 'Updated Restoration Plan' approved under reference SE/10/3111/R, by 30 September 2022.

Reason: To provide for the completion and progressive restoration of the site within the approved timescale in the interests of local amenity.

4. Unless otherwise approved in writing by the County Planning Authority no development shall be carried out other than in accordance with the details and plans referred to in Schedule 1 and Appendix A (attached), and with any subsequent details and plans as may be approved from time to time pursuant to other conditions attached to this permission.

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

5. Composting operations shall have ceased by 15 August 2014.

Reason: To protect the amenity of the area.

6. The infilling of Cells 1 and 2 shall be restricted to industrial and commercial wastes only.

Reason: To minimise the potential for odour nuisance.

7. No waste, other than those waste materials defined in the environmental statement paragraph 1.1 permitted under planning reference SE/00/2739 on 7 December 2001, shall be disposed of at the site.

Reason: Waste materials outside these categories raise environmental and amenity issues that would require consideration afresh.

8. Notwithstanding the provisions of part 4, 7 and 17 of Schedule 2 of the Town and Country Planning (General Permitted) Development Order 2015 (or any Order amending, replacing or re-enacting that Order): (i) no fixed plant or machinery, building, structures and erections or private ways shall be erected, extended, or installed, or replaced within the site without the prior written approval of the County Planning Authority; (ii) no additional lights or fences shall be installed or erected at the quarry/landfill unless details of them have first been submitted to and approved in writing by the County Planning Authority.

Reason: There is an exceptional need here in line with green belt objectives to secure control over additional plant and machinery, in the interests of the amenity of the area and bearing in mind the degree of discretion otherwise allowed by the GPDO.

9. No landfill operations, including vehicle movements, shall take place except between the hours of 0700 and 1800 Monday – Friday, and 0700 and 1300 Saturday. There shall be no operations on Sundays, Bank Holidays and public holidays.

Reason: To protect the amenities of local residents.

10. The development shall be carried out strictly in accordance with the details approved by the County Planning Authority under planning references SE/00/2739 on 7 December 2001, SE/00/2739/R10,11,12,16 & 19 on 7 October 2002, SE/10/3111/R on 25 February 2015, SE/15/315 on 4 August 2015 and the documents and plans contained in the application hereby permitted, as follows;

a) Phasing and restoration scheme;

- Drawing GN8/1 titled "Phase 1 -Year 8" dated 9 July 2013;
- Drawing GN8/2 titled "Phase 2 -Year 9" dated 9 July 2013;
- Drawing GN8/3 titled "Phase 3- Year 10" dated 9 January 2015;
- Drawing GN8/4 titled "Phase 4 - Year 15" dated 30 May 2019; and
- Drawing GQL6-1c titled "Updated Restoration Plan" dated 21 September 2012.

- b) The plant and equipment to be used for landfilling, waste recovery, recycling.
- c) Measures for the suppression of dust from the waste recovery and recycling operations.
- d) Measures to control odours in relation to waste recovery and recycling.
- e) Method of surfacing of the recycling area and associated drainage.
- f) Drainage scheme for the site.
- g) Clay and overburden stockpiles and their locations during extraction and throughout phased restoration.
- h) The ecological management plan detailing measures for the safeguarding of nature conservation interests and mitigation of the proposals during operations and their aftercare upon final restoration.
- i) Scheme detailing monitoring and interpretation in relation to the geological exposure identified on plan no. GQL 8/5, details including: - access to the geological succession, an interpretation area for the general public with samples taken from each phase of clay extraction and a monitoring and review scheme.
- j) Scheme showing the depth of working in relation to the base of the in-situ Gault Clay subject to a minimum depth of clay no lower than 2.36 metres, as detailed in; Drawing no. GQL 4 Geological Sections [March 2002].

Reason: In order to retain proper planning control over operations and to safeguard the local environment.

11. Pre and post tipping levels should be strictly in accordance with the details approved by the County Planning Authority under planning reference SE/10/3111/R on 25 February 2015 included within the following drawings:

- Drawing S00109 Rev C titled "Top of Waste Sections Pre-Settlement" dated 19 June 2012;
- Drawing S00109a Rev C titled "Restoration Section Pre-Settlement" dated 10 July 2012;
- Drawing S00109b Rev C titled "Top of Waste Sections Post-Settlement" dated 10 July 2012; and
- Drawing S00109c Rev C titled "Restoration Sections Post-Settlement" dated 10 July 2012.

Reason: To ensure the proper restoration of the site in accordance with the submitted plans.

12. The location and design (including groundwater monitoring boreholes) of the proposed leachate pre-treatment/ holding lagoons, gas flare pump, gas utilisation generators, buildings and associated fencing and collection boreholes shall be implemented in accordance with the details approved under permission SE/08/3170 dated 31 March 2010 and the following drawing:

- Drawing S00108 titled "Proposed Groundwater Monitoring Boreholes" dated May 2002;

as approved on 7 October 2002 by the County Planning Authority under SE/00/2739/R10,11,12,16.

Reason: To retain control over the detailed appearance and treatment of these proposals.

13. No waste shall be imported until the access road has been constructed and parking and manoeuvring provision have been laid out, constructed and surfaced in accordance with the details shown on drawing GQL 5/7 permitted under reference SE/00/2739 on 7 December

2001. These areas shall thereafter be retained and kept solely available for these purposes for the duration of the permission.

Reason: To ensure the access road is constructed with due regard to highway safety and the local environment.

14. No vehicle shall enter the public highway unless its wheels and chassis are clean and free of debris and loaded vehicles are sheeted.

Reason: In the interests of highway safety and to prevent mud and dust getting on the highway.

15. There shall be no more than a maximum of 180 HGV movements per day (90 in and 90 out), with no more than 16 movements (8 in and 8 out) during the hours of 0800-0900.

Reason: In the interests of highway safety and to control the morning peak movements.

16. The scheme for keeping the site free of scavenging birds should be carried out strictly in accordance with the details approved by the County Planning Authority under planning reference SE/00/2739/R10, 11, 12, 16 on 7 October 2002. The approved scheme shall be implemented during the hours of daylight throughout the life of the site.

Reason: To protect the amenities of the local residents.

17. All screen mounds shall be constructed in accordance with drawing no's. GQL 5/2b, GQL5/3b, GQL5/4b and GQL5/5b permitted under planning reference SE/00/2739 on 7 December 2001 and the tops of the mound shall be undulating to avoid an engineered appearance. Mounds shall be seeded to grass and maintained as and until the progressive restoration, pursuant to Condition (10) (a), takes place across the site.

Reason: To reduce the impact of the development on the locality.

18. Noise from activities on site, including both fixed plant and mobile machinery, shall not exceed the limits set out in paragraph 14.6-14.7, Table 14/2 and Table 14/3 of the Environmental Statement permitted under planning reference SE/00/2739 on 7 December 2001.

Reason: To ensure minimum disturbance and avoidance of nuisance to the local community.

19. The landscaping scheme for the site shall be implemented strictly in accordance with the scheme approved by the County Planning Authority under SE/00/2739/R10, 11, 12, 16 & 19 on 7 October 2002, as amplified and amended by the details approved under planning reference SE/10/3111/R on 25 February 2015, including drawing no. GQL6-1c titled "Updated Restoration Plan" dated 21 September 2012.

Reason: To screen the workings in the interests of visual amenity and to assist absorbing the site back into the local landscape.

20. All trees and shrubs planted under the above landscaping scheme shall be maintained for a minimum period of 5 years from completion of site restoration.

Reason: In the interests of visual amenity.

21. Any casualties or failures of tree and shrub planting which occur for whatever reason, including vandalism, shall be replaced within the first available planting season and thereafter maintained.

Reason: In the interests of visual amenity.

22. Aftercare of the site shall be carried out in accordance with the details submitted pursuant to condition (10)(h) above for a period of five years from the completion of each restoration phase on the site, unless the prior approval of the County Planning Authority has been obtained to amend these details.

Reason: To ensure that the restored land is correctly husbanded and to return the land to the standard required for agriculture and nature conservation.

23. All material stockpiles associated with recycling and composting shall be removed by 15 August 2014.

Reason: In the interests of amenity.

24. Measures shall be taken to prevent access and tipping by unauthorised persons and any unauthorised material tipped on the site shall be removed by the operator as soon as reasonably practicable and at the latest by the end of the following working day.

Reason: To safeguard groundwater resources and to minimise adverse effects on local amenity.

25. Recycling and composting shall have ceased by 15 August 2014 and plant, machinery, equipment, hardstanding, fencing structure, buildings and foundations associated with these activities placed or constructed on the site not essential for restoration, aftercare, afteruse or continuing landfill gases and leachate monitoring and control and gas utilisation shall be removed from the site and the land restored in accordance with condition (10)(a) above.

Reason: To ensure proper and full restoration of the site and assist in absorbing the site back into the local landscape.

26. On completion of final disposal operations hereby permitted any remaining plant, machinery, equipment, hardstanding, fencing structure, buildings and associated foundations placed or constructed on the site not essential for restoration, aftercare, afteruse, continuing landfill gas and leachate monitoring and control or gas utilisation shall be removed from the site and the land restored in accordance with condition (10)(a) above.

Reason: To ensure proper and full restoration of the site and assist in absorbing the site back into the local landscape.

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, including the National Planning Policy Framework (NPPF) and associated planning practice guidance, together with the relevant Development Plan policies, including the following:

Kent Minerals and Waste Local Plan 2013-30 (as amended by the Early Partial Review) (September 2020) Policies CSW1, CSW2, CSW4, CSW6, CSW10, CSW17, DM2, DM11, DM12, DM13, DM19.

Sevenoaks District Council Local Plan: Core Strategy (2011) Policy LO8

Sevenoaks District Council Local Plan: Allocations and Development Management Plan (2015) Policy EN2.

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.

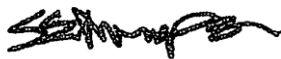
Informatives

In addition, please be advised of the following informatives:

- a) This decision is an updated version of the previous permission SE/15/315. The permission is essentially the same as that previously permitted, albeit that some conditions have been slightly reworded to reflect the proposed variations hereby permitted and the up-to-date position on site. For the avoidance of doubt, where the permitted timeframes have now expired, the updates to the permission include cessation of those elements of the operation that were never implemented (i.e. recycling and composting operations).
- b) This decision is subject to a supplementary legal agreement.
- c) Please note the expiry date on your decision notice, along with all other conditions imposed. You are advised any conditions that require you to formally submit further details to the County Planning Authority for approval may be required to be formally discharged prior to commencement of operations on site, or within a specified time. It is your responsibility to ensure that such details are submitted. Failure to do so may mean that any development carried out is unlawful and which may ultimately result in the permission becoming incapable of being legally implemented. It is therefore strongly recommended that the required details be submitted to this Authority in good time so that they can be considered and approved at the appropriate time.
- d) Chapter 16 of the Environmental Assessment permitted under planning reference SE/00/2739 concludes that the proposals would have no impact on features of archaeological or cultural heritage. However, your attention is drawn to the commitments written into paragraph 16.6 regarding notice to the local museum for a watching brief should any excavation such as the development of the settlement and attenuation lagoon take place.

- e) Your attention is drawn to the Environment Agency letters of 19 February 2001 and 13 August 2001 (appended hereto) and the matters of drainage and oil, fuel and chemical containment therein.
- f) Your attention is also drawn to the Railtrack letter of 13 August 2001 (appended hereto) and the matters referred therein.
- g) This section 73 application results in a new planning permission based upon the original application SE/00/2739 submitted on 24 November 2000 and consideration of the documents contained therein. This includes the additional information contained within the environmental statement received 4 December 2000 and the addendum report received 8 June 2001 and permitted on 7 December 2001. (See further below).
- h) This decision should be read together with permission reference SE/08/3170 approved 31 March 2009 and SE/08/3170/R approved 21 February 2014 for the landfill gas utilisation plant.
- i) The County Council notes local concerns regarding odour and the effectiveness of odour controls at the site. As part of its regular monitoring visits, the Environment Agency is encouraged to assess the effectiveness of odour controls at the site.

Dated this Twenty Third day of November 2020



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

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

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LOCAL HERITAGE LIST CAMPAIGN SDC RESPONSE

Dear Ms Larter

Thank you for your enquiry.

We were very pleased that the government has made some funding available to progress local lists nationally, because we are keen to expand our local list throughout the district. We decided to join with Kent County Council and other Kent Local Authorities in submitting the initial 'Expression of Interest' because it was clear from the guidance that the government was looking to fund schemes that had a wider reach than a single local authority. If the EOI is successful then a firm bid and project plan will be devised by KCC. However, one of the outcomes identified at this stage would be a County-wide website.

With regards to your second point about digitisation, I'm not sure how we at SDC could be more digital in our Local List as it stands at the moment. It was one of the aims of the project to ensure that we had an interactive map available online with photos, the criteria and description all attached. The Local List SPD is also available online. All the information can be found at www.sevenoaks.gov.uk/locallist However, if you feel that there are areas where this can be improved, please do let me know.

Best wishes

Rebecca

Rebecca Lamb
Design and Conservation Team Leader
Strategic Planning

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Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2020

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03004/FUL	Emma Gore 02-12-2020	Cllr Piper	Mr S Ingram
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
West Heath School		1 and 2 West Heath Cottage	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/11/20
Proposed extension to provide additional educational classrooms.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIH2D2BK0LO00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03152/HOUSE	S Simmons 07-12-2020	Cllr Granville Baxter	Coden
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Folland			5 Heathfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/20
Single storey ground floor extension. Enlarging of existing roof conversion, including a dormer window/roof.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJ7ZLABK0LO00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03198/HOUSE	Anna Horn 07-12-2020	Cllr Michaelides	Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Nineven			34 Gordon Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/11/20
Single storey rear extension with loft conversion with rear dormer and roof lights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJDWEHBK0I00			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03246/HOUSE	Michael Clawson 04-12-2020	Cllr Morris Brown	studio BRiNER
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Walsh			7 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/20
Erection of a side extension with roof lights, steps and adjustments to front wall for enlarged drive.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJN5QLBKL3C00			

Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2020

5	<i>Plan Number</i> 20/03248/HOUSE	<i>Planning officer</i> Alexis Stanyer 07-12-2020	<i>Town Councillor</i> Cllr Bonin	<i>Agent</i> Carmen Austin Architecture Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr and Mrs Smith		<i>House Name</i>	<i>Road</i> 47 The Drive	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 17/11/20
Alteration to porch. Erection of a rear double storey. Alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJN5QXBKL3G00			

6	<i>Plan Number</i> 20/03255/HOUSE	<i>Planning officer</i> Anna Horn 04-12-2020	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Open Architecture
<i>Case Officer</i>				
<i>Applicant</i> Ms Lee		<i>House Name</i> Tylers Cottage	<i>Road</i> 50 Oakhill Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 14/11/20
Demolition of existing rear extension and construction of replacement extension. Ms Lee, Tylers Cottage, 50 Oakhill Road, Kippington, ,				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJP0D4BKL6A00			

7	<i>Plan Number</i> 20/03256/LBCALT	<i>Planning officer</i> Anna Horn 04-12-2020	<i>Town Councillor</i> Cllr Parry	<i>Agent</i> Open Architecture
<i>Case Officer</i>				
<i>Applicant</i> Ms Lee		<i>House Name</i> Tylers Cottage	<i>Road</i> 50 Oakhill Road	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 14/11/20
Demolition of existing rear extension and construction of replacement extension.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJP0DJBKL6B00			

8	<i>Plan Number</i> 20/03277/HOUSE	<i>Planning officer</i> S Simmons 07-12-2020	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> Green Retreats Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs Elliott		<i>House Name</i>	<i>Road</i> 33 Vine Court Road	<i>Locality</i> Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 17/11/20
Single storey timber clad detached garden room/outbuilding in rear garden.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJQV2GBKL9G00			

9	<i>Plan Number</i> 20/03278/HOUSE	<i>Planning officer</i> Anna Horn 11-12-2020	<i>Town Councillor</i> Cllr Piper	<i>Agent</i> Harringtons 2006
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Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2020

Case Officer			
Applicant	House Name	Road	Locality
Mr & Mrs Yates	Meadow Lodge	Wellmeade Drive	Kippington
Town	County	Post Code	Application date
			21/11/20
Removal of roof, two storey front extension, second storey extension and new roof with rear dormers and side rooflights.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJQV2KBKL9I00		

10	Plan Number	Planning officer	Town Councillor	Agent
	20/03286/FUL	S Simmons 09/12/2020	Cllr Canet	Mr P Hobbs
Case Officer				
Applicant		House Name	Road	Locality
Archview Projects Ltd		Land South of	19 Mount Close	Northern
Town		County	Post Code	Application date
				19/11/20
Erection of a new dwelling.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJW26OBK0RX00			

11	Plan Number	Planning officer	Town Councillor	Agent
	20/03289/HOUSE	Anna Horn 11-12-2020	Cllr Piper	A N Ghosh Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr R Rudd		Riftwood	Oak Avenue	Kippington
Town		County	Post Code	Application date
				21/11/20
Erection on an annexe. Demolition of existing garage.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJW7D6BK0RX00			

12	Plan Number	Planning officer	Town Councillor	Agent
	20/03293/FUL	Sean Mitchell 10-12-2020	Cllr Canet	Impact Developments Sevenoaks Ltd
Case Officer				
Applicant		House Name	Road	Locality
C/O agent		Pinehurst House Nursing Home	Pinehurst	Northern
Town		County	Post Code	Application date
				20/11/20
Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block totalling 56 residential units with associated landscaping, cycle storage, car parking, waste and recycling stores, and external lighting.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJWF33BKLD200			

13	Plan Number	Planning officer	Town Councillor	Agent
	20/03294/HOUSE	Michael Clawson 10-12-2020	Cllr Mrs Parry	Offset Architects

Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Lazur	Long Dene	Blackhall Lane	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			20/11/20
Demolition of existing conservatory and erection of a single storey rear extension to the existing dwelling. Internal alterations and amendments to fenestration. Conversion of exiting garage into habitable use and alterations to fenestration and a replacement dormer. Construction of a new replacement garden building garden. Alterations to the front driveway layout and garden landscaping.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJWF3LBKLD400		

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03296/HOUSE	S Simmons 14-12-2020	Cllr Eyre	av architects ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Fish		17 Burntwood Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/20	
Proposed removal of single storey extension at north west corner of front elevation, two storey gable ended extension to create symmetrical elevation to Burntwood Road. New chimney, roof extension with new dormer, single-storey extension at the rear, roof lights, Juliet balcony and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJWF3WBKLD800			

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03300/HOUSE	Michael Clawson 11-12-2020	Cllr Eyre	Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Richardson	Hathaway Cottage	76 Oakhill Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			21/11/20	
Loft conversion & internal works.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJWF59BKLDG00			

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03329/FUL	S Simmons 14-12-2020	Cllr Bonin	Studio Anares / Architecture + Int
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Karatay	Delicious 5 Station Parade	London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/11/20	
Change of use from A1 to A5 hot food take away, installation of an extraction system on the roof top with construction of a single storey outbuilding at the rear yard.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJY9PQBKLH200			

Planning Applications to be Considered

Planning Applications received to be considered on 30 November 2020

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03335/HOUSE	Michael Clawson 10-12-2020	Cllr Shea	Anglian Home Improvements
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Sadler		Meriadoc	2 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/11/20
Replace existing conservatory roof.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJY9QMBKLHE00			

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/03377/FUL	Alexis Stanyer 15-12-2020	Cllr Eyre	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/11/20
Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover form Burntwood Road.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QK1Z3ABKLN00			